

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0158		Site Description: The site is agricultural land that extends between Grassy Lane & A516.		
Site Name: -				
Site Address: Land adjacent Laurel Farm Grassy Lane Burnaston -				
		Current Use: Agricultural land		
PUA/Non PUA: PUA		Total site area (hectares): 49.04		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		49.04	0	
Access to services: 580m to bus stop for routes V1 and V2 to Derby and Burton. 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: - Countryside policy (EV1) in the South Derbyshire Local Plan 1998. On the southern boundary of the site there are Tree Preservation Orders.				
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 large site having only one potential access point.				

**Ownership constraints:**

From the information available to us it is considered that the site is currently in multiple ownership, however, all parties are currently willing to develop the site for residential use.

**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	980

**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 currently used as agricultural land that is located adjacent to the Pastures Hospital development at Mickelover with potential access onto Grassy Lane. We have estimated a site capacity of 980 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. The site is in multiple ownership but currently all owners are currently 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.