

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0067		Site Description: The site is an agricultural field. The site is elevated above surrounding land.		
Site Name: -				
Site Address: Field off Porter Lane Findern -				
		Current Use: Agricultural.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.95		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		2.95	0	
Access to services: 638m to bus stop for V3 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 physically constrained by: - the site sloping to the south.				
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 there are access constraints on the site due to the current access being down a single-track road.				

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	59

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

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

Summary

The site is a green field site currently used as arable land which is located to the west of Findern. The site does not have direct access onto a main road but there is an existing track that leads to Hillside. The site slopes to wards the south. We have estimated a site capacity of 59 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 and access issues would need further assessment.