

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0109		<b>Site Description:</b> The site is agricultural land.		
<b>Site Name:</b> -		<b>Current Use:</b> Agriculture		
<b>Site Address:</b> Field no 294 Station Road Melbourne -				
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 0.85		
<b>Site allocation:</b> N/A		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> Medium		0.85	0	
<b>Access to services:</b> 132m to bus stop for 61 route to Swadlincote and Derby. The site is within 30 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> 9/2014/0287 - Outline application for residential development of 22 dwellings (granted)		
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> 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.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is environmentally constrained by: - part of site lying within Flood Zone 3a. There has been historical flooding near the site on Station Road.				
<b>Access constraints:</b> The 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 as a tenancy on the site will cease with granted planning permission.

**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	25

**Site suitable?** Yes

**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. The site is located to the east of Melbourne. The site has potential access onto Station Road. A site capacity of 25 dwellings has been proposed. There is medium developer interest on the site.

The site is considered to be suitable as it has extant planning permission for 22 dwellings. A very small part of the site lies within Flood Zone 3a which would require a sequential test if development was to take occur on that 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.