

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0233		Site Description: Agricultural land.		
Site Name:				
Site Address: Land off Repton Road Hartshorne		Current Use: Agriculture.		
PUA/Non PUA:	Non PUA	Total site area (hectares): 3.71		
Site allocation:	Non Specific	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	Medium	3.71	0	0
Access to services: The site is within 30 minutes travel time of essential services. 800m to bus stop for 61 service.		Status: Promoted Site		
		Planning History: No relevant planning history.		
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: - being covered by the 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 due to there being a small area of flood zone 3a at the south west corner.				
Access constraints: This 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	74

**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 for agriculture to the west of Hartshorne on the corner of Repton Road and Dunsmoor Lane. The site has potential access onto Repton Road and is relatively flat. We have estimated a site capacity of 74 dwellings. There is medium developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as the whole site is in an area protected by countryside policy. A small area of the site is in flood zone 3a but this shouldn't prevent the site as a whole from being developed.

The site is considered available as the site is in one ownership.

The site is considered achievable as there is a reasonable prospect that the site will be financially viable for residential development in the future.