

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0262		Site Description: The site is predominantly greenfield, comprising a field, residential curtilages and two properties. There is a pond within the south west of the site.		
Site Name:				
Site Address: 11 & 14 Holden Croft Rosliston Swadlincote				
		Current Use: Two dwellings and their gardens with a field to the rear.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.04		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0.0951	0.089	0
Access to services: 250m to bus stop for route 22 to Swadlincote and Burton. The site is not within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: None relevant.		
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.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not physically constrained.				
Access constraints: This site has been assessed and it is considered that the access to the site is constrained, due to: the demolition of one if not two dwellings being required.				

Ownership constraints:

From the information available to us it is considered that the site is currently in multiple ownership, however, all parties are currently willing to develop the site for residential use.

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	30

Site suitable? Potentially **Site available?** No **Site achievable?** Yes

Deliverable dwellings:**Developable dwellings:****Summary**

The site is predominantly greenfield, however contains two dwellings and is located to the west of Rosliston. The site has potential access onto Holden Croft, however access to the site would require the demolition of one if not both dwellings on the site. We have estimated a site capacity of 20 dwellings. There is no developer interest in 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 not considered available as the existing dwellings would require demolition and the site is in multiple ownership. However all parties are currently willing to develop the site for residential use.

The site is considered achievable as it is a predominantly greenfield site and there is a reasonable prospect that the site will be financially viable for residential development in the future.