

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0275	Site Name:	Site Description: Agricultural land and dwelling.		
Site Address: Backeacre Lane Thurston Farm Findern DE65 5BH		Current Use: Dwelling and agricultural land.		
PUA/Non PUA: PUA		Total site area (hectares): 31.04		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0	0	25	
Access to services: Within 900m to bus stop for service V3 to Derby and Burton. The majority of the site is located within 30 minutes travel time of essential services and the middle section of the site is located outside of 30 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: None relevant.			
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 (ENV1) in the South Derbyshire Local Plan 1998.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the The site is physically constrained by: - overhead power lines cross the site (however this is not included in developable area).				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: The site has been assessed and it is considered that the access to the site is constrained due to: Bakeacre Lane being a narrow lane.				

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	750

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is predominantly greenfield and comprises of agricultural land and a dwelling. The site is located to the north west of Findern. The site has potential access onto the Bakeacre Lane. It has been proposed through the SHLAA submission that approximately 750 dwellings could be provided on this 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.

The site is considered available as the majority of the site would not need to be relocated and the site is in one ownership.

The site is considered achievable as the majority of the site is a green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.