

Site Reference:	144	Site Location:	Dunston Rd / Albert Street North, Junction of
Ward:	Dunston	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.245	Grid Reference:	SK 37875 74003
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:		Works Depot	
Surrounding Land Use:		Garage, Residential and Playing Field	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>AVAILABLE FROM ALBERT ST.NTH. 30MPH. BUS STOP ON DUNSTON 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>-1900 Brick Yard. 1980-1999 Depot</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: **7.35**
Potential number of dwellings (suitable sites): **7**

Potential delivery of dwellings:

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

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<i>7</i>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop subject to relocation</i>
Suitability:	<i>Site too small but Potentially Suitable when linked to adjoining land</i>
Suitability Comments:	<i>Existing open storage use within residential area</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	<i>relocation required</i>
Conclusion	<i>Site below size threshold</i>