

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0286		Site Description: Currently greenfield land, used as private gardens in association with the adjacent residential properties.		
Site Name: Land south of				
Site Address: Church Street Netherseal				
PUA/Non PUA: Non PUA		Total site area (hectares): 0.43		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	0	0.4
Access to services: Bus stop is 550m for service 19 to Ashby, Swadlincote and Burton. The site is not within 30 minutes travel time from essential services.		Status: Promoted Site		
		Planning History: No relevant planning history.		
CONSTRAINTS				
Policy constraints: The site has been assessed against local and national planning policy and it is considered that the site is constrained by: Countryside policy (EV1) in the 1998 South Derbyshire Local Plan and; the site wholly falling within the Conservation Area.				
Physical constraints (i.e. topography): From the information provided to us the topography of the site is not considered to be a constraint to development. The site slopes from north to south, dropping in elevation by approximately 4 metres.				
Environmental constraints including flood risk: Approximately one third of the site, to the south of the site, is within flood zone 3a, high flood risk.				
Access constraints: The site has been assessed and it is considered that access to the site is not constrained. The site adjoins and is accessed via Church Street.				

Ownership constraints:

From the information we have available, there are no ownership constraints with the site.

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 the constraints are likely to be able to be overcome.

Economic viability issues:

The site has been assessed and it is considered that the site may be economically viable, subject to further work regarding the flood risk.

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	10

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site located towards the south of Netherseal. The site has an existing access onto Church Street. A site capacity of 10 dwellings is being promoted. There is no developer interest in the site at present.

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 to be available as there is no existing use that would need to be relocated and there are no ownership constraints.

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.