

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0025	Site Name: -	Site Description: The site is currently used for agricultural land.		
Site Address: Land to the north of Main Street Weston on Trent -				
PUA/Non PUA: Non PUA		Total site area (hectares): 6.21		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	6.21	0		
Access to services: 102m to bus stop for 73 to Derby. The majority of the site is within 20 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: Local plan inquiry cited access as a problem to the site.			
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 lack of visibility at the western access point of the site.				

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	124

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

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

Summary

The site is a green field site currently in use as cultivated farmland. The site is located to the west of Weston on Trent. The site has potential access to the Main Street. We have estimated a site capacity of 124 dwellings. There is low 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 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 restricted visibility at the west access point may need further assessment.