

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0004		Site Description:		
Site Name: -		The site is an agricultural field surrounded by a mixture of farms and open countryside.		
Site Address: Heage Lane Etwall DE65 6LS		Current Use: Agriculture.		
PUA/Non PUA:	Non PUA	Total site area (hectares): 3.24		
Site allocation:	N/A	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	3.24	0	
Access to services: The site is close to the A516 and it is around 1km to the nearest bus stop. 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.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the electricity pylons 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.				

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	64

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

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

Summary

The site is a green field site currently used for agriculture and is located in the countryside to the north of Etwall. The site is well maintained and has potential access onto Heage Lane. We have estimated a site capacity of 64 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 existing use would not need to be relocated and the site is in one 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 for residential development in the future though the impact of the electricity pylons on viability may need further assessment.