

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0155		Site Description: The site is grazing land and also forms the garden for a dwelling. The site is adjacent to the Green Belt.		
Site Name: -				
Site Address: Land to the west of 39/41/43 Rose Tree Lane Newhall -				
		Current Use: Grazing and garden land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.53		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		1.53	0	
Access to services: 267m to bus stop routes 3 & 3a to Burton and Church Gresley and service 9 to Burton and Leicester. 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: - Countryside policy (EV1) and National Forest (EV10) in the South Derbyshire Local Plan 1998. On the western boundary of the site is a Tree Preservation Order (246).				
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: - the constrained access between 43-45 Rose Tree Lane & between 71-69 Sunnyside.				

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	30

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 used as grazing land that is located to the north of Newhall, Swadlincote. The site has potential access onto Rose Tree Lane. We have estimated a site capacity of 30 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 is in an area protected by countryside policy.

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. However, the impact on viability of the creation of an access would require further assessment.