

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0022		Site Description: The site is agricultural grazing land in good condition.		
Site Name: -		Current Use: Agricultural grazing.		
Site Address: OS 2900 Valley Road Overseal -				
PUA/Non PUA: Non PUA		Total site area (hectares): 2.06		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		2.06	0	
Access to services: Close to M42/A444. 273m to bus stop for service 8 to Burton and Ashby. The site is more than 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2014/0431 - the erection of residential development of 61 units with access - application pending (July 2014)		
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 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	41

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

The site is a green field site currently in use as agricultural land which is located to the south of Overseal. The site is well maintained and has potential access onto Valley Lane. We have estimated a site capacity of 41 dwellings. There is medium 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 a sewerage works which discharges to the River Mease Special Area of Conservation. This river is failing its water quality objectives and 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.