

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0167		Site Description: The site is currently vacant and was formerly agricultural land.		
Site Name: -				
Site Address: Land at Gresley Old Hall Gresley Wood Road Swadlincote -				
		Current Use: Vacant land		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.39		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		1.39	0	
Access to services: 10m to bus stop for routes 3 to Burton and service 21 to Swadlinocte and Burton. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2009/0191 - outline permission for residential development (pending).		
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: - possible improvements required for the access onto Gresley Wood Road.				

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	27

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

The site is a green field site that was formerly used as agricultural land that is located north of Church Gresley. The site has potential access onto Gresley Wood Road. We have estimated a site capacity of 27 dwellings. There is medium developer interest on the site.

The site is considered to be potentially suitable as it does not have planning permission nor is it allocated.

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 provision of a suitable access may impact on viability.