

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0112		<b>Site Description:</b> The site is open space with a partly overgrown area.		
<b>Site Name:</b> -		<b>Current Use:</b> Open space		
<b>Site Address:</b> Land adjacent to 31 Orchard Street Newhall -				
<b>PUA/Non PUA:</b> Non PUA	<b>Total site area (hectares):</b> 0.59			
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> None	0.59	0		
<b>Access to services:</b> 126m to bus stop for routes 3a to Burton and Church Gresley, 9 to Burton and Leicester and 20 to Burton and Swadlincote (limited service). The site is within 20 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: - National Forest policy (EV10) in the South Derbyshire Local Plan 1998.				
<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 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	11

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

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

**Summary**

The site is a green field site that is currently open space with part of it overgrown. The site is located within Newhall, Swadlincote. The site has potential access onto Orchard Street. We have estimated a site capacity of 11 dwellings. There is no developer interest on the site.

The site is considered to be potentially suitable as the site does not have planning permission.

The site is considered available as the existing use would not need to be relocated. The site is within multiple ownership but both parties are currently willing to develop the site.

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.