

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0265		Site Description: The site is currently used as agricultural land. Etwall Brook runs to the east of the site.		
Site Name:				
Site Address: Land north of Derby Road and east of the A516 Etwall				
		Current Use: Agricultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 5.5		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		5.5	0	0
Access to services: Adjacent bus stop for V2 service to Derby and Burton. The site is located within 20minutes travel time of essential services.		Status: Promoted Site		
		Planning History: None.		
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 environmentally constrained. By:- The eastern part of the site being located within Flood Zone 2 and 3a.				
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	60

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The is greenfield currently used for agriculture. The site is located to the west of John Port School in Etwall. The site has potential access onto Derby Road. It has been proposed through the SHLAA submission, that the site could accommodate 60+ dwellings. There is high developer interest.

The site is considered to be potentially suitable as it is currently restricted by local plan policy as the site is in an area protected by countryside policy and part of the site lies within Flood Zone 2 and 3a. If this part of the site were to be developed then a sequential test would be required.

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 there is a reasonable prospect that the site will be financially viable for residential development in the future.