

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0005		Site Description: The majority of the site is used as agricultural land, also on site is a paddock which appears to be in good condition, a dwelling and a storage area.		
Site Name: -				
Site Address: Goseley Estate Goseley Avenue Hartshorne -				
		Current Use: The site is used for a mixture of uses including agriculture, residential and storage.		
PUA/Non PUA: Non PUA		Total site area (hectares): 20.04		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		18.69	1.35	
Access to services: Bus stop close by for service 3a to Burton and 61 to Swadlincote and Derby on Woodville Road and Goseley Estate either side of site. The majority of the site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2002/0968 - erection of a detached house. 9/2010/0135 - erection of a dwelling.		
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 (EV10) in the South Derbyshire Local Plan 1998. Also a small section of the southern part of the site is covered by a wildlife designation.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - significant amounts of planting on the site, overhead power lines and the steep gradient in north east corner of 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 multiple 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	400

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

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

Summary

The site is a mixture of green field and brown field land which is located between Woodville and Hartshorne. The site is well maintained, has a steep gradient to the north east and has potential access onto Woodville Road. We have estimated a site capacity of 400 dwellings. There is low 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 a small part of the site is a designated wildlife site.

The site is considered available as the existing use would not need to be relocated and although the site is in multiple ownership no parties are currently against residential development.

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 for residential development in the future. However, the viability impact of the heavy planting, gradient, public sewer and overhead power lines would need further assessment.