

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0274		Site Description: The site contains a sports field and existing dwellings.		
Site Name:				
Site Address: Land off Strawberry Lane Rosliston				
		Current Use: Sports field and existing dwellings.		
PUA/Non PUA: Non PUA	Total site area (hectares): 2.8			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0	2.3	
Access to services: 150m 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 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 constrained, due to: the need to demolish at least one dwelling to gain access to the site.				

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	46

Site suitable? Potentially

Site available? No

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is predominantly greenfield. The site has potential access onto Linton Road, however access to the site would require the demolition of at least one dwelling on the site. We have estimated a site capacity of 46 dwellings. There is low 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 and National Forest policy.

The site is not considered available as demolition of existing dwelling/dwellings is required to gain access to the site. The site is within single ownership.

The site considered achievable as there is reasonable prospect that the site will be financially viable for residential development in the future. However the access constraints to the site may impact on viability.