

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0144	Site Name: -	Site Description: The site is a recreational space.		
Site Address: Land at Hunts Lane Netherseal -		Current Use: Recreational space.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.78		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0.78	0		
Access to services: 365m to bus stop for route 8 to Burton and Ashby. The site is not 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 not constrained by current planning policy.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the site sloping down from Hunt Lane.				
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 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	15

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 used as open space. The site is located to within Netherseal. The site has potential access onto Hunts Lane. The site slopes down from Hunt Lane. We have estimated a site capacity of 15 dwellings. There is no developer interest on the site.

The site is considered to be potentially suitable as the site does not have planning permission. This site would be served by sewerage works that discharge to the River Mease Special Area of Conservation. This river is failing it's water quality objectives and this has the potential to be a significant constraint to residential development.

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. However, further assessment of the impact of the gradient constraint on viability would be required.