

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0045		Site Description: The site is agricultural land containing stables and animal pens.		
Site Name: -				
Site Address: Land off Twyford Road opp Grange Farm Barrow on Trent -				
		Current Use: Agriculture.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.6		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		2.6	0	
Access to services: 307m to bus stop for 61, 70 and V3 service to Derby which have infrequent stops in Barrow upon Trent. The majority of the site is more than 30 minutes travel time to essential services.		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: - Countryside policy (EV1) and National Forest (EV10) in the South Derbyshire Local Plan 1998 and the adjacent conservation area (EV12)				
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 by: - the site lying wholly within Flood Zone 3b.				
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 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	0

Site suitable? No **Site available?** Yes **Site achievable?** Yes

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

Summary

The site is a green field site currently used as grazing land with animal pens and stables which is to the west of Barrow on Trent. The site has potential access onto Twyford Road and Swarkestone Road. We have estimated a site capacity of 0 dwellings. There is medium developer interest on the site.

The site is considered to be not suitable as it is located wholly within Flood Zone 3b. The site is also restricted by local planning policy as it is in an area protected by countryside policy.

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