







GENERAL SITE INFORMATION		SITE USAGE				
Site reference: S/0142		Site Description:				
Site Name:		The site is well maintained open space.				
-						
Site Address:						
Land at						
Arthur Street Castle Gresley		Current Use: Open space				
PUA/Non PUA: Non F	PUA	Total site area (hectares): 1.13				
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:		
Developer interest: None		1.13	0			
Access to services:		Status: Promoted Site				
205m to bus stop for 8 to Burton and Ashby and 21 route to Swadlincote and Burton. The site is within 30 minutes travel time of essential services.		Planning History: No relevant planning history				

# **CONSTRAINTS**

## **Policy constaints:**

The site has been considered against Local, Regional and National planning policy and it has been asssessed that the site is constrained by: - National Forest policy (EV10) and Countryside policy (EV1) in the South Derbyshire Local Plan 1998.

## Physical constraints (i.e. topography):

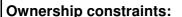
The site has been assessed and it is considered that the site is physically constrained by: - the gradient on the site.

# **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:**

This site has been assessed and it is considered that the access to the site is not constrained.



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	1-5	6-10	11-15	16+	CAPACITY
block):	0	0	0	0	22

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 used as open space. The site is located to the south of Mount Pleasant. The site has potential access onto Arthur Street. The site has gradient constraints. We have estimated a site capacity of 22 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.

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.