

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0248		Site Description:		
Site Name:		Predominantly green field vacant land with one bungalow on the site.		
Site Address: Land west of Longlands Lane Midway Swadlincote DE11 7PL		Current Use: Vacant land with one bunaglow on the site.		
PUA/Non PUA:	Non PUA	Total site area (hectares): 4		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	Medium		0	4
Access to services: 420m to bus stop for 9 service to Burton & Leicester. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant history.		
CONSTRAINTS				
Policy constaints: 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 policy (EV10)				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the changing gradient on the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that residential development on this site would be economically viable.				
Access constraints: This site has been assessed and it is considered that the access to the site is constrained, due to: the access point onto Sandcliffe Road being a single lane and access onto Longlands Road requiring the demolition of the existing bunaglow on the site.				

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	80

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is predominantly green field. The site has potential access onto Sandcliffe Road and Longlands Road. We have estimated a site capacity of 80 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 and national forest policy.

The majority of the site is considered available as the existing use (except the existing bungalow) would not need to be relocated and the site is in one ownership.

The site is considered achievable as it is a predominantly greenfield site and there is reasonable prospect that the site will be financially viable for residential development in the future. Further assessment would be required on the viability impact of the gradient on the site and the access to the site.