

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0283		Site Description: Green field site - open land.		
Site Name: Land south of				
Site Address:  Caldwell Road Linton DE12 6RX				
		Current Use: Green field site - open land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.56		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		2.56	0	0
Access to services: 1.4km to bus stop for route 21 to Swadlincote. The site is not within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2015/0129 - Outline permission for up to 62 dwellings refused. 9/2015/0757 - Outline permission for up to 61 dwellings refused.		
CONSTRAINTS				
Policy constraints: The site has been assessed against local and national planning policy and it is considered that the site is constrained by: Countryside policy (EV1) 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 includes consideration of flood risk.				
Access constraints: The site has been assessed and it is considered that access to the site is not constrained. The site is adjoining Caldwell Road.				

**Ownership constraints:**

From the information available to us it is considered that the site is currently in multiple 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	61

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a green field site on the western side of Linton. The site has potential access onto Caldwell Road. The most recent planning application for outline residential development was for up to 61 and given this, that is the estimated capacity of 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 there is no existing use to be relocated and the site is being actively promoted through the planning system by way of outline applications. The site is in multiple 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.