

| GENERAL SITE INFORMATION | | SITE USAGE | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------|
| Site reference: S/0252 | | Site Description: The site is predominantly greenfield land. A residential dwelling and a workshop (previously used for vehicle repairs) occupies part of the site. | | |
| Site Name: - | | | | |
| Site Address: 76 Main Street Linton | | | | |
| | | Current Use: Residential land, vacant workshop and greenfield land. | | |
| PUA/Non PUA: Non PUA | | Total site area (hectares): 0.536 | | |
| Site allocation: N/A | | Greenfield: | Brownfield: | Net Developable Area: |
| Developer interest: High | | 0.343 | 0.193 | 0 |
| Access to services: 102m to bus stop for service 8 to Burton and Ashby and 21 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: The site has been assessed and it is considered that the access to the site is constrained, due to: the current width of the existing access. | | | | |

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 | 10 |

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

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

Summary

The site is predominantly a greenfield site. A residential dwelling and a workshop (previously used for vehicle repairs) occupies part of the site. The site has an existing single lane access from Main Street, Linton. We have estimated a site capacity of 10 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. The site is considered achievable as it is a predominantly greenfield site and there is a reasonable prospect that the site will be financially viable for residential development in the future.