

<b>Site Reference:</b>	<b>179</b>	<b>Site Location:</b>	<b>Baines Wood Close</b>
<b>Ward:</b>	<b>Dunston</b>	<b>Greenfield /Brownfield:</b>	<b>Greenfield</b>
<b>Site Size (ha):</b>	<b>0.299</b>	<b>Grid Reference:</b>	<b>SK 36237 73891</b>
<b>Location:</b>	<i>Edge of Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Urban Framework</b>	
<b>Surrounding Land Use:</b>			

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>None</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>NOT BRILLIANT. BAINES WOOD CLOSE NARROW, CORDWELL AVENUE - BUS ROUTE</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>Site of former Dunston Hall Opencast site</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: **8.97**  
Potential number of dwellings (suitable sites): **9**

Potential delivery of dwellings:

*Windfall - 9*  
*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? 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>Site too small unsuitable</i>
Suitability Comments:	<i>open area on the edge of the residential area</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals possible, deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>