

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0089		Site Description: The site is vacant green space which is used for walking by the local community. There is a public footpath across the site and a brook that runs along the western boundary.		
Site Name: -				
Site Address: Adjacent Mount Pleasant PH Mount Pleasant Road Repton -				
		Current Use: Vacant green space.		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.5		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		3.5	0	
Access to services: 950m 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: 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. Adjacent to the site is a wildlife designation.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the brook running along the western boundary of the site. Also, the site slopes down to the west.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the western edge of the site lying within Flood Zone 2.				
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	70

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 which is located to the south of Repton. The site has potential access onto Mount Pleasant Road. The site slopes to the west of the site. We have estimated a site capacity of 70 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 multiple ownership but all the interested parties are willing to develop.

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.