

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0232		Site Description: The land is open green space.		
Site Name:				
Site Address: Adjacent to Rio Vista Swarkestone Road Weston on Trent		Current Use: Vacant land.		
PUA/Non PUA:	Non PUA	Total site area (hectares): 0.55		
Site allocation:	Non Specific	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	Medium	0.55	0	0
Access to services: The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2004/1204 - Outline application refused for the erection of a dwelling and detached garage. 9/2005/1471 - The formation of a vehicular access approved.		
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: - being covered by the 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 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	11

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

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

Summary

The site is a green field site that is currently a vacant site on the west of Weston on Trent. The site has potential access onto Swarkestone Road and is relatively flat. We have estimated a site capacity of 11 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 whole site is in an area protected by countryside policy.

The site is considered available as the site is in one ownership.

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