

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0203		Site Description: The site is used for grazing but is not well maintained.		
Site Name: -				
Site Address: Land west of Station Road Hatton -				
		Current Use: Agriculture		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.6		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		3.6	0	2.8
Access to services: 327m to bus stop for V1 service to Derby & Burton & 1 service to Uttoxeter & Burton.The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant planning history		
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 environmentally constrained by: - the majority of the site lying wholly within Floodzone 3a.				
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	95

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 grazing land that is located to the north west of Hatton. The site has potential access onto Station Road and Uttoxeter Road. The developer has suggested a site capacity of 95 dwellings. There is high developer interest.

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. Further assessment of the access onto the site may be required. The majority of the site lies within Flood Zone 3a so a sequential test would be required for the site.

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.