

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0035		Site Description: The site consists of garden land and agricultural land.		
Site Name: -				
Site Address: Nether Hayes Willington Road Etwall DE65 6NR				
PUA/Non PUA: Non PUA		Total site area (hectares): 1.04		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		1.04	0	
Access to services: 704m to Main Street bus stop for V1 and V2 service to Derby and Burton. 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 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	20

Site suitable? Potentially **Site available?** No **Site achievable?** Yes

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

Summary

The site is a green field site currently used as part garden and part pasture land which is located to the east of Etwell. The site has potential access onto Willington Road. We have estimated a site capacity of 20 dwellings. There is medium developer interest.

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 not available as although the site has been submitted for consideration in the SHLAA by a third party, the landowner has since indicated that they do not wish to see the land developed for housing.

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.