

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0254		Site Description: The site is currently used as agricultural land.		
Site Name: Castle Fields				
Site Address: Land South of Burton Road, Castle Gresley				
		Current Use: Agicultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 41.5		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: HIGH				23
Access to services: 400m to bus stop for services to Swadlincote and Burton. The site is partially within 20 minutes time travel 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 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 considered. This assessment included considered 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 submitted 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 all of the constraints are able to be overcome in the future.

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	700

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a greenfield site that is used for arable land, which is located to the immediate west of the A444 and the consented but not yet built mixed used Cadley Hill Site. The site has potential access onto Burton Road. It has been proposed through the SHLAA submission that approximately 700 dwellings could be provided on this site. There is high developer interest on the site.

The site is considered to be potentially suitable as the site is located within 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 greenfield site and there is reasonable prospect that the site will be financially viable for residential development in the future.