

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0156	<b>Site Description:</b> The site is a paddock.	<b>Current Use:</b> Paddock		
<b>Site Name:</b> -				
<b>Site Address:</b> Land to the south west of 1 Vicarage Road Woodville DE11 8DL				
<b>PUA/Non PUA:</b> Non PUA	<b>Total site area (hectares):</b> 0.54			
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> Low	0.54	0		
<b>Access to services:</b> The site is close to the services available in Woodville. 591m to bus stop for routes 9 to Burton and Leicester. The site is within 20 minutes travel time of essential services.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant planning history			
<b>CONSTRAINTS</b>				
<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: - Countryside policy (EV1) 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> This site has been assessed and it is considered that the access to the site is constrained, due to: - No access being available currently.				

**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 used as a paddock which is located within Woodville. The site currently has no access onto a road but there is potential for access to Vicarage Road if more land was acquired. We have estimated a site capacity of 10 dwellings. There is low 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.