

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0077	<b>Site Name:</b> -	<b>Site Description:</b> The site is arable agricultural land.		
<b>Site Address:</b> Land at Highfields Farm Bakeacre Lane Littleover -		<b>Current Use:</b> Agricultural		
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 32.82		
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	32.82	0		
<b>Access to services:</b> The site is very close to a bus stop for the V3 service to Derby and Burton. The majority of the site is within 20 minutes travel time of essential services.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> Adjacent site granted outline planning permission.			
CONSTRAINTS				
<b>Policy constraints:</b> 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.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is physically constrained by: - the overhead power cables on the site.				
<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 included consideration of flood risk.				
<b>Access constraints:</b> 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	656

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

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

**Summary**

The site is a green field site that is currently use for arable which is located to the north of Findern, close to the A50. The site has potential access onto Burton Road and Rykneld Road. We have estimated a site capacity of 656 dwellings. If this site were to be allocated then it may lead to a reassessment of the existing conjoined inquiry site at Highfields farm (1200 dwellings) and lead to an increase in number across the two sites. There is high 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 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. However, the impact on viability of the overhead powerlines would need further assessment.