

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0241		Site Description: The site is green field land and is currently used as agricultural land.		
Site Name:				
Site Address: Dalbury Village Land adjoining Manor Farm Ashbourne				
PUA/Non PUA: Non PUA		Total site area (hectares): 0.8		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0.8	0	0
Access to services: Over 1km to bus stop currently for services into Derby.		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) 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 could be achieved onto a unnamed road, however access would be onto a single track lane.				

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, assuming that sufficient highway access can be achieved.

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	18

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site that is currently used as arable land. The site has potential access onto a unnamed road, however access would be onto a single track lane. It has been proposed through the SHLAA submission that approximately 18 dwellings could be provided on this site. There is medium developer interest on the site.

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 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 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.