

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0212		<b>Site Description:</b> Agricultural land.		
<b>Site Name:</b>				
<b>Site Address:</b> Land off Etwall Road A516 & Bannells Lane Mickleover DE3 0DN				
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 10.88		
<b>Site allocation:</b>		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		10.88	0	
<b>Access to services:</b> Bus stop adjacent to site for services 403, 891, V1 and V2. Direct access on to the A516. The site is within 20 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> 9/2005/1329 - demolition of existing dwelling & barns and erection of new dwelling with business unit (granted).		
CONSTRAINTS				
<b>Policy constraints:</b> 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.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
<b>Access constraints:</b> 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**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	0	0	0	217

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a green field site that is currently used for agricultural purposes and caravan storage which on Etwall Road, Mickleover. There is access onto Etwall Road. We have suggested a site capacity of 217 dwellings. There is no developer interest on the site currently.

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 site is in single 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 and is available for residential development in the future.