

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0276	Site Name:	Site Description:		
Site Address: Land to the north of Mount Pleasant Road Milton		The is greenfield located to the west of Milton. A public footpath is located within the south of the site.		
		Current Use: Greenfield lane.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.2		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		1.2	0	1.2
Access to services: Over 1km to the nearest bus stop. The site is not within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: None relevant.		
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 not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: The site has been assessed and it is considered that the access to the site is constrained. Mount Pleasant Road is a single lane road.				

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	36

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a greenfield land located to the west of Milton. The site has potential access onto Mount Pleasant Road, however Mount Pleasant Road is a single lane road. It has been proposed through the SHLAA submission, that the site could accommodate 36 dwellings. There is low developer interest in 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 greenfield and there is reasonable prospect that the site will be financially viable for residential development in the future.