

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0149		Site Description: The site is a paddock.		
Site Name: -		Current Use: Grass paddock		
Site Address: Rear of 133-137 Burton Road Woodville -				
PUA/Non PUA: Non PUA		Total site area (hectares): 1.2		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.2	0	
Access to services: 124m to bus stop for service 9 to Burton and Leicester and 61 route Swadlincote and Ashby. The site is within 30 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: - the site being adjacent to a Tree Preservation Order area (172).				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is not physically constrained.				
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 constrained, due to: - the required demolition of three residential dwellings to gain access to the site.				

Ownership constraints:

From the information available to us it is considered that the majority of the site site is currently in one ownership, however, there are numerous ownerships on an access strip who according to submitted information are currently willing to participate.

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	24

Site suitable? Potentially **Site available?** No **Site achievable?** Yes

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

Summary

The site is a green field site that is currently used as a paddock. The site is located within Woodville. The site has potential access onto Burton Road though this is subject to the demolition of three dwellings. We have estimated a site capacity of 24 dwellings. There is high developer interest on the site.

The site is considered to be potentially suitable as it does not have planning permission.

The site is considered not available as to access the site approximately three dwellings would require demolition which are currently in different ownerships, though currently all the landowners are willing to develop.

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.