

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0206		<b>Site Description:</b> The site is grassland.		
<b>Site Name:</b>				
<b>Site Address:</b> Land north of Witton Court Stenson Fields		<b>Current Use:</b> Grassland		
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 3.55		
<b>Site allocation:</b> Housing		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> Medium		3.55	0	
<b>Access to services:</b> Bus stop 370m from the site. The site is within 20 minutes travel time of essential services.		<b>Status:</b> 0		
		<b>Planning History:</b> 9/2007/0040 - application for 98 dwellings (withdrawn). The site is allocated in the Local Plan 1998 (H3).		
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> The site has been considered against Local, Regional and National planning policy and it has been assessed that the site is not constrained.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
<b>Access constraints:</b> 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
	98	0	0	0	98

**Site suitable?** Yes

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:** 98

**Developable dwellings:** 98

**Summary**

The site is a green field site that is currently used as grassland that is located to the west of Sinfin. The site has access onto Skylark Way. We have suggested a site capacity of 98 dwellings due to this previously being applied for on the site. There is medium developer interest on the site.

The site is considered to be suitable as it is currently an allocated housing site through the Local Plan 1998.

The site is considered available as the existing use would not need to be relocated. The site is in single 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.