

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0295		Site Description: Agricultural Land		
Site Name:				
Site Address: Land west of Etwall Road Egginton				
		Current Use: Agricultural Land		
PUA/Non PUA: Non PUA		Total site area (hectares): 2		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0	2.0
Access to services: 800m to the bus stop on Hilton Road. Hourly services to Derby and Burton upon Trent (V2 service). The site is located within 20 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: a line of trees along the boundary together with established trees 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 assessement 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; access would be from Etwall Road.				

**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	75

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is greenfield and currently used as agricultural land. The site has potential access onto Etwall Road. It has been suggested through the SHLAA submission that the site could accommodate 75 dwellings. There is a medium level of developer interest in the site.

The site is considered to be potentially suitable as it is currently restricted by Countryside policy in the adopted Local Plan. The site is further constrained by a number of established trees on site.

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 greenfield site and there is a reasonable prospect that the site will be financially viable for residential development in the future.