

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0103		Site Description:  The site is a mixture of dwellings, agricultural buildings and fields.		
Site Name: -				
Site Address: Land adjacent Friary House  Derby Road  Etwall  -				
		Current Use: Residential and agricultural.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.46		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.23	1.23	
Access to services: Adjacent bus stop for V2 service to Derby and Burton. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2003/1549 - detached bungalow (appeal dismissed).		
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 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	49

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

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

**Summary**

The site is a mixed green field and brown field site that is currently used as agricultural land and contains residential dwellings and curtilage. The site is located to the west of Etwall. The site has potential access onto Derby Road. We have estimated a site capacity of 49 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 majority of the existing use would not need to be relocated depending on the scale of the development. The site is in multiple ownerships but currently both owners are willing to develop the site.

The site is considered achievable as 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 existing buildings on viability would be required.