

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0060		Site Description: The site is agricultural land with a small timber structure on site.		
Site Name: -				
Site Address: Doles Lane Findern -				
		Current Use: Agriculture.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.76		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0.76	0	
Access to services: 94m to bus stop for V3 service to Derby and Burton. Willington railway station is 2 miles from the site. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/1999/0066 - outline dwelling application 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 and Tree Preservation Order (70) on the site.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - a ditch on the Doles Lane boundary.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the site mainly lying within Flood Zone 3a and a small part 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	15

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

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

Summary

The site is a green field site currently used as agricultural land which is located to the north of Findern. The site has potential access onto Doles Lane. We have estimated a site capacity of 15 dwellings. There is medium developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as a significant part of the site is in an area protected by countryside policy. The site borders up to and a small part lies within Flood Zone 3b, with a larger part of the site being within Flood Zone 3a. A sequential test would be required if any of the development were to take place within the Flood Zone area. The Tree Preservation Order on the site would also require further assessment as it covers all of the site.

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. However, the impact on viability of the physical constraints on the site may need further assessment.