

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0010		Site Description:		
Site Name: -		A green field site surrounded by open space on all except one side which is residential. Doles Brook runs along northern boundary of the site.		
Site Address: Doles Lane Findern -				
PUA/Non PUA: Non PUA		Total site area (hectares): 0.66		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0.66		
Access to services: The site is close to the village of Findern and A38/A50 junction. Around 150m to bus stop for service V3 to Derby and Burton. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2005/0364 - Two residential dwellings (refused).		
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. Also, there are Tree Preservation Orders on the north and east boundaries of the site.				
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 environmentally constrained by: - part of the site lying within Flood Zone 3a.				
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 multiple ownership, however, all parties are currently willing to develop the site for residential use.

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	13

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

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

Summary

The site is a green field site that is currently part farmland and part residential garden which is located to the north of Findern. The site has potential access onto Doles Lane. We have estimated a site capacity of 13 dwellings. There is no developer interest on the 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. A small part of the site lies within Flood Zone 3a which would require a sequential test if that part of the site were to be developed.

The site is considered available as the existing use would not need to be relocated and although the site is in multiple ownership no parties are currently against residential development.

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.