

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0137		Site Description: The site is open grassland which is to the rear of residential properties.		
Site Name: -				
Site Address: Land at Sealey Close Willington -				
		Current Use: Grassland		
PUA/Non PUA:	Non PUA	Total site area (hectares): 1.37		
Site allocation:	N/A	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	1.37	0	
Access to services: 343m to bus stop for V3 route to Derby and Burton. The site is 820m from Willington railway station. 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: - mainly being covered by the Countryside policy (EV1) 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 pylons across the eastern section of the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the majority of the site lying within Flood Zone 3b.				
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	0

Site suitable? No **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

The site is a green field site that is currently used as grassland. The site is located to the east of Willington. The site has potential access onto Sealey Close. We have estimated a site capacity of 0 dwellings due to a majority of the site lying within Flood Zone 3b. There is no developer interest on the site.

The site is not considered suitable as the site is within an area protected by countryside policy and over half of the site lies within Flood Zone 3b.

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.