

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0188		Site Description: The site is grazing land.		
Site Name: -				
Site Address: - Lullington Road Lullington -				
		Current Use: Grazing land		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.39		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0.39	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: - Countryside policy (EV1), 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: 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	11

**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 grazing land that is located to the south of Lullington. The site has potential access onto Lullington Road. We have estimated a site capacity of 3 dwellings based on 10 dph. 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. 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.