

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0053		Site Description:		
Site Name: -		The site is vacant land with open space and two ponds to north. The site has historically been mined. There is an extension of 1.54Ha in North West Leicestershire which includes a potential access point.		
Site Address: Towpath site Spring Cottage Road Overseal -				
PUA/Non PUA:	Non PUA	Total site area (hectares): 1.7		
Site allocation:	N/A	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	Medium	1.7	0	
Access to services: 96m 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: Open cast restoration.		
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. Part of the site is in North West Leicestershire.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the slope on the site from north to south.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - a small part of the site lying within Flood Zone 3a.				
Access constraints: This site has been assessed and it is considered that the access to the site is constrained, due to: - No access within SDDC. Extension of the site into North West Leicestershire required for access.				

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	34

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 open space with two ponds which is located to the east of Overseal. The site has potential access onto Woodville Road as land ownership does extend beyond the South Derbyshire bounday into North West Leicestershire. On the site there is a slope from north to south. The site is a restored open cast mine. We have estimated a site capacity of 34 dwellings for the part of the site in South Derbyshire. 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. The impact of the flood risk area would need further assessment. This site would be served by a sewerage works which discharges 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. Access to the site would need further assessment.

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 on viability of the access to the site and gradient would need further assessment.