

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0070	<b>Site Name:</b> -	<b>Site Description:</b> The site is agricultural farmland including farm buildings. The Hell Brook runs across the site and adjacent to the site is a traffic free cycle route/footpath.		
<b>Site Address:</b> Land off Stenson Road Stenson Fields, Littleover -		<b>Current Use:</b> Agricultural land and buildings.		
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 87.58		
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	87.58	0		
<b>Access to services:</b> 395m to bus stop for services 37 and 38 into Derby. Peartree railway station is 2 miles. 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) in the South Derbyshire Local Plan 1998. There is a large Tree Preservation Order (51 - Hell Meadow) area in the middle of the site and other numerous Tree Preservation Orders in the southern section of the site.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is physically constrained by: - the adjacent railway line to the south, existing buildings and Hell Brook on the western boundary of the site. Also, on site there are 3 small separate areas that were former landfill sites.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is environmentally constrained by: - the northern boundary lying within Flood Zone 3b and 3a.				
<b>Access constraints:</b> 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	1751

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:** 0

**Developable dwellings:** 0

**Summary**

The site is a green field site currently contains farm buildings and is also used as arable land which is located to the west of Stenson Fields. The site has potential access onto Stenson Road through the adjacent SHLAA site S/0121. We have estimated a site capacity of 1,751 dwellings on the 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. Further assessment would also be required on the site for the small area of the site that lies within Flood Zone 3a and 3b. A sequential test would be required if any development were to take place within the flood zone area.

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 on viability of the former landfill areas and flood alleviation would need further assessment.