

| GENERAL SITE INFORMATION  |  | SITE USAGE   |                    |                    |                              |
|---|--|--|--------------------|--------------------|------------------------------|
| <b>Site reference:</b> S/0237   | <b>Site Name:</b>                          | <b>Site Description:</b><br>Agricultural land to the west of Willington. |                    |                    |                              |
| <b>Site Address:</b><br><br>Land at The Castle Way<br>Willington  |  |  |                    |                    |                              |
| <b>PUA/Non PUA:</b> Non PUA   |  | <b>Current Use:</b><br>Agricultural.                                     |                    |                    |                              |
| <b>Site allocation:</b> Non Specific  | <b>Total site area (hectares):</b> 2.59    |  | <b>Greenfield:</b> | <b>Brownfield:</b> | <b>Net Developable Area:</b> |
| <b>Developer interest:</b> None   | 2.59                                       | 0  | 0                  |                    |                              |
| <b>Access to services:</b><br>Bus stop for route V3 is 427m away.<br>The site is within 30 minutes travel time of essential services.   | <b>Status:</b> Promoted Site               |  |                    |                    |                              |
|   | <b>Planning History:</b><br>None relevant. |  |                    |                    |                              |
| CONSTRAINTS   |  |  |                    |                    |                              |
| <b>Policy constraints:</b><br>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. |  |  |                    |                    |                              |
| <b>Physical constraints (i.e. topography):</b><br>The site has been assessed and it is considered that the site is physically constrained by the adjacent Trent & Mersey Canal.   |  |  |                    |                    |                              |
| <b>Environmental constraints including flood risk:</b><br>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><br>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<br>(number of dwellings per year<br>block): | 1-5 | 6-10 | 11-15 | 16+ | CAPACITY |
|--|-----|------|-------|-----|----------|
|  | 0   | 0    | 0     | 0   | 45       |

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

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

**Summary**

This site is a green field site that is located close to Willington with an access off of The Castle Way. It has been proposed through the SHLAA submission that approximately 45 dwellings could be provided on this site. There is no 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.

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.