

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0267	<b>Site Description:</b> Agricultural land.	<b>Current Use:</b> Agricultural land.		
<b>Site Name:</b>				
<b>Site Address:</b> Land at Ashby Road Ticknall				
<b>PUA/Non PUA:</b> Non PUA	<b>Total site area (hectares):</b> 0.6			
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	0.6	0		
<b>Access to services:</b> The site is within 50m for bus service 61 to Swadlincote and Derby. The site is within 30m minutes travel time of essential services.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant history.			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> 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 The National Forest Policy (EV10) in the South Derbyshire Local Plan 1998. The site is also adjacent Ticknall conservation area.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
<b>Access constraints:</b> 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	12

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a green field site currently used as agricultural land, which is located to the south of Ticknall. There is potential access onto Ashby Road. We have estimated a site capacity of 12 dwellings. There is high developer interest in the site.

The site is considered to be potentially suitable as it is currently restricted by local plan policy as the site, is on an area protected by countryside policy. The site is adjacent to the Ticknall Conservation Area.

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