

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0146a		<b>Site Description:</b> The site is open space with trees on site.		
<b>Site Name:</b> -				
<b>Site Address:</b> Land west of Vale Road/Edward Street Hartshorne -				
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 1.54		
<b>Site allocation:</b> N/A		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		1.54	0	
<b>Access to services:</b> 17m to bus stop for bus route 3a to Burton and Church Gresley and 61 to Swadlincote and Derby. The site is within 20 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant planning 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 (EV10) in the South Derbyshire Local Plan 1998. The site is also constrained by being covered by a Tree Preservation Order and wildlife designation.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is physically constrained by: - the deep ditch that runs through the site and also the site sloping upwards in the southern section.				
<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> 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	30

**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 open space. The site is located to the east of Woodville. The site has potential access onto Vale Road and Woodville Road. The land to the south of site is higher than the rest of the site. We have estimated a site capacity of 30 dwellings. 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. Further assessment would be required on the site as the whole site lies within a wildlife designation and is covered by a Tree Preservation Order.

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 gradient constraint on viability would be required.