

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0013		Site Description: The site is an area of agricultural land which is in good condition.		
Site Name: -				
Site Address: Land leading off Stanleigh Road Overseal DE12 6LU				
		Current Use: Horse grazing and agriculture.		
PUA/Non PUA:	Non PUA	Total site area (hectares): 3.18		
Site allocation:	N/A	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	3.18	0	
Access to services: School and bus stop opposite site on Woodville Road. 134m to bus stop for service 8 to Ashby and Burton. The site is more than 30 minutes travel time to 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) and National Forest (EV10) 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 physically constrained by: - the site sloping steeply from west to east.				
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	63

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

The site is a green field site is currently in use as agricultural land and horse grazing which is located to the north of Overseal. The site is well maintained, slopes steeply from west to east and has potential access onto Stanleigh Road. We have estimated a site capacity of 63 dwellings. There is no 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. This site would be served by sewerage works, which would 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, the impact of the gradient on viability would need further assessment.