

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0061		Site Description: The site is agricultural fields.		
Site Name: -		Current Use: Agricultural.		
Site Address: Land between Aston Lane and Moor Lane Aston on Trent -				
PUA/Non PUA: Non PUA	Total site area (hectares): 30.03			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	30.03	0		
Access to services: Within 400m to bus stop for 73 service to Derby and Weston on Trent. The majority of the site is within 30 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: 9/2005/0603. 9/2005/1231 - erection of a dwelling (withdrawn). 9/2006/0057 - erection of a dwelling (refused).			
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: This site has been assessed and it is considered that the access to the site is constrained, due to: - the access along Moor Lane being potentially insufficient for the scale of the site.				

Ownership constraints:

From the information available to us it is considered that the site is in multiple ownership.

Other:

The site has been assessed and it is considered that, in addition to those constraints already mentioned, the site is constrained by: - the site being disjointed from the built up area.

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	606

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

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

Summary

The site is a green field site currently used as farmland which is located to the east of Aston on Trent. The site has potential access onto Moor Lane and Shardlow Road. We have estimated a site capacity of 606 dwellings. There is medium developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as a significant part of 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. The site is in multiple 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 site access may need further assessment.