

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0032	Site Name: -	Site Description: The site is a vacant field. A stream runs parallel to the northern boundary of the site.		
Site Address: Land to the west of 124 Repton Road Hartshorne -		Current Use: Vacant field.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.65		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0.65	0		
Access to services: 675m to bus stop for 61 service to Swadlincote and Derby. The site is within 30 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: 9/2012/0712 - Variation of condition 12 of planning permission 9/2009/0346. 9/2009/0346 - five holiday cabins, village shop, tea rooms and hair salon.			
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 to north, the northern part being heavily planted and a stream and pond on the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - part of the 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. Although it has been highlighted that visibility splays may be required alongside any scheme.				

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	13

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

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

Summary

The site is a green field site which is located to the west of Hartshorne. The site has a slope to the north with potential access onto Repton Road. We have estimated a site capacity of 13 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. Part of the site is covered by Flood Zone 3a so a sequential test would be required if development were occur on that part of the site.

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 of the gradient and flood risk on viability would need further assessment.