

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0224	Site Name:	Site Description: Greenfield pasture land		
Site Address: Elm Tree Farm Lucas Lane Hilton				
PUA/Non PUA: Non PUA		Current Use: Pasture Land		
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	2.84	0		
Access to services: Bus stop 623 metres away for 403 & V2. 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. There is however the potential for contamination in this area.				
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	56

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:**Developable dwellings:****Summary**

The site is a green field site that is currently used as a pasture land which is located on Lucas Lane, Hilton. There is access onto Lucas Lane. We have suggested a site capacity of 56 dwellings. There is low 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 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 green field site and there is a reasonable prospect that the site will be financially viable and is available for residential development in the future. However, the impact on viability of the access provision and potential contamination would require further assessment.