

Site Reference:	2	Site Location:	<i>Dunston Grange</i>
Ward:	<i>Dunston</i>	Greenfield /Brownfield:	<i>Greenfield</i>
Site Size (ha):	65.65	Grid Reference:	<i>SK 36570 74169</i>
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 3 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Countryside	
Surrounding Land Use:		Residential & Open Countryside	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Undulating</i>
Location of any pylons:	<i>None</i>
Access:	<i>Fairly good access from a number of B roads and side road adjacent to the site</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, 1929-1939, 1940-1959 Coal Pit, Air Shaft, Newbold Works</i>
Ground conditions:	<i>Former Dunston Hall Opencast site</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH058 - Newbold Spoil Heaps, Hills and Holes adjoins site</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>Adjoining Dunston Hall Deerpark</i>
Listed Buildings:	<i>Dunston Grange Farmhouse within site, Dunston Hall, x2 buildings and Barn adjoining site</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **1378.65**
Potential number of dwellings (suitable sites): **1378**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **210**
Developable Year 11-15 - **350**
Developable Year 16+ - **818***

Replacement CBC Local Plan compatibility?
Potential number of dwellings (suitable sites and RCBLP compliant)

False

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Yes but policy constraints

Suitability

Greenfield site adjoining Green Belt

Comments:

Deliverability:

possible

Deliverability

likely to be a very popular site; no specific abnormalities, first phase deliverable within 5 years

Comments:

Why?

Developer estimates (subject to masterplan) 1000 dwellings on 62 ha site producing a density of 16/dwellings/ha

Conclusion

Significant policy constraint which would need to be addressed by the LDF