

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0002		Site Description:  The site is a green field area with a single dwelling in the south west corner. The site is disjointed from the built up area of Aston on Trent.		
Site Name: -				
Site Address:  Shardlow Road Aston-on-Trent -				
		Current Use: Recreation land and a dwelling in SW corner.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.14		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.9	0.24	
Access to services: 0.25 miles into Aston-On-Trent village. Bus stop for route 73 to Weston upon Trent and Derby is 234m away. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2011/0089 - Change of use from agricultural to garden and the erection of replacement poultry house and agricultural store - granted 9/2009/0007 - Change of use from agriculture to recreation granted.		
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 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.				

**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	42

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

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

**Summary**

This site is a predominantly green field site that is located close to Aston on Trent with an access off Shardlow Road. We have estimated a site capacity of 42 dwellings. 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. Also, it is disconnected from the built up area of the village by a playing field.

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 predominantly green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.