

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0282		Site Description: Greenfield site - open land and part wildlife site, with planning permission, as part of a larger area, for the development of holiday and leisure accomodation.		
Site Name: Land off				
Site Address: Kingfisher Lane Willington				
		Current Use: Open land and part designated wildlife site.		
PUA/Non PUA: Non PUA		Total site area (hectares): 7.81		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Unknown		7.81	0	0
Access to services: The site is 700m from the bus stop with services to Burton. Willington Railway Station, 750m from the site, has train services to Burton, Derby and Nottingham. The majority of the site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2012/0027 - Outline planning permission, as part of a larger site, for holiday and leisure accomodation.		
CONSTRAINTS				
Policy constraints: The site has been assessed against local and national planning policy and it is considered that the site is constrained by: 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 constrained by: the topography of the site.				
Environmental constraints including flood risk: The site falls partially within a designated wildlife site. The site falls partially within flood zone 3b, which is functional floodplain. The majority of the site falls within flood zone 2, medium flood risk.				
Access constraints: The site has been assessed and it is considered that access to the site is not constrained, with access via Kingfisher Lane.				

Ownership constraints:

The ownership of the site is not yet known.

Other:

The site has been assessed and it is considered that there are not further constraints.

SITE VIABILITY

Are the constraints able to be overcome?

Further assessment would be required to ascertain the constraints posed by the wildlife designation and flood zones.

Economic viability issues:

The site has been assessed and it is considered that the site may not be economically viable given the degree of flood risk. Further assessment would be required.

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	150

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:**Developable dwellings:****Summary**

The site is a green field site that is partly a wildlife site and is located towards the south west of Willington. The site has potential access off Kingfisher Lane. We have estimated a site capacity of 150 dwellings based on the size of the site and taking into account the portion of the site in the functional flood plain. The developer interest in the site with regard to residential development is unknown.

The site is considered to be potentially suitable however there are site constraints regarding the wildlife site and the areas of functional flood plain and medium flood risk. The site is also protected by countryside policy.

The site is being promoted for development and is considered to be available. There is no existing use that would need to be relocated.

The site is considered achievable however it is recognised that further work will need to be undertaken in order to fully assess the suitability of the site for development.