

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0216		<b>Site Description:</b> Garden Centre.		
<b>Site Name:</b>				
<b>Site Address:</b> Wyevale Garden Centre Burton Road Findern DE65 6BE				
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 2.11		
<b>Site allocation:</b>		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		0	2.11	
<b>Access to services:</b> 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.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant planning history		
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 physically constrained by: - the existing garden centre on the site.				
<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**

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.