

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0260		<b>Site Description:</b> The site consists of brownfield and greenfield land. There are existing dwellings on the site and the site contains a large amount of woodland.		
Site Name:				
Site Address: Foremark Chestnut Avenue				
		<b>Current Use:</b> Dwellings and woodland.		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.77		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None				3.77
<b>Access to services:</b> Over 3km to the nearest bus stop. The site is not within 30 minutes travel time of essential services.		<b>Status:</b>		
		<b>Planning History:</b> Application for certificate of lawful development for the use of a shooting lodge for game shooting events and rearing fields for the rearing of game birds at 1 Chestnut Avenue - Granted		
CONSTRAINTS				
<b>Policy constraints:</b> The site has been considered against Local, Regional and National planning policy and it has been assessed that the site is constrained by: - Countryside policy (EV1) in the South Derbyshire Local Plan 1998.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is physically constrained by: - woodland on the site.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
<b>Access constraints:</b> The site has been assessed and it is considered that the access to the site is not constrained.				

**Ownership constraints:**

From the information available to us it is considered that the site is currently in one ownership.

**Other:**

The site has been assessed and it is considered that there are no further constraints.

### SITE VIABILITY

**Are the constraints able to be overcome?**

Following the assessment of the site, it is considered that all of the constraints are able to be overcome in the future.

**Economic viability issues:**

The site has been assessed and it is considered that residential development on this site would be economically viable.

### DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	0	0	70

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site consists of brownfield and greenfield land. There are existing dwellings on the site and the site contains a large amount of woodland. The site is located to the north of Formark. The site has potential access onto Chestnut Avenue, Foremark. It has been proposed through the SHLAA submission that approximately 70 dwellings could be provided on this site. There is no developer interest on the site

The site is considered to be potentially suitable as it is currently restricted by local planning policy as the site is in an area protected by countryside policy.

The site is considered available as the majority of the existing use would not need to be relocated depending on the scale of the development and the site is in one ownership.

The site is considered achievable as there is a reasonable prospect that the site will be financially viable for residential development in the future. However the existing buildings and woodland may impact on viability.