

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0201		Site Description: The site is agricultural land.		
Site Name: -				
Site Address: Land off Hilton Common Lucas Lane Hilton -				
		Current Use: Agricultural.		
PUA/Non PUA: Non PUA		Total site area (hectares): 50.64		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		50.64	0	
Access to services: Bus services V1 & V2 to Derby and Burton run through the village. The majority of the site is within 30 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. On the eastern boundary of the site, there is a wildlife designation.				
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: - a small part of the site lying within Flood Zone 2.				
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	506

**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 that is located to the east of Hilton. The site has potential access onto Lucas Lane and Egginton Road. We have estimated a site capacity of 506 dwellings (10 dph); this figure has been used as the site was suggested in the submission for a mixed use development. There is low 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.

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.