

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0215		Site Description: Agricultural grazing land		
Site Name:				
Site Address: Land south of Springhill Cottages Hartshorne				
		Current Use: Agricultural.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.6		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		0.6	0	
Access to services: Bus stop 825m away for 61 service. Hartshorne contains a primary school, community hall and 3 public houses. The site is mainly within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2014/0107 - The replacement of former dairy building to form one dwelling - application pending (July 2014)		
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) and The National Forest policy (EV10) 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 from north to south.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the southern part 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, due to: - poor access onto Springhill.				

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	12

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

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

Summary

The site is a green field site that is currently used as grazing land which is off Springhill. There is access onto Springhill. We have suggested a site capacity of 12 dwellings. There is low 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 section of the south western part of the site lies within Flood Zone 3a so a sequential test would be required if development were to take place on that part of the site. Further assessment would be required of the access point onto Springhill and also the gradient on the site.

The site is considered available as the existing use would not need to be relocated. The site is in single 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 and is available for residential development in the future. However, the impact on viability of the access provision and the gradient on the site would require further assessment.