

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0258	Site Name: Land at Poplars Farm	Site Description: Agricultural grassland.		
Site Address: Moira Road Overseal		Current Use: Agricultural grassland.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.45		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest:	0	0	0.35	
Access to services: 270m 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: 9/2001/0517 - erection of an agricultural workers dwelling - refused.			
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 a public footpath running through the site.				
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	10

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site that is currently agricultural grassland. The site is located to the south east of Overseal. The site has potential access onto Moira Road. It has been proposed through the SHLAA submission that approximately 10 dwellings could be provided on this site. 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 and has a public footpath through the site. This site would be served by sewerage works that discharge to the River Mease Special Area of Conservation. This river is failing its 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. Further assessment would be required on the public footpath through the site.