

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0056		Site Description: The site is made up predominantly of farm land and buildings.		
Site Name: -				
Site Address: Fields Farm Doles Lane Findern DE65 6BA				
		Current Use: Farm land and farm buildings, including the farm house.		
PUA/Non PUA: Non PUA		Total site area (hectares): 8.92		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		7.65	1.27	
Access to services: 71m to bus stop for V3 service to Derby and Burton (infrequent service). The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: Application for house refused on part of site.		
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. There is also a Tree Preservation Order (70) on the site.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the existing buildings on the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - part of the site lying within Flood Zone 3a.				
Access constraints: This 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	178

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

The site is a predominantly green field site currently used as agricultural land which is located to the north of Findern near to the A38. The site has potential access onto Doles Lane, or Burton Road through other sites. We have estimated a site capacity of 178 dwellings. There is no developer interest 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 southern part of the site lies within Flood Zone 3 which would require a sequential test if it were to be developed. The site is also partially covered by a Tree Preservation Order, which would require further assessment.

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.