

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0043		Site Description: The site consists predominantly of agricultural land and there is also a farm dwelling and curtilage.		
Site Name: -				
Site Address: Maple Dene Heath Top Boggy Lane Church Broughton -				
PUA/Non PUA: Non PUA		Total site area (hectares): 1.37		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		1.21	0.16	
Access to services: 0.75 miles to A50 junction. 49m to bus stop for service 423 to Derby (twice on Tue & Fri only). The site is more than 30 minutes travel time to essential services.		Status: Promoted Site Planning History: 9/2001/0705 - Change of Use from farmland to domestic use. 9/2008/0828 - outline for one dwelling (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: - 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: 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	27

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

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

Summary

The site is currently predominantly used as agricultural land which is located in the countryside to the south of Church Broughton. The site has potential access onto Cote Bottom Lane. We have estimated a site capacity of 27 dwellings. There is medium 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 predominantly green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.