

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0230		Site Description: The site is currently used for agricultural land with a public footpath running across the southern end of the site.		
Site Name: Field No. 2871				
Site Address: Field No. 2871 Shardlow Road Aston on Trent DE72 2AD				
		Current Use: Agricultural land		
PUA/Non PUA: Non PUA		Total site area (hectares): 3.09		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		3.09	0	0
Access to services: 860 metres to the nearest bus stop. The majority of the site is outside of 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.				
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	61

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:**Developable dwellings:****Summary**

The site is a green field site that is used for agriculture which is located on Aston Lane, Aston on Trent. There is access onto Aston Lane. We have suggested a site capacity of 61 dwellings. There is medium developer interest currently 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. The site is in single 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 and is available for residential development in the future.