

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0187	Site Description: The site is open land.	Current Use: Open land		
Site Name: -				
Site Address: Land off Dag Lane Lullington -				
PUA/Non PUA: Non PUA	Total site area (hectares): 0.68			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0.68	0		
Access to services: Over 1km to the nearest bus stop. The site is not within 30 minutes travel time of essential services.	Status: Identified by LPA			
	Planning History: Put forward as housing omission site in local plan			
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: - National Forest policy (EV10) in the South Derbyshire Local Plan 1998. The site also lies within the Lullington Conservation Area.				
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 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	20

Site suitable? Potentially **Site available?** False **Site achievable?** Yes

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

Summary

The site is a green field site that is currently used as open land that is located within Lullington. The site has potential access onto Dag Lane. We have estimated a site capacity of 13 dwellings based on 20 dph. There is no developer interest on the site.

The site is considered to be potentially suitable as the site does not currently have planning permission. Also, the site lies within the Lullington conservation area. This site would be served by sewerage works, 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 not available as although the existing use would not need to be relocated, there has been no intention shown by either the landowner or a developer to develop the site.

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.