

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0148		Site Description: The site is used as grazing land.		
Site Name: Land off				
Site Address: Church Gresley Common Road Swadlincote				
		Current Use: Grazing		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.46		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest:		0.46	0	0
Access to services: 112m to bus stop for 3a to Burton, 8 to Burton and Ashby and 21 service to Swadlincote and Burton. The site is within 30 minutes travel time of essential services.		Status: 0		
		Planning History: Surrounded by housing. 9/2003/0955 - outline application for residential (refused).		
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 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: - there being a ransom strip at the end of Kirkland Way which covers the access to the site.				

Ownership constraints:

From the information available to us it is considered that the site is currently in multiple ownership due to the ranson strip that is on the site.

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	0

Site suitable?**Site available?****Site achievable?****Deliverable dwellings:****Developable dwellings:****Summary**

The site is a green field site that is currently used as grazing land. The site is located within Church Gresley. The site has potential access onto Kirkland Way though this part of land is within different ownership. It has been proposed through the SHLAA submission that approximately 16 dwellings could be provided on this site. There is medium developer interest on the site.

The site is considered to be potentially suitable as it does not have planning permission. Further assessment would be required on the access to the site.

The site is considered available as the existing use would not need to be relocated.

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.