

|                              |                      |  |   |
|------------------------------|----------------------|--|---|
| <b>Site Reference:</b>       | <b>176</b>           | <b>Site Location:</b>                        | <b>Long Grassed Strip - Coniston Road</b>                                   |
| <b>Ward:</b>                 | <b>Dunston</b>       | <b>Greenfield /Brownfield:</b>               | <b>Greenfield</b>   |
| <b>Site Size (ha):</b>       | <b>1.407</b>         | <b>Grid Reference:</b>                       | <b>SK 37056 73915</b>   |
| <b>Location:</b>             | <i>In Settlement</i> | <b>Agricultural Land Use Classification:</b> | Primary - 7<br>Secondary: 3<br>3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| <b>Current Land Uses:</b>    |                      | <b>Open Space</b>                            |   |
| <b>Surrounding Land Use:</b> |                      | <b>Residential</b>                           |   |

**Possible Constraints**

|   |  |
|---|--|
| <b>Greenbelt:</b>                                 | <i>NO</i>                              |
| <b>Steep Slopes:</b>                              | <i>GRADUAL</i>                         |
| <b>Location of any pylons:</b>                    | <i>None</i>                            |
| <b>Access:</b>                                    | <i>BUR ROUTE. GOOD</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>None known</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: **90%**  
Potential number of dwellings: **37.99**  
Potential number of dwellings (suitable sites): **38**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **38**  
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

*Significant open space within residential area. Part of the area could be used for housing*

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*