







<b>GENERAL SITE INFORMAT</b>	ION SITE USAG	SITE USAGE				
Site reference: S/0152	Site Descrip	Site Description:				
Site Name:	The site is a	The site is agricultural land.				
-						
Site Address:						
Scropton Road Hatton	Current Use Agriculture	Current Use: Agriculture				
PUA/Non PUA: Non P	PUA Total site a	Total site area (hectares): 5.52				
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:			
Developer interest: High	5.52	0				
Access to services:	Status: Pro	Status: Promoted Site				
520m to a bus stop for routes Derby and Burton and service Uttoxeter and Burton. The si within 30 minutes travel time essential services.	e 1 to te is No relevant	Planning History: No relevant planning history				

## **CONSTRAINTS**

### **Policy constaints:**

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):

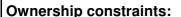
The site has been assessed and it is considered that the site is not physically constrained.

# **Environmental constraints including flood risk:**

The site has been assessed and it is considered that the site is environmentally constrained by: - the whole site lying within Flood Zone 3a and a site that has historical flooding adjacent to it.

## **Access constraints:**

The site has been assessed and it is considered that the access to the site is not constrained.



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	1-5	6-10	11-15	16+	CAPACITY
block):	0	0	0	0	110

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 used as agricultural land. The site is located to the west of Hatton. The site has potential access onto Scropton Road. We have estimated a site capacity of 110 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 the site is in an area protected by countryside policy. The site lies wholly within Flood Zone 3a and would therefore require a sequential test.

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.