

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0296		Site Description: The site is greenfield and currently in use as a playing field.		
Site Name:				
Site Address: Land to the rear of The Pastures Repton				
		Current Use: Playing field.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.869		
Site allocation: Leisure		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	0	0.869
Access to services: Bus stop at the junction of Burton Road/Tanners Lane approximately 300m from the site. V3 service to Burton upon Trent and Derby. The site is not located within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2010/0580 Change of use from paddock into a school playing field at Mitre drive. - Approved 9/2001/0087 Outline application for residential development on land to the rear of the Mitre, Mitre Drive - Refused.		
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).				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is constrained by: trees lining the site, particularly the north eastern boundary.				
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; land adjoining the site at both The Pastures and Mitre Drive is in the same ownership as the landowner.				

Ownership constraints:

From the information available 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 the impact on the Conservation Area would need further assessment.

Economic viability issues:

The site has been assessed and it is considered that residential development of the 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 greenfield and currently in use as a playing field. The site has access onto The Pastures and onto Mitre Drive. It has been suggested through the SHLAA submission that the site could accommodate up to 30 dwellings. There is currently no developer interest in the site.

The site is considered to be potentially suitable. Any scheme would have to take account of the Repton Conservation Area.

The site is considered to be available; the site is in one ownership however a new location would need to be found for the existing use.

The site is considered to be 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.