

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0019		Site Description: The site is predominantly green field and is currently overgrown with some agriculture usage. There are small brown field elements where existing buildings stand.		
Site Name: -				
Site Address: Former Nursery London Road Shardlow -				
		Current Use: Former nursery which has become overgrown, telephone exchange, agricultural land and residential.		
PUA/Non PUA: Non PUA		Total site area (hectares): 6.69		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		6.34	0.35	
Access to services: Bus stop adjacent for SKY service to Derby and Leicester. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: Attempts to allocate in local plan.		
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) in the South Derbyshire Local Plan 1998. The site is adjacent to the Trent and Mersey Canal conservation area.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the site being crossed by a ditch/culvert and the exisiting buildings on the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the site lying within Flood Zone 3a.				
Access constraints: 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 multiple ownership, however, all parties are currently willing to develop the site for residential use.

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	133

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

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

Summary

The site is a predominantly green field land which is located to the south of Shardlow between the Trent and Mersey canal and houses on London Road. The site is not well maintained and has potential access onto London Road. We have estimated a site capacity of 133 dwellings. There is no 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 entirely within Flood Zone 3a which would require a sequential test.

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 predominantly green field in nature and there is a reasonable prospect that the site will be financially viable for residential development in the future.