

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0290	Site Name: Bridge Farm Site Address: Barrow on Trent Sinfin Lane Derby DE73 7HH	Site Description: Brownfield site. Offices and industrial storage buildings and some open waste land.		
		Current Use: Brownfield - offices and industrial storage buildings together with some open waste land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.93		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None			0	
Access to services: Bus stop for No. 2 service to Derby is 440m from the site. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No residential 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 adopted (1998) South Derbyshire Local Plan.				
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.				
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: The site has been assessed and it is considered that access to the site is not constrained: the site has direct access onto Sinfin Lane.				

Ownership constraints:

From the information available to us, there are no ownership constraints with the site.

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	30

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a brownfield site currently in use as offices and industrial storage buildings, located to the north of Barrow on Trent. The site has access onto Sinfin Lane. The site capacity has been estimated at 30 dwellings. There is no developer interest in the site at present.

The site is considered to be potentially suitable as it is located in an area currently protected by the adopted (1998) Local Plan's Countryside policy.

The site is considered available as the existing use would not need to be relocated and the site is not subject to ownership constraints.

The site is considered achievable as there is a reasonable prospect that development of the site would be financially viable in the future.