

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0088		Site Description: The site is arable agricultural land.		
Site Name: -				
Site Address: Land off Longlands north of Mount Pleasant Road Repton -				
PUA/Non PUA: Non PUA		Total site area (hectares): 1.76		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.76	0	
Access to services: Over 800m to bus stop for V3 service to Derby and Burton. The site is more than 30 minutes travel time from essential services.		Status: Promoted Site		
		Planning History: 9/2014/1093 - Outline application (all matters reserved except for access) for the residential development of up to 75 dwellings and associated infrastructure. Application granted. 9/2015/1159 - Approval of reserved matters of planning		
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. There are also Tree Preservation Orders (19 and 398) on the southern boundary of the site.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the site sloping to the west and south.				
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	24

Site suitable? Yes

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 arable land which is located to the east of Repton. The site has potential access onto Mount Pleasant Road. The site slopes to the west and the south. The site has an estimated capacity of 24 dwellings. There is high developer interest on the site.

The site is considered available as the existing use would not need to be relocated. The site is in multiple ownership but all the interested parties are currently willing to develop the site.

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 would be required on the viability impact of the gradient.