

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0268		Site Description: The site is greenfield land currently used as agricultural arable land.		
Site Name:		Current Use: Agricultural arable land.		
Site Address: Land off Green Lane Overseal				
PUA/Non PUA: Non PUA	Total site area (hectares): 1.39			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	1.39	0	1.39	
Access to services: 220m to bus stop for route 19 to Burton and Swadlincote. Half of the site is located within 30 minutes travel time for essential services and half of the site is outside of 30 minutes travel time of 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 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 constrained by:- the narrow access to the site.				

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	30

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is greenfield and used as arable land. The site has potential access onto Green Lane, however the access is narrow. It has been suggested through the SHLAA submission that site could accommodate 30 dwellings. There is high developer interest on this 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 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 greenfield site and there is a reasonable prospect that the site will be financially viable for residential development in the future. However, the narrow access to the site on viability would need further assessment.