

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0285	<b>Site Name:</b> Land at	<b>Site Description:</b> Open land - greenfield site.		
<b>Site Address:</b>  Derby Road Melbourne		<b>Current Use:</b> Open land - greenfield site.		
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 0.79		
<b>Site allocation:</b> Non Specific	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	0.79	0	0	
<b>Access to services:</b> The site is 220m to bus stops on Main Street and Packhorse Lane on either side of the site for service 61 to Swadlincote and Derby. The majority of the site is within 20 minutes travel time of essential services and the remainder is within 30 minutes.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant planning history.			
CONSTRAINTS				
<b>Policy constraints:</b> The site has been assessed against national and local planning policy and it is considered that the site is constrained by: Countryside policy (EV1) in the 1998 South Derbyshire Local Plan.				
<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 not environmentally constrained. This assessment includes consideration of flood risk.				
<b>Access constraints:</b> The site has been assessed and it is considered that access to the site is not constrained; the site is adjoining Derby Road.				

**Ownership constraints:**

We are not aware of the details of the site's ownership at present.

**Other:**

The site has been assessed and it is considered that there are no other 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?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a greenfield site located towards the north of Melbourne. The site has potential access onto Derby Road. The site is being promoted for being suitable for accommodating around 20 dwellings. There is a high level of developer interest in the site.

The site is considered to be potentially suitable as it is located in an area currently protected by the adopted (1998) Local Plan's Countryside policy.

The site is considered available as there is not an existing use to be relocated, however the ownership of the site is not known at this stage.

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.