

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0213		Site Description: Agricultural land		
Site Name:				
Site Address: Land at Bakeacre Lane Doles Lane Findern				
		Current Use: Agricultural.		
PUA/Non PUA: Non PUA		Total site area (hectares): 14.78		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		14.78	0	
Access to services: Bus stop 248m away for 218, V3, VN & X40. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant planning history.		
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, the whole site is covered by a Tree Preservation Order.				
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: - the site partly lying within Floodzone 3a.				
Access constraints: This site has been assessed and it is considered that the access to the site is constrained, due to: - Bakeacre Lane not being suitable for a large volume of traffic. There is also potential access onto Doles Lane.				

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	295

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 which predominantly fronts onto Bakeacre Lane. There are access points onto Bakeacre Lane and also Doles Lane. We have suggested a site capacity of 295 dwellings. There is low 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 and the site is wholly covered by a Tree Protection Order. A section of the southern part of the site lies within Flood Zone 3a so a sequential test would be required if development were to take place on that part of the site.

The site is considered available as the existing use would not need to be relocated. 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. However, the impact on viability of the access provision would require further assessment.