

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0208		Site Description: The site is agricultural land.		
Site Name:				
Site Address: Land at Sandcliffe Road Swadlincote				
		Current Use: Agriculture.		
PUA/Non PUA: Non PUA		Total site area (hectares): 23.4		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		23.4	0	
Access to services: 100m to bus stop for 61 service to Derby & Swadlincote. The site is within 20 minutes travel time of essential services.		Status: 0		
		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) 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 physically constrained by: - the topography of the site and there are electricity pylons running across the site.				
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	468

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 agricultural land and is located at Sandcliffe Road, Swadlincote. The site has access onto Sandcliffe Road. We have suggested a site capacity of 468 dwellings. There is high developer interest on the site currently.

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. The site is in single ownership.

The site is considered achievable as it is a predominantly green field site and there is a reasonable prospect that the site will be financially viable and become available for residential development in the future. However, the impact on viability of the gradient and pylons on the site would require further assessment.