

Site Reference:	209	Site Location:	Dunston Road South, Upper Newbold- Additional Land
Ward:	Dunston	Greenfield /Brownfield:	Greenfield
Site Size (ha):	22.686	Grid Reference:	SK 35772 73690
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Countryside & Wildlife Site	
Surrounding Land Use:			

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>SLOPING DOWN EAST TO WEST. FLAT IN PLACES</i>
Location of any pylons:	<i>None</i>
Access:	<i>FROM DUNSTON ROAD 50/60MPH</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 Isolation hospital, Newbold Works. 1901-1929 disturbed ground. 1930-1939 Old shaft (coal). 1940-1959 Old Shaft (coal)</i>
Ground conditions:	<i>Part of site falls within former Opencast Site</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH058 - Newbold Spoil Heaps, Hills and Holes</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>None identified</i>
Listed Buildings:	<i>None identified</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: **476.41**
Potential number of dwellings (suitable sites): **200**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - 100 Developable Year 11-15 - 100 Developable Year 16+ -</i>
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Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<i>owner estimates part of site at 16.5 ha Developer estimates 200 dwellings (subject to masterplan) on whole site approx 9 dwellings/ha</i>
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put site forward for development</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Open country side/scrub/ woodland Part suitable (approx 2/3 excluding local wildlifesite)</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a very popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>