

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0242		Site Description: The site is greenfield land with residential dwelling to the north and north west of the site.		
Site Name:		Current Use: Greenfield land which appears vacant.		
Site Address: Land to the south east side of Burton Road Repton				
PUA/Non PUA: Non PUA		Total site area (hectares): 1.62		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.62	0	0
Access to services: 20m to bus stop for V3 service to Derby and Burton. The majority of the site is more than 30 minutes travel time from essential services.		Status: Promoted Site		
		Planning History: 9/2000/0918 – application refused for the erection of 40-bed residential care home 9/1999/0647 - application refused for the erection of 40-bed residential care home		
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	30

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site. The site is located to the south of Repton. The site has potential access onto Burton Road. It has been proposed through the SHLAA submission that approximately 30 dwellings could be provided on this site. There is high developer interest on the site.

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.