

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0160		<b>Site Description:</b> The site contains a mix of residential and industrial units.		
<b>Site Name:</b> -				
<b>Site Address:</b> Greenacres Linton Road Rosliston -				
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 0.72		
<b>Site allocation:</b> N/A		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		0	0.72	
<b>Access to services:</b> 221m to bus stop route 22 to Swadlincote and Burton. The site is not within 30 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant planning history		
CONSTRAINTS				
<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 constrained by: - Countryside policy (EV1) and National Forest (EV10) in the South Derbyshire Local Plan 1998. There is a Tree Preservation Order (74) on the site.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is physically constrained by the existing buildings on the site.				
<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
	0	0	0	0	14

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

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

**Summary**

The site is a brown field site that is currently used for dwellings and industrial buildings that is located to the south of Rosliston. The site has potential access onto Linton Road. We have estimated a site capacity of 14 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.

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

The site is considered achievable as there is a reasonable prospect that the site will be financially viable for residential development in the future. However, the removal of existing buildings may impact on viability.