

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0052		<b>Site Description:</b> The site is agricultural land.		
<b>Site Name:</b> -		<b>Current Use:</b> Agriculture.		
<b>Site Address:</b> Land off A514 Main Street Hartshorne DE11 7ER				
<b>PUA/Non PUA:</b> Non PUA	<b>Total site area (hectares):</b> 5.63			
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	5.63	0		
<b>Access to services:</b> Adjacent bus stop for 61 service to Swadlincote and Derby and opposite school. The majority of the site is within 20 minutes travel time of essential services.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant planning history			
CONSTRAINTS				
<b>Policy constraints:</b> 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) and National Forest (EV10) in the South Derbyshire Local Plan 1998.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk. A small part of this site is covered by Flood Zone 3a and 2.				
<b>Access constraints:</b> 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	40

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

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

**Summary**

The site is a green field site currently used as agricultural land which is located to the east of Hartshorne. The site has potential access onto Main Street. Following discussions relating to the site, the latest information is that the site is being proposed for 40 dwellings and a cricket pitch. 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. A small part of the site lies within Flood Zone 3a and 2 which would require further assessment if that part of the site were to be developed.

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.