

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0280		Site Description:		
Site Name: Land to the rear of 131		Greenfield site with outbuildings and vegetable patch.		
Site Address: Woodville Road Hartshorne DE11 7EX		Current Use: Open land, vegetable patch and outbuildings.		
PUA/Non PUA:	Non PUA	Total site area (hectares): 0.66		
Site allocation:	Non Specific	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	0.65	0.01	0
Access to services: 700 metres to bus stop for routes 4 and 9a to Swadlincote. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant planning history.		
CONSTRAINTS				
Policy constraints: The site has been assessed against Local and National planning policy and it is considered that the site is constrained by: 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 physically constrained by: the existing buildings on the site and the access.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not environmentally constrained. This assessment includes consideration of flood risk.				
Access constraints: At present, access to the site is considered to be constrained.				

Ownership constraints:

From the information available to us it is considered that the site is in single 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 assessment of the site, it is considered that the significant constraint to overcome is that of access.

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	18

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a predominantly greenfield site with outbuildings, located to the south of Hartshorne. Access to the site from Woodville Road has not been specifically identified at present. We have estimated a site capacity of 18 dwellings. There is no developer interest in the site.

The site is considered to be potentially suitable as it is located in an area currently protected by the adopted Local Plan's Countryside policy.

The site is considered to be 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 access to the site would need to be addressed.