

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0278	<b>Site Name:</b> Land at Bower Hill	<b>Site Description:</b> Grazing land.		
<b>Site Address:</b>  Well Lane Repton DE65 6EY		<b>Current Use:</b> Grazing land.		
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 0.6		
<b>Site allocation:</b> Non Specific	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> None	0.6	0	0.6	
<b>Access to services:</b> 850m to bus stop for V3 route to Derby and Burton upon Trent. The site is not within 30 minutes travel time of essential services.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant planning history.			
CONSTRAINTS				
<b>Policy constraints:</b> The site has been assessed against Local and National planning policy and it is considered that the site is constrained by: Countryside policy (EV1) in the South Derbyshire Local Plan.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is not environmentally constrained. This assessment includes consideration of flood risk.				
<b>Access constraints:</b> The site has been assessed and it is considered that access to the site is not constrained. Access to the site is via Broomhills Lane.				

**Ownership constraints:**

From the information provided to us the site is in single 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**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	0	0	0	10

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a greenfield site and is currently used as grazing land. The site is located towards the south of Repton and has potential access onto Broomhills Lane. The site is being promoted for accommodating 10 dwellings. There is currently no developer interest in the site.

The site is considered to be potentially suitable as it is located in an area currently protected by the Local Plan's Countryside policy.

The site is considered to be 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 greenfield site and there is a reasonable prospect that the site will be financially viable for residential development in the future.