

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0084		<b>Site Description:</b> The site is arable farm land that is surrounded by open countryside and low density residential development mainly to the south of the site. The River Trent borders the whole west side of the site, with this area suggested for open space provision.		
Site Name: -				
Site Address: Land at Newton Road Burton on Trent -				
		<b>Current Use:</b> Agricultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 10.2		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		10.2	0	7.8
Access to services: Bus stop adjacent for V3 service to Derby. The site is within 30 minutes travel time of 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) 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 pylons across the southern edge of the site. The site also slopes towards the west and south.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - part of the site lying within Flood Zone 3b to the west of the site. Although this area has been suggested for open space and not residential development.				
Access constraints: This 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	156

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

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

**Summary**

The site is green field land that is currently used for agriculture which is located to the north of Winshill, Burton upon Trent. The site has potential access onto Newton Road. The site slopes from the west and the south. We have estimated a site capacity of 156 dwellings for the net developable area. 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 gradient of the site would require further assessment. A small section of the southern part of the site lies within Flood Zone 3a and a larger section to the west (west side of Newton Road) lies within Flood Zone 3b. A sequential test would be required if development was to occur in these areas.

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 mixed 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 gradient and pylons would need further assessment.