

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0297	<b>Site Name:</b>	<b>Site Description:</b> The site comprises open fields and the Salt Brook runs along the south of the site.		
<b>Site Address:</b> Land south of Derby Road Hatton				
<b>PUA/Non PUA:</b> Non PUA		<b>Current Use:</b> Agricultural land.		
<b>Site allocation:</b> N/A	<b>Total site area (hectares):</b> 4.1	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High	4.1	0	0	
<b>Access to services:</b> Bus stops are located within 400m of the site. V1 service to Derby and Burton together with a service to Uttoxeter and Burton. The site is within 20 minutes travel time of essential services.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> 9/2015/1108 - Southern part of the site.			
CONSTRAINTS				
<b>Policy constraints:</b> The site has been assessed against National and Local planning policy and it is considered that the site is constrained by: 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 physically constrained by: a public sewer running along the eastern boundary.				
<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 not constrained. Access to the site would be from Derby 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 use on this site would be economically viable.

**DWELLING DELIVERY AND SITE CAPACITY**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	0	0	0	<b>80</b>

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a green field site currently in use as agricultural land, and is located to the north of Hatton. The site has potential access onto Derby Road. It is considered that the site could accommodate approximately 80 dwellings. There is a high level of developer interest in the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy, being located within the Countryside. The site wholly lies within Flood Zone 3a which would require a sequential test.

The site is considered to be 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 development in the future. However the impact of the flood risk on viability would require further assessment.