

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0040		Site Description: The site is regenerated previously developed land.		
Site Name: -				
Site Address: Land at Uttoxeter Road Foston -				
		Current Use: Field with hardstandings from previous use.		
PUA/Non PUA: Non PUA		Total site area (hectares): 7.55		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	7.55	
Access to services: 106m to bus stop for service 1 to Uttoxeter and Burton. The site is more than 30 minutes travel time to essential services.		Status: Promoted Site		
		Planning History: 9/2001/0151 - outline for residential dwelling (refused). 9/2001/0146 - outline residential development (refused). 9/2001/0645 - 4 detached houses (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. The site has numerous Tree Preservation Orders on it.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the electricity pylons across the site.				
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	151

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

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

**Summary**

The site is a brown field site containing hardstanding. The site is a former military depot/airfield which is located to the east of Foston close to the A50. The site has potential access onto Uttoxeter Road. We have estimated a site capacity of 151 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 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 has several Tree Preservation Orders which would require further assessment.

The site is considered achievable as there is a reasonable prospect that the site will be financially viable for residential development in the future. However, the impact of the pylons on viability would need further assessment.