

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0007		Site Description: The site is heavily wooded and overgrown and is part of an old railway line.		
Site Name: -				
Site Address: Land east side of Midway Road Swadlincote -				
		Current Use: Overgrown woodland.		
PUA/Non PUA:	Non PUA	Total site area (hectares): 0.79		
Site allocation:	N/A	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	0	0.79	
Access to services: Services on Midway Road and Knowles View. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant planning history.		
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: - the site partly being within Open Land policy (EV7) in the South Derbyshire Local Plan 1998. Also, the site contains a Tree Preservation Order and is covered by a wildlife designation.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the cutting at the eastern end of the site that requires filling and the bridge removing.				
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	15

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

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

Summary

The site is a green field site which is currently overgrown woodland and is located in Swadlincote off Church Street. We have estimated a site capacity of 15 dwellings. There is no developer interest on the site. It has been suggested on the SHLAA submission that affordable housing could be built on this 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 a wildlife designation including TPO's, the impact of which will need further assessment.

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 there is a reasonable prospect that the site will be financially viable for residential development in the future. However, the viability impact of the removal of the bridge may need further assessment.