

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0069	Site Description: The site is a grazed paddock area.	Current Use: Grazed paddock		
Site Name: -				
Site Address: Land to the south of Silver Lane Elvaston -				
PUA/Non PUA: Non PUA	Total site area (hectares): 0.64			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0.64	0		
Access to services: Over 1km to the nearest bus stop. The site is more than 30 minutes travel time from 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 and National Green Belt policy.				
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 not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: This 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	12

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 as a paddock which is located to the south of Elvaston. The site has an existing access onto Ball Lane. We have estimated a site capacity of 12 dwellings. There is no developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by countryside and green belt 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.