

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0264		Site Description: The site is predominantly greenfield land comprising of agricultural land and buildings and contains one dwelling and its curtilage.		
Site Name:				
Site Address: Farmyard and adjacent land at Cromwell House Farm Church Broughton DE65 6AR				
		Current Use: Agriculture and residential		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.34		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None				2.5
Access to services: Within 500m to bus stop for service 423 to Derby (Tue & Fri only). The site is more than 30 minutes travel time to essential services.		Status: Promoted Site		
		Planning History: None relevant		
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 environmentally constrained by: - part of the south 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 constrained, by the narrow road access to the site.				

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	45

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The developable area of the site is greenfield land (the developable area excludes the farmhouse and its curtilage) which is located to the south west of Church Broughton. The site has potential access onto Cote Bottom Lane and Tippers Lane. We have estimated a site capacity of 45 dwellings. There is no developer interest in the site.

The site is considered to be potentially suitable as it currently restricted by local planning policy as the site is in an area protected by countryside policy. A small part of the site is located within Flood Zone 3a and this element would require a sequential test.

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 green field in nature and there is a reasonable prospect that the site will be financially viable for residential development in the future.