

|                              |                      |  |   |
|------------------------------|----------------------|--|---|
| <b>Site Reference:</b>       | <b>145</b>           | <b>Site Location:</b>                          | <b>Albert Street North Garage</b>   |
| <b>Ward:</b>                 | <b>Dunston</b>       | <b>Greenfield /Brownfield:</b>                 | <b>Brownfield</b>   |
| <b>Site Size (ha):</b>       | <b>0.084</b>         | <b>Grid Reference:</b>                         | <b>SK 37912 73965</b>   |
| <b>Location:</b>             | <i>In Settlement</i> | <b>Agricultural Land Use Classification:</b>   | Primary - 7<br>Secondary: N/A<br>3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| <b>Current Land Uses:</b>    |                      | <b>Garage</b>                                  |   |
| <b>Surrounding Land Use:</b> |                      | <b>Works Depot, Playing Field, Residential</b> |   |

**Possible Constraints**

|   |  |
|---|--|
| <b>Greenbelt:</b>                                 | <i>NO</i>  |
| <b>Steep Slopes:</b>                              | <i>FLAT/GENTLE SLOPE</i>   |
| <b>Location of any pylons:</b>                    | <i>None</i>  |
| <b>Access:</b>                                    | <i>FROM PRIVATE STREET RUNNING BETWEEN ALBERT ST.NTH. &amp; DUNSTON ROAD</i> |
| <b>Flood Risk:</b>                                | <i>None - Flood Zone 1 (July 2008)</i>                                       |
| <b>Hazardous Risks:</b>                           | <i>None known</i>  |
| <b>Pollution:</b>                                 | <i>None known</i>  |
| <b>Possible contamination from past land use:</b> | <i>1980-1999 Garage. 1960-1979 Works.</i>                                    |
| <b>Ground conditions:</b>                         | <i>None known</i>  |
| <b>Accession Composite total:</b>                 | <i>Within 20 minutes</i>   |

**Environmental Designations**

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

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **2.52**  
Potential number of dwellings (suitable sites): **3**

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<br>Local Plan<br>compatibility?                             | <i>True</i>  |
| Potential number of<br>dwellings (suitable<br>sites and RCBLP<br>compliant) | <b>3</b>   |
| Availability:   | <i>Uncertain</i>   |
| Availability<br>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<br>Comments:  | <i>Existing car repair use within residential area</i>                                     |
| Deliverability:   | <i>Highly unlikely</i>   |
| Deliverability<br>Comments:   | <i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i> |
| Why?  |  |
| Conclusion  | <i>Site below size threshold</i>   |