

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0151		Site Description: The site is derelict land with some foundations remaining.		
Site Name: -				
Site Address: Scropton Sidings Off Mill Lane Scropton DE65 5PS				
PUA/Non PUA: Non PUA		Total site area (hectares): 4.14		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	4.14	
Access to services: Over 1km to the nearest bus stop. The site is not within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2003/0065 - conversion of building to dwelling (Change of Use granted).		
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 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 lying within Flood Zone 3a and it being an infilled site of gypsum base.				
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	82

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

The site is a brown field site that is currently vacant open land. The site is located to the east of Scropton. The site has potential access onto Brook Lane. We have estimated a site capacity of 82 dwellings. There is high 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 whole of the site lies within Flood Zone 2 or 3a and therefore a sequential test would be required.

The site is considered available as the existing use would not need to be relocated and the site is in one ownership.

The site is considered achievable as there is a reasonable prospect that the site will be financially viable for residential development in the future.