

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0284	<b>Site Description:</b> Agriculture (green field)	<b>Current Use:</b> Agriculture (greenfield)		
<b>Site Name:</b>				
<b>Site Address:</b>  Land east of Egginton Road and north Etwall DE65 6NS				
<b>PUA/Non PUA:</b> Non PUA	<b>Total site area (hectares):</b> 8.6			
<b>Site allocation:</b> Non Specific	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	0	0	0	
<b>Access to services:</b> 850m to bus stop for V2 route to Derby. The site is within 20 minutes travel time from essential services.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> 9/2015/0759 - Outline application for up to 98 dwellings - application withdrawn.			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> The site has been considered against local and national planning policy and it is considered that the site is constrained by: Countryside policy (EV1) in the South Derbyshire Local Plan 1998.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is not environmentally constrained, however the site is adjoining 2 areas of TPO trees. This assessment includes consideration of flood risk.				
<b>Access constraints:</b> The site has been assessed and it is considered that access to the site is not constrained. The main access would be to Egginton Road or Jacksons Lane.				

**Ownership constraints:**

From the information available to us, it is considered that there are no ownership constraints associated with the site.

**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 the site would be economically viable.

**DWELLING DELIVERY AND SITE CAPACITY**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	0	0	0	<b>98</b>

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a green field site located towards the south of Etwall. The site has potential access onto either Egginton Road or Jackson's Lane. Given the previous (withdrawn) planning application for the site, the site's capacity has been estimated at 98 dwellings. There is a high level of developer interest in the site.

The site is considered to be potentially suitable as it is located in an area currently protected by the adopted (1998) Local Plan's Countryside policy.

The site is considered available as the existing use would not need to be relocated and there are no ownership constraints that we are aware of.

The site is considered to be achievable as it is a greenfield site and there is a reasonable prospect that the site will be financially viable for residential development.