

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0207	Site Name:	Site Description: House & Garden with a pond to the southern end of the site.		
Site Address: Hargate Lodge Lucas Lane Hilton DE65 5FL		Current Use: House & Garden		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.48		
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	1.44	0.04		
Access to services: 537m to bus stop for 403 & V2 services to Darley Abbey & Derby. The site is within 20 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.				
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 not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: 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	29

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

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

Summary

The site is a predominantly green field site that is currently used as a residential dwelling and garden and is located at Lucas Lane, Hilton. The site has access onto Lucas Lane. We have suggested a site capacity of 29 dwellings. There is no developer interest on the site currently.

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. The site is in single ownership.

The site is considered achievable as it is a predominantly green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.