

GENERAL SITE INFORMATION		SITE USAGE	
Site reference: S/0185	Site Name: -	Site Description: The site is a green field site.	
Site Address: Archers Barn Farm Off Oak Close Castle Gresley -		Current Use: Agriculture	
PUA/Non PUA: Non PUA		Total site area (hectares): 14.34	
Site allocation: N/A		Greenfield	Brownfield
Developer interest: None		14.34	0
Access to services: Bus stops on Mount Pleasant Road within a 100m of the site for the 21 service to Swadlincote and Burton. The site is within 30 minutes travel time of essential services.	Status: Identified by LPA		
	Planning History: Put forward as housing omission site in local plan		
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 Tree Preservation Order (78) borders the site alongside the southern boundary.			
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 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

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	TOTAL
	0	0	0	0	430

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

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

Summary

The site is a green field site that is currently used as agricultural land that is located to the south of Castle Gresley. The site has potential access onto Oak Close. We have estimated a site capacity of 430 dwellings. There is no 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. Part of the eastern boundary of the site is covered by a Tree Preservation Order which may require further assessment.

The site is considered not available as although the existing use would not need to be relocated, there has been no intention shown by either the landowner or a developer to develop the site.

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.