

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0073		Site Description: The site contains a farm house, modern outbuildings and is in agricultural use.		
Site Name: -				
Site Address: Land at Glebe Farm London Road Shardlow -				
		Current Use: Agricultural land and farm buildings.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.13		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0.98	0.15	
Access to services: 794m to bus stop for SKY to Derby and Leicester. The site is more than 30 minutes travel time from essential services.		Status: Promoted Site		
		Planning History: 9/2010/0862 - application granted for a replacement dwelling.		
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 and National Green Belt policy.				
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: - the whole site lying within Flood Zone 3a.				
Access constraints: The 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	22

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

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

**Summary**

The site is a green field site currently used as agricultural land and dwelling which is located to the west of Shardlow. The site has potential access onto London Road. We have estimated a site capacity of 22 dwellings. There is no developer interest on the site.

The site is considered to be potentially suitable although it is currently restricted by countryside and green belt policy. The site lies wholly within Flood Zone 3a and therefore a sequential test would be required.

The site is considered available as the site is in one ownership. Further information is needed on the intentions for the existing farm house on the site.

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 removing the existing buildings would need further assessment.