

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0037	<b>Site Name:</b> -	<b>Site Description:</b> The site is composed of Hilton Industrial Estate.		
<b>Site Address:</b> Hilton Industrial Estate Sutton Lane Hilton DE65 5FF		<b>Current Use:</b> Industrial estate.		
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 4.72		
<b>Site allocation:</b> N/A	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	0	4.72		
<b>Access to services:</b> Over 400m to the nearest bus stop on A5132 for V1 & V2 service to Derby and Burton. The site is within 20 minutes travel time of essential services.	<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: - 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 possibility of industrial contamination being present on the site and the noise from the A50.				
<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	94

**Site suitable?** Potentially      **Site available?** No      **Site achievable?** Yes

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

**Summary**

The site is a brown field site currently in use as an industrial estate which is located to the north of Hilton near to the A50. The site has existing access onto Sutton Lane. We have estimated a site capacity of 94 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 an area protected by countryside policy.

The site is considered not available as the existing use would need to be relocated and tenants are still active on the site.

The site is considered achievable as although it is a brown field site and there is a reasonable prospect that the site will be financially viable for residential development in the future. Potential contamination from the existing use would need further investigation to understand the impact on viability.