

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0247		Site Description:  Agricultural land with the following use classes at Landown Farm, B2/B2/B4,B1,D2.		
Site Name:				
Site Address: Bakeacre Lane  Landown Farm  Findern  DE65 6BH				
		Current Use:  Agricultural land with the following use class on part of the site, light industrial use class -B2/B3/B4, business use class - B1, equestrian use class - D2		
PUA/Non PUA: Non PUA		Total site area (hectares): 15.1		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: high		0	0	12.4
Access to services:  780m to bus stop for V3 to Derby and Burton. The majority of the site is within 30 minutes travel time of essential services, apart from the south west of the site which lies within 20 minutes travel time of essential services.		Status:		
		Planning History:  9/2007/1499 - Erection of an extension at Landown Farm		
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 (ENV1) 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 site sloping slightly to the north and the site area beneath and past overhead power cables (however this is not included in developable area).				
Environmental constraints including flood risk:  The site has been assessed and it is considered that residential development on this site would be economically viable.				
Access constraints:  The site has been assessed and it is considered that the access to the site is constrained due to: Backare Lane being a narrow lane.				

**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	374

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The majority of the site is a green field site, which is located to the north west of Findern. The site has a slight slope to the north with potential access onto Bakeacre Road. We have estimated a site capacity of 374 dwellings. 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 the majority of the site 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 of the gradient on viability would need further assessment.