

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0210	<b>Site Name:</b>	<b>Site Description:</b> Previous industrial site with buildings demolished in the 1970's.		
<b>Site Address:</b>  Land between Woodville/Vale Road Hartshorne		<b>Current Use:</b> Vacant.		
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 3.2		
<b>Site allocation:</b>	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	3.2	0		
<b>Access to services:</b> Bus stop is 227m from site for services 3a & 61. Services are available from the surrounding housing estates. 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: - National Forest policy (EV10) in the South Derbyshire Local Plan 1998. Also, the whole site is covered by a Tree Preservation Order and a 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: - part of site sloping towards Vale Road. There are also pylons and a stream running through the site.				
<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> This site has been assessed and it is considered that the access to the site is constrained, due to: - access required through adjacent sites.				

**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 can be overcome provided the site is developed in conjunction with neighbouring SHLAA sites.

**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	64

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a green field site that is currently an overgrown vacant site which is located close to Vale Road, Woodville. There is no direct access onto the road network. We have suggested a site capacity of 64 dwellings. 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 wholly covered by a Wildlife designation and Tree Preservation Order.

The site is considered available as the site is in single 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 and is available for residential development in the future. However, the impact on viability of the gradient and other physical constraints would require further assessment.