

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0016		Site Description: The site is currently vacant land and is heavily planted and there is a footpath across the site. Although a former railway site the area has become overgrown and blended back into the natural landscape.		
Site Name: -				
Site Address: Land between High Street/Hartshorne Road Woodville -				
		Current Use: Vacant with undergrowth.		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.36		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		3.36	0	
Access to services: Bus stop adjacent for 3a to Burton & Church Gresley & 61 service to Derby and Swadlincote bus route. The site is within 20 minutes travel time 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 (EV10) in the South Derbyshire Local Plan 1998. The site is also covered by a wildlife designation and Tree Preservation Order (207).				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the sets of pylons and stream that runs through the site. There is also a steep bank with trees along the western boundary 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 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	67

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

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

Summary

The site is a green field site that is currently vacant which is located in Woodville. The site has potential access onto Vale Road and Hartshorne Road. We have estimated a site capacity of 67 dwellings. There is high developer interest on the site. It has been suggested on the SHLAA submission that affordable housing could be built on this 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 a wildlife designation, the impact of which will need further assessment.

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. However, the impact of the heavy planting, stream and gradient on viability would need further assessment.