

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0051		Site Description: The site consists of garden land and agricultural grazing land.		
Site Name: -				
Site Address: Land to the east of Rosliston Road South Drakelow DE15 9UD				
		Current Use: Part garden/part grazing.		
PUA/Non PUA: Non PUA		Total site area (hectares): 3		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		3	0	
Access to services: 42m to bus stop for 22 service to Swadlincote and Burton. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant planning history.		
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) and National Forest (EV10) in the South Derbyshire Local Plan 1998.				
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	60

**Site suitable?** Potentially      **Site available?** Yes      **Site achievable?** Yes

**Deliverable dwellings:** 0      **Developable dwellings:** 0

**Summary**

The site is a green field site contains a mixture of garden and grazing land which is located to the south of south east of Stapenhill near Burton upon Trent. The site has potential access to Rosliston Road South. We have estimated a site capacity of 60 dwellings. There is high 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 existing use would not need to be relocated and the site is in multiple ownership but all parties are currently willing to develop.

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.