

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0170		Site Description: The site is farmed and in good condition with some small outbuildings buildings on it.		
Site Name: -				
Site Address: Land adjacent Fourway Little Derby Hill Burton Road Burnaston -				
		Current Use: Agricultural land with outbuildings.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.66		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		1.66	0	
Access to services: Over 1km to the nearest bus stop. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2004/1468 - outline application for erection of bungalow (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.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the topography of the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
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	33

**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 of a garden that is located to the west of Findern on the opposite side of the A38. The site has potential access onto Little Derby Hill. We have estimated a site capacity of 33 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.

The site is considered available as the majority of 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. However, the impact on viability of the gradient on the site would require further assessment.