







GENERAL SITE INFORMATION	SITE USAGE				
Site reference: S/0165	Site Description:				
Site Name:	The site is used for a mix of equestrian and residential uses.				
-					
Site Address:					
Land at					
Arleston Farm	Current Use: Agriculture and residential.				
Arleston, Barrow upon Trent					
-					
PUA/Non PUA: Non PUA	Total site area (hectares): 3.29				
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:		
Developer interest: Low	3.29	0			
Access to services:	Status: Promoted Site				
Over 1km to nearest bus stop. The site is within 20 minutes travel time of essential services.	Planning History: No relevant planning history				

## **CONSTRAINTS**

## **Policy constaints:**

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.

# Physical constraints (i.e. topography):

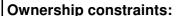
The site has been assessed and it is considered that the site is not physically constrained.

# **Environmental constraints including flood risk:**

The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.

## **Access constraints:**

This site has been assessed and it is considered that the access to the site is constrained, due to: - there only being a track to the road network currently.



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	65

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

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

#### Summary

The site is a green field site that is currently used as agricultural land that is located to the south of Sinfin on the opposite side of the A50. The site does not have direct access onto a main road but there is a track that leads to Arleston Lane. We have estimated a site capacity of 65 dwellings. There is low 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 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 impact on viability of the creation of an access would require further assessment.