

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0147	Site Name: -	Site Description: The site is a disused factory that is in a state of disrepair and the site is untidy.		
Site Address: Burton Road Castle Gresley DE11 9HA		Current Use: Disused factory		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.98		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.98		
Access to services: Over 1km to the nearest bus stop. The site is not within 30 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: 9/2013/0374 - provision of 106 self storage containers and associated structures			
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: - National Forest policy (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 physically constrained by: - the existing warehouse on the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the historical flooding on the site.				
Access constraints: This site has been assessed and it is considered that the access to the site is constrained, due to: - there being no current access onto the site though potential access could be achieved using adjacent land with access to the A444.				

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	19

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 a disused factory site. The site is located to the south of Castle Gresley. The site has existing access onto Burton Road. We have estimated a site capacity of 19 dwellings. There is medium 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 does not have planning permission.

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

The site is considered achievable as it is a brown field site and there is a reasonable prospect that the site will be financially viable for residential development in the future. However, the impact on viability of the historic flooding events would require further assessment.