

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0209		Site Description: Garden and domestic curtilage, including two dwellings.		
Site Name:				
Site Address: The Coach House and Danesgate Well Lane Repton DE65 6EY				
		Current Use: Dwellings and curtilage.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.81		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		1.75	0.06	
Access to services: Bus stop 700m for the 213 service. The site is not within 30 minutes travel time of 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: - the site lying within the Repton Conservation Area (EV12) and also the Tree Preservation Order that runs along the east and south boundaries of the site. One of the dwellings on the site is Grade II listed, however, this dwelling would remain.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the site having a steep slope upwards from the section fronting Well Lane.				
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 narrowness of Well Lane for access.				

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	36

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

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

Summary

The site is a residential site on Well Lane, Repton. The site has access onto Well Lane, which it slopes up to. We have suggested a site capacity of 36 dwellings. There is no developer interest on the site currently.

The site is considered to be potentially suitable. Any scheme would have to take account of the Repton Conservation Area including the Grade II listed building on the site. Further assessment of the gradient would also be required.

The site is considered available as the site is in multiple ownership but currently all owners are currently willing to develop.

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. However, the impact on viability of the gradient and access on the site would require further assessment.