

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0294	Site Name: -	Site Description: Arable Agriculture		
Site Address: Land at Burton Road Overseal				
		Current Use: Arable agriculture.		
PUA/Non PUA: Non PUA	Total site area (hectares): 9.2			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0	0	7.0	
Access to services: 10m at nearest point to the bus stop on Burton Road for the no. 19 service to Swadlincote. The eastern-most part of the site is within 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) in the South Derbyshire Local Plan 1998 and The National Forest Policy INF8 in the South Derbyshire Local Plan Part 1, 2016.				
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 access to the site is not constrained.				

Ownership constraints:

From the information available to us it is considered that the site is 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	225

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a greenfield site to the north of Lullington Road, Overseal and to the west of the A444. The site has potential access onto the A444. It has been proposed through the SHLAA submission that 225 dwellings could be provided on this site. There is a high level of developer interest in the site.

The site is considered to be potentially suitable as it is currently restricted by Countryside policy in the adopted Local Plan.

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 there is a reasonable prospect that the site will be financially viable for residential development in the future.