

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0235		<b>Site Description:</b> Agricultural land		
<b>Site Name:</b>				
<b>Site Address:</b> Land to rear of 186 Station Road Hatton		<b>Current Use:</b> Agricultural land		
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 0.93		
<b>Site allocation:</b> N/A		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> Low		0.93	0	
<b>Access to services:</b> The site is within 20 minutes travel time of essential services. 153m to the nearest bus stop.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant planning history		
CONSTRAINTS				
<b>Policy constraints:</b> 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.				
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is environmentally constrained by: - the whole site lying within Flood Zone 3a.				
<b>Access constraints:</b> This site has been assessed and it is considered that the access to the site is constrained, due to: - limited access onto Station Road.				

**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	19

**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 in Hatton on Rye Flatts Lane. The site has potential access onto Station Road. We have estimated a site capacity of 19 dwellings. There is a 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 whole site is in an area protected by countryside policy. The site wholly lies within flood zone 3a so a sequential test would be required before development takes place.

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.