

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0063		Site Description: The site is used as an agricultural paddock and has a dwelling within it.		
Site Name: -				
Site Address: Land adjacent Sutton Lane/Hill Pasture Etwall -				
		Current Use: Agricultural paddock and residential dwelling and garden.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.96	0.04	
Access to services: 226m to bus stop for V2 service to Derby and Burton. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: Included in 1995 Local Plan Review. Site is subject to discussion for affordable housing provision.		
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 slope of the site to the north east.				
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	40

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

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

**Summary**

The site is a predominantly green field site currently used as a paddock and includes a residential dwelling and garden which is located to the north of Etwall. The site has potential access onto Sutton Lane and there is a slope towards the north east. We have estimated a site capacity of 40 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 a significant part of 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. However, the impact on viability of the gradient would need further assessment.