

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0153		Site Description: The site is green space with trees planted on site.		
Site Name: -				
Site Address: Land to the rear of 113 Wood Lane Newhall -				
		Current Use: Green space.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.46		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0.46	0	0
Access to services: 321m to bus stop for routes 3 & 3a to Burton and Church Gresley and service 9 to Leicester and Burton. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2002/0338 - outline application for 4 dwellings (appeal dismissed).		
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. There is also a Tree Preservation Order				
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: 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	10

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 vacant land with trees planted on it that is located to the north of Newhall, Swadlincote. The site has potential access onto Bretby Hollow. It has been proposed through the SHLAA submission that approximately 10 dwellings could be provided on this site. There is high developer interest on the site.

The site is considered to be potentially suitable as it does not have planning permission. A majority of the site has a Tree Preservation Order across it which would require 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 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.