

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0256	Site Description: The site is agricultural land.	Current Use: Agricultural land.		
Site Name: Field NO.251				
Site Address: Station Road Melbourne				
PUA/Non PUA: Non PUA	Total site area (hectares):			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	1.3	0	1.3	
Access to services: 135m 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.				
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 site lying within Flood Zone 3a.				
Access constraints: 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.

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	34

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

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 34 dwellings has been proposed. There is high 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. 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.