

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0273		Site Description: The site comprises agricultural land, equestrian premises and a residential dwelling.		
Site Name:		Current Use: Agricultural land, equestrian premises and part residential		
Site Address: Cockhay Farm 113 Burton Road Repton				
PUA/Non PUA: Non PUA	Total site area (hectares): 5.8			
Site allocation: n/a	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0	5.8	
Access to services: The site is adjacent to bus stop for V3 service to Derby and Burton. Part of the site is located within 30 minutes travel time to essential services. However the majority of the site is more than 30 minutes travel time to essential services.	Status: Promoted Site			
	Planning History: None relevant.			
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 site is physically constrained by:- the existing building on the site.				
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	175

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is predominantly greenfield and located to the west of Repton. The site has potential access onto Repton Road. It has been proposed through the SHLAA submission that approximately 175 dwellings could be provided on the site. There is low developer interest on the site.

The site is considered potentially suitable as it is currently restricted by local planning policy as the site is an area protected by countryside policy.

The site is considered available as within the majority of the site the existing use would not need to be relocated and the site is in one ownership.

The site is considered achievable as the majority of the site is greenfield and there is reasonable prospect that the site will be financially viable for residential development in the future.