

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0272		Site Description: The site is agricultural land.		
Site Name:				
Site Address: Land off Moor Lane Aston on Trent				
		Current Use: Agricultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.05		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.05	0	1.05
Access to services: Within 400m of bus service to Derby and Weston on Trent. The site is within 30 monutes travel time of essential services.		Status: Promoted Site		
		Planning History: N/A		
CONSTRAINTS				
Policy constraints: The site has been considered 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 constrained, due to: - the narrow access to the site from Moor Lane				

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	21

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a greenfield site currently used as farmland which is located to the east of Aston on Trent. The site has potential access onto Moor Lane. We have estimated a site capacity of 21 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 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 and the site is in one ownership.

The site is considered available as it is a greenfield site and there is 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.