

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0219		Site Description:		
Site Name:		Agriculture		
Site Address: Land off Bakeacre Lane Findern		Current Use: Agricultural.		
PUA/Non PUA: Non PUA	Total site area (hectares): 1.47			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	1.47	0		
Access to services: Bus stop 918 m away for 218, 512, V3, VN, X40 services. The site is 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: - 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: This site has been assessed and it is considered that the access to the site is constrained, due to: - Bakeacre Lane being a narrow lane.				

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	29

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a green field site that is currently used as agricultural land which is located on Bakeacre Lane, Findern. There is access onto Bakeacre Lane. We have suggested a site capacity of 29 dwellings. There is no developer interest currently on the site.

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

The site is considered available as the existing use would not need to be relocated. The site is in multiple ownership but currently all owners are willing to develop.

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 and is available for residential development in the future.