

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0014		<b>Site Description:</b> The site is currently used for agricultural grazing land.		
<b>Site Name:</b> -				
<b>Site Address:</b> Land to the south of The Mease Hilton -				
		<b>Current Use:</b> Agriculture		
<b>PUA/Non PUA:</b>	Non PUA	<b>Total site area (hectares):</b> 23.1		
<b>Site allocation:</b>	N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b>	None	23.1	0	
<b>Access to services:</b> Over 1km to bus stop. The majority of the site is within 30 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant planning history.		
<b>CONSTRAINTS</b>				
<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: - 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 site lying within Flood Zone 3a.				
<b>Access constraints:</b> The 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	462

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

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

**Summary**

The site is a green field site currently used as agricultural grazing land which is located to the south of The Mease in Hilton. The site is well maintained and has potential access onto The Mease. We have estimated a site capacity of 462 dwellings. There is no 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 majority of the site is within Flood Zone 3a which would 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.