







GENERAL SITE INFORMATION	SITE USAGE					
Site reference: S/0216	Site Description:					
Site Name:	Garden Centre.					
Site Address:						
Wyevale Garden Centre						
Burton Road	Current Use:					
Findern	Garden Centre.					
DE65 6BE						
PUA/Non PUA: Non PUA	Total site area (hectares): 2.11					
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:			
Developer interest: None	0	2.11				
Access to services:	Status: Promoted Site					
Bus stop 41m away for 218, 512, V3, VN, X40 services. Accessed off Burton Road (A38). The site is within 20 minutes travel time of essential services.	Planning History: No relevant planning history					

CONSTRAINTS

Policy constaints:

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):

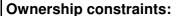
The site has been assessed and it is considered that the site is physically constrained by: - the existing garden centre on the site.

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.



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	42

Site suitable? Potentially Site available? No Site achievable? Yes

Deliverable dwellings: Developable dwellings:

Summary

The site is a brown field site that currently contains a garden centre which is located off Burton Road, Findern. There is access onto Burton Road. We have suggested a site capacity of 42 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 not available as the existing use of the garden centre may need to be relocated. The site is in single ownership.

The site is considered achievable as it is a brown 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 clearing of the garden centre would require further assessment.