

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0163		Site Description: The site comprises a dwelling, agricultural buildings and agricultural land.		
Site Name: -				
Site Address: Northern fringe of Derby Road Aston on Trent -				
		Current Use: Dwelling and agricultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.77		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High				1.77
Access to services: 160m to bus stop for route 73 to Derby and Weston on Trent. 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. The site is adjacent to a Green Belt area.				
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 access to the site requires further consideration.

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	40

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

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

Summary

The site is currently comprises agricultural land and a dwelling and is located to the north of Aston on Trent. The site has potential access onto Derby Road. We have estimated a site capacity of 40 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 and access to the site is yet to be determined.

The site is considered available as the existing use would not need to be relocated.

The site is considered achievable as it is a mixed use site and there is a reasonable prospect that the site will be financially viable for residential development in the future.