

<b>Site Reference:</b>	<b>207</b>	<b>Site Location:</b>	<b><i>Newbold Road North, Upper Newbold</i></b>
<b>Ward:</b>	<b><i>Dunston</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Greenfield</i></b>
<b>Site Size (ha):</b>	<b><i>11.514</i></b>	<b>Grid Reference:</b>	<b><i>SK 35505 73600</i></b>
<b>Location:</b>	<b><i>Outside Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	<b>Primary - 4 Secondary: 3 3 = Good-Moderate, 4 = Poor , 7 = Urban Area</b>
<b>Current Land Uses:</b>		<b>Greenbelt</b>	
<b>Surrounding Land Use:</b>			

**Possible Constraints**

<b>Greenbelt:</b>	<b><i>NO</i></b>
<b>Steep Slopes:</b>	<b><i>ROLLING NOT STEEP</i></b>
<b>Location of any pylons:</b>	<b><i>None</i></b>
<b>Access:</b>	<b><i>NEWBOLD ROAD 40MPH</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>Site falls within former Opencast Site</i></b>
<b>Accession Composite total:</b>	<b><i>Within 20 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>None identified</i></b>
<b>Listed Buildings:</b>	<b><i>None identified</i></b>		<b><i>None identified</i></b>
<b>Site identified through Call for Sites?</b>	<b><i>True</i></b>		

Density: **30**  
Gross to net calculation: **70%**  
Potential number of dwellings: **241.8**  
Potential number of dwellings (suitable sites):

<b>Potential delivery of dwellings:</b>	<b><i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i></b>
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Replacement CBC  
Local Plan  
compatibility? *False*  
Potential number of  
dwellings (suitable  
sites and RCBLP  
compliant) ***developer estimates 100% site at 31/ha***

Availability: *Available now*  
Availability  
Comments: *Land owner has put site forward for development*  
Suitability: *Not suitable*  
Suitability  
Comments: *Site is within the Green Belt*  
Deliverability: *Highly unlikely*  
Deliverability  
Comments: *likely to be a very popular site; no specific abnormalities, deliverable within 5 years*

Why?  
Conclusion *Significant policy constraint unlikely to be removed in foreseeable future*