

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0246		Site Description: Agricultural land.		
Site Name:		Current Use: Agricultural land.		
Site Address: Land off Stanton Road/Woodland Road Stanton				
PUA/Non PUA: Non PUA	Total site area (hectares): 88			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	88	0	0	
Access to services: Bus station for service 21 and 4 service to Swadlincote and Burton to Swadlincote and Burton is immediately opposite the north east of the site.	Status: Promoted Site			
	Planning History: 9/2012/0464 - amended scheme 9/2011/0635 - the conversion and erection of extensions to existing garage to form separate dwelling 9/2004/0829: Outline application for the erection an agricultural dwelling			
CONSTRAINTS				
Policy constraints: 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. The site is also constrained by national Green Belt policy.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is not physically constrained.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: This 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 multiple ownership, however, all parties are currently willing to develop the site for residential use.

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	800

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site that is currently used as agricultural land. The site has potential access onto Woodland Road. It has been proposed through the SHLAA submission that between 800 -1000+ dwellings could be provided on the site. There is high developer interest on the site.

The site is considered to be potentially suitable due to the sites location within the green belt and being in an area protected by countryside policy.

The site is considered available as the existing use would not need to be relocated and although the site is in multiple ownership no parties are currently against residential development.

The site is considered achievable as it is a green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.