

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0244		Site Description: The land is in arable use.		
Site Name:				
Site Address: Land at Acresford Road Acresford		Current Use: Arable land		
PUA/Non PUA: Non PUA	Total site area (hectares): 5.015			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	5.015	0	4.5	
Access to services: 360m to bus stop for route 19a to Ashby, Burton and Swadlincote. The site is within 20 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: - Countryside policy (EV1) and National Forest policy (EV10) 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 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: 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	135

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site that is used as arable land, which is located on Acresford Road, Acresford. The site has potential access onto Acresford Road. The site slopes up from Acresford Road. It has been proposed through the SHLAA submission that approximately 135 dwellings could be provided on this site. There is no developer interest on the site.

The site is considered to be potentially suitable as the site is located within an area protected by countryside policy. This site would be served by sewerage works that discharge to the River Mease Special Area of Conservation. This river is failing its water quality objectives and this has the potential to be a significant constraint to residential development.

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.