

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0263		Site Description: The site is agricultural land with a public footpath in the south of the site.		
Site Name:				
Site Address: Land to the north of Tippers Lane Church Broughton DE 65 5AG				
		Current Use: Agriculture - grazing/mowing land		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.34		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		3.34	0	0
Access to services: The site is within 400m of a bus stop for 423 service to Derby which is an infrequent service that runs only twice a week. The site is more than 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 physically constrained by: - the power supply line on the site.				
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 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	100

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:**Developable dwellings:****Summary**

The site is a green field site currently used as agricultural land which is located to the west of Church Broughton. The site has potential access to Tipper's Lane, Church Road and Ashbourne Lane. It has been proposed through the SHLAA submission that up to 100 dwellings could be provided on the site. 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 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 power supply line across the site may need further assessment.