

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0108		Site Description: The site is agricultural land and allotments. There is a brook to the southern boundary.		
Site Name: -				
Site Address: Land fronting Blackwell Lane Melbourne DE73 8EL				
		Current Use: Agriculture and allotments		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.05		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		3.05	0	
Access to services: 132m to bus stop for 61 route to Swadlincote and Derby. 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. There are Tree Preservation Orders on the southern part of site and the site is within a conservation area and area of archaeological significance.				
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 environmentally constrained by: - part of the site lying within Flood Zone 3a.				
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	61

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 part agricultural land and part allotments. The site is located to the east of Melbourne. The site has potential access onto Blackwell Lane. We have estimated a site capacity of 61 dwellings. There is medium 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. Part of the site falls with Flood Zone 3a which would require a sequential test if development was to be included on that part of the site. Further assessment may also be required on the Tree Preservation Orders along the southern part of 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 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.