

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0102		Site Description: The site is agricultural fields. There is a stream across the site. A small section of the northern part of the site is in poor condition with bricks and building waste on site and a ditch.		
Site Name: -				
Site Address: Butt Farm High Street Woodville -				
		Current Use: Agriculture		
PUA/Non PUA: Non PUA		Total site area (hectares): 16.07		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		16.07	0	
Access to services: 21m to bus stop for bus route and service 9 to Burton and Leicester. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: Part developed by Radleigh Homes. 9/2007/1200 - Change of Use to dwelling (refused)		
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 adjacent to a site of nature conservation interest.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the land sloping down towards Vale Road. Also, on the site there is a stream and electricity pylons.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the adjacent wildlife designation.				
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, in addition to those constraints already mentioned, the site is constrained by: - site being elevated to the south.

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 green field site that is currently used as agricultural land. The site is located to the east of Woodville. The site has potential access onto Ashby Road and Vale Road. The land slopes down to the north. It has been proposed through the SHLAA submission that approximately 400 dwellings could be provided on this site. There is high 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. Further assessment would be required of the adjacent wildlife designation.

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, further assessment of the impact of the changing gradient and pylons on viability would be required.