

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0277		<b>Site Description:</b> The site comprises agricultural land and is located to the rear of existing properties fronting Station Street.		
Site Name:				
Site Address: Land to rear of Station Street Church Gresley				
		<b>Current Use:</b> Agricultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.4		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		3.4	0	3.4
<b>Access to services:</b> Within 600m of bus stop to Burton & Swadlincote. The site is within 30 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant history.		
CONSTRAINTS				
<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) and National Forest policy (EV10) 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: - access to the site being narrow.				

**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	100

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site comprises agricultural land and is located to the rear of existing properties fronting Station Street, Church Gresley. The site has potential access onto Station Street, however access to the site is constrained, due to the access to the site being narrow. The SHLAA submission suggests that the existing access to the site could be widened with acquisition of adjacent land or properties. It has been proposed through the SHLAA submission, that the site could accommodate 100 dwellings. There is medium developer interest on the site.

The site is considered 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 available as the site is a greenfield 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 access constraints would require further assessment.