

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0110		Site Description: The site is a mixture of allotments, agricultural land and unimproved meadow land, which is protected under the BAP for lowland Derbyshire.		
Site Name: -				
Site Address: Land off Common Piece Lane Findern -				
		Current Use: Allotments and agricultural fields.		
PUA/Non PUA: Non PUA		Total site area (hectares): 5.29		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		5.29	0	
Access to services: 297m to bus stop for V3 route 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 sharply to the west of the site. Also, on the site there is a brook and electricity pylons.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - part of the site lying within Flood Zone 3b and 3a.				
Access constraints: This site has been assessed and it is considered that the access to the site is constrained, due to: - the surrounding roads being narrow.				

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	105

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

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

Summary

The site is a green field site that is currently used as allotments. The site is located to the east of Findern. The site has potential access onto Common Piece Lane. The site slopes sharply to the west. We have estimated a site capacity of 105 dwellings. There is no developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by part of the middle section of the site lying within Flood Zone 3b, and 3a. The site is also constrained by local planning policy as the site is in an area protected by countryside policy. A sequential test would be required if development were to take place on the site within areas identified as being at flood risk.

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, further assessment of the impact of the changing gradient on viability would be required.