

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0245		<b>Site Description:</b> Agricultural grazing land.		
<b>Site Name:</b> -		<b>Current Use:</b> Grazing land.		
<b>Site Address:</b> Woodville Road Between 53 & 67 Hartshorne				
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 0.34		
<b>Site allocation:</b> N/A		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High		0.34	0	
<b>Access to services:</b> Bus station is 126 metres away from 61 service to Swadlincote and Derby. The majority of the site is within 20 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> Previously part of land earmarked for A50 bypass, which has now been abandoned.		
<b>CONSTRAINTS</b>				
<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 The National Forest policy (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.				
<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
					10

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a green field site that is currently used for agricultural grazing. The site is located to the south west of Hartshorne. The site fronts onto and has potential access onto Woodville Road. It has been proposed through the SHLAA submission that approximately 10 dwellings could be provided on this site. 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. 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.