

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0162		Site Description: The site is agricultural land with farm buildings.		
Site Name: -				
Site Address: Land surrounding Thulston Fields Farm Aston on Trent -				
PUA/Non PUA: PUA		Total site area (hectares): 107.23		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		107.23	0	
Access to services: 638m to bus stop for route 73 to Derby & Weston on Trent and SKY service to Derby & Leicester. The majority of the site is not 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. The site is also constrained by national Green Belt policy.				
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: The site has been assessed and it is considered that the access to the site is not constrained as the site is willing to work with Boulton Moor.				

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	2144

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 north of Aston on Trent. The site has potential access onto Snelsmoor Lane. We have estimated a site capacity of 2,144 dwellings. There is high developer interest on the site.

The site is considered to be potentially suitable due to the sites location within the green belt and being 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.