

<b>Site Reference:</b>	<b>210</b>	<b>Site Location:</b>	<b><i>Dunston Hall</i></b>
<b>Ward:</b>	<b><i>Dunston</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Brownfield</i></b>
<b>Site Size (ha):</b>	<b><i>0.9877</i></b>	<b>Grid Reference:</b>	<b><i>SK 36484 74565</i></b>
<b>Location:</b>	<b><i>Outside Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	<b>Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area</b>
<b>Current Land Uses:</b>		<b>Open Countryside</b>	
<b>Surrounding Land Use:</b>			

**Possible Constraints**

<b>Greenbelt:</b>	<b><i>NO</i></b>
<b>Steep Slopes:</b>	<b><i>NONE</i></b>
<b>Location of any pylons:</b>	<b><i>None</i></b>
<b>Access:</b>	<b><i>DUNSTON ROAD, 60MPH</i></b>
<b>Flood Risk:</b>	<b><i>None - Flood Zone 1 (July 2008)</i></b>
<b>Hazardous Risks:</b>	<b><i>None known</i></b>
<b>Pollution:</b>	<b><i>None known</i></b>
<b>Possible contamination from past land use:</b>	<b><i>None known</i></b>
<b>Ground conditions:</b>	<b><i>Part of site falls within former Dunston Hall Opencast site</i></b>
<b>Accession Composite total:</b>	<b><i>Within 30 minutes</i></b>

**Environmental Designations**

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

Site identified through Call for Sites?

Density: **20**  
Gross to net calculation: **90%**  
Potential number of dwellings: **17.78**  
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - 18  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b><i>owner estimates 1.2 ha producing 10-20 dwellings</i></b>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Land and buildings associated with garden centre use</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; some abnormals , deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>