

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0122		Site Description: The site is agricultural land.		
Site Name: -				
Site Address:  Stenson Road Derby -				
		Current Use: Agriculture		
PUA/Non PUA: Non PUA		Total site area (hectares): 22.72		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		22.72	0	
Access to services: There is a bus stop adjacent to the site for routes 37 and 38 into Derby. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2006/0070 - residential development (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 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: This site has been assessed and it is considered that the access to the site is constrained, due to: - the poor access off Stenson Road for the scale of proposed development.				

**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	454

**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 agricultural land. The site is located to the north of Stenson. The site has potential access onto Stenson Road. We have estimated a site capacity of 454 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 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 access constraint on viability would be required.