

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0039		Site Description: The site is predominantly a greenfield site. There is a single storey barn on the site, along with a restaurant. There is mixed usage on the surrounding area.		
Site Name: -				
Site Address: Land adj to The Mandarin Egginton Road Hilton -				
		Current Use: Detached single storey barn and resturant.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.44		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High			0	1.22
Access to services: Over 1km to bus stop. 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 electricity pylons, pond and existing buildings on the site.				
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: The 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 multiple ownership, however, all parties are currently willing to develop the site for residential use.

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	36

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

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

Summary

The site is predominantly a greenfield site. There is a single storey barn on the site, along with a restaurant. There is mixed usage on the surrounding area.

The site is a predominantly green field site. The site contains a restaurant and a single storey barn. The site has potential access onto Egginton Road. We have estimated a site capacity of 36 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 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 (the total area includes the retention of the existing restaurant on the site). The site is in multiple ownerships but currently both owners are willing to develop the site.

The site is considered achievable as it is a predominantly 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 of the physical constraints on viability would need further assessment.