

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0253		Site Description: The site consists of agricultural land.		
Site Name:		Current Use: Agriculture Land		
Site Address: Land of Willington Road Etwall				
PUA/Non PUA: Non PUA	Total site area (hectares): 3.4			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	3.4	0	0	
Access to services: 295m 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: 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	70

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site currently used as agricultural land which is located to the east of Etwall. The site has potential access onto Willington Road. It has been proposed through the SHLAA submission that approximately 70 dwellings could be provided on this site, There is low 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 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.