

Site Reference:	88	Site Location:	Play Area between Kirkstone Rd & Willow Garth Rd.
Ward:	Dunston	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.962	Grid Reference:	SK 36418 73701
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Playground and Playing Fields
Surrounding Land Use:			Residential

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Roads on three sides - 30 mph. Willow Garth Road, Loundes Wood Avenue, Kirkstone Road.</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**
 Gross to net calculation: **90%**
 Potential number of dwellings: **25.97**
 Potential number of dwellings (suitable sites): **26**

Potential delivery of dwellings:

*Windfall -
 Potential 5 Year Supply -
 Potential additions to 5 year supply -
 Developable Year 6-10 - **26**
 Developable Year 11-15 -
 Developable Year 16+ -*

Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

False

Availability:

Available pre 2016

Availability

Land owner may be willing to develop

Comments:

Suitability:

Yes but policy constraints

Suitability

Large public open space in middle of residential area. Potential to use smaller area more intensively 40% Potentially Suitable

Comments:

Deliverability:

possible

Deliverability

likely to be a popular site; no specific abnormalities, deliverable within 5 years

Comments:

Why?

Conclusion

Significant policy constraint which would need to be addressed by the LDF