

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0123	<b>Site Description:</b> The site is predominantly grazing land.	<b>Current Use:</b> Agriculture		
<b>Site Name:</b> -				
<b>Site Address:</b> North side of Church Close Stanton by Bridge				
<b>PUA/Non PUA:</b> Non PUA	<b>Total site area (hectares):</b> 0.7			
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> None	0	0	0.7	
<b>Access to services:</b> Under 400m to bus stop for 61 route to Swadlincote and Derby. The majority of the site is within 20 minutes travel time of essential services, the remainder is within 30 minutes.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> 9/2002/0528 - 1 dwelling (refused)			
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 (ENV1) in the South Derbyshire Local Plan 1998. The site is within the Conservation Area.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is physically constrained by: the gradient changes 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**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	0	0	0	14

**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 is located to the north of Stanton by Bridge. The site does not have access onto a main road but there is potential via a track for access onto Church Close. The site has gradient changes. The site has an estimated capacity of 14 dwellings. There is no developer interest on the site.

The site is considered to be potentially suitable as it is located in an area currently protected by the adopted (1998) Local Plan's Countryside policy.

The site is considered available as the existing use would not need to be relocated and the site is in one ownership.

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.