

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0006		Site Description: The site is agricultural land.		
Site Name: -		Current Use: Agriculture.		
Site Address: Land at Egginton Road Etwall DE65 6NW				
PUA/Non PUA: Non PUA		Total site area (hectares): 5.36		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		5.36	0	
Access to services: Close to the A50, A38 and A516. Egginton road route. 350m to bus stop for V2 service to Burton and Derby. The majority of the site is within 20 minutes travel time of essential services, the remainder being within 30 minutes.		Status: Promoted Site		
		Planning History: 9/2015/0876 - Outline planning application with means of site access from Egginton Road to be determined (all other matters reserved for subsequent approval), including for the erection of up to 120 dwellings (class c3) Application refused.		
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 slopes to the west of 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 multiple ownership, however, all parties are currently willing to develop the site for residential use.

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	107

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

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

Summary

The site is a green field site currently in use as agricultural land to the south of Etwall between the settlement and the A50. The site slopes to the west and has potential access onto Egginton Road. The site capacity has been estimated at 107 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 site is considered available as the existing use would not need to be relocated and although the site is in multiple ownership no parties are currently against residential development.

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. However, the impact on viability of the gradient would need further assessment.