

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0026		Site Description: The site is composed of agricultural land.		
Site Name: -				
Site Address: Valerie Road / Chellaston Lane Aston on Trent -				
		Current Use: Agriculture.		
PUA/Non PUA: Non PUA		Total site area (hectares): 24.92		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		24.92	0	
Access to services: 326m to bus stop for 73 service to Derby. The majority of the site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: Part of site presented to the adopted local plan inquiry.		
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 rising ground through the site in a westerly direction.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - a small part of the site being a former landfill site.				
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 multiple ownership, however, all parties are currently willing to develop the site for residential use.

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	498

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

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

Summary

The site is a green field site currently cultivated which is located to the west of Aston on Trent. The site is well maintained and has a slope rising to the west. There is potential access onto Weston Road and Chellaston Lane. We have estimated a site capacity of 498 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.

The site is considered available as the existing use would not need to be relocated and the site is in multiple ownership but both parties are willing to develop the site.

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 of the gradient on viability would need further assessment.