

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0225		Site Description: Market gardening & residential dwelling		
Site Name:				
Site Address: Bond Elm Jawbone Lane Kings Newton				
		Current Use: Market gardening & residential dwelling		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.49		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		2.45	0.04	
Access to services: Bus stop 204 metres away for 207 service. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2013/0563 - the removal of an agricultural occupancy restriction (condition 2 of 865/132).		
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 not physically constrained.				
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 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	49

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

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

**Summary**

The site is a mixed use site that is currently used for market gardening and contains a dwelling which is located on Jawbone Lane, Kings Newton. There is access onto Jawbone Lane. We have suggested 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 existing use would not need to be relocated. The site is in single ownership.

The site is considered achievable as it is a mixed use site and there is a reasonable prospect that the site will be financially viable and is available for residential development in the future.