

Site Reference:	89	Site Location:	Land between Rydal Crescent & Kendal Road
Ward:	Dunston	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.623	Grid Reference:	SK 37433 73849
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 3 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Space	
Surrounding Land Use:		Residential	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Yes - Flat middle of site</i>
Location of any pylons:	<i>None</i>
Access:	<i>Good access could come from Rydal Crescent and/or Kendal Road - 30 mph</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: **100%**
Potential number of dwellings: **18.69**
Potential number of dwellings (suitable sites): **19**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **19**
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)	<i>False</i>
Availability:	<i>Available pre 2016</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>significant open space in middle of residential area. Slope prevents use as active open space. Some small development possible 60% Potentially Suitable.</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>