

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0249		Site Description:  The site partly contains residential land and agricultural land with buildings.		
Site Name:				
Site Address: Land off Moira Road  Overseal				
		Current Use:  Part residential, part agricultural buildings and agricultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.4		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	0	1.4
Access to services:  146m to bus stop for service 8 to Burton and Ashby and service 21E to Swadlincote and Burton (limited evening service).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 existing buildings.				
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	28

**Site suitable?** Potentially

**Site available?** No

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a mix of brown field and green field land. The site is located to the south east of Overseal. The site has potential access onto Moira Road. We have estimated a site capacity of 28 dwellings. There is high 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 that discharge to the River Mease Special Area 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 not available as the existing uses on the site would need to be relocated. The site is in one ownership

The site is considered achievable as there is a reasonable prospect that the site will be financially viable for residential development in the future. However the existing buildings may impact on viability.