

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0239		Site Description: The site is a green field area which is used for agriculture.		
Site Name:		Current Use: Agriculture.		
Site Address: Land off Oak Close Castle Gresley DE11 9JF				
PUA/Non PUA: Non PUA	Total site area (hectares): 2.1			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	2.1	0	1.3	
Access to services: Bus stop for route 21 to Swadlincote and Burton is within 650m away. The site is within 30 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: Previously put forward as an omission site in the 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) and National Forest (EV10) in the South Derbyshire Local Plan 1998. The Tree Preservation Order (78) borders the site along the western 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: 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

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	0	0	78

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is a green field site that is located close to Castle Gresley with an access off Oak Close. It has been proposed through the SHLAA submission that the site has a capacity of 78 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 and National Forest 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 predominantly green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.