

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0299		Site Description: The site is mainly used for agriculture and open space.		
Site Name:				
Site Address: Land off Derby Road Hilton				
		Current Use: Agricultural land.		
PUA/Non PUA: Non PUA		Total site area (hectares): 2.3		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		2.3	0	0
Access to services: Within 400m to bus stop for V1 and V2 services to Derby and Burton. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: The site has been considered against Local 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.				
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 multiple ownership, however all the parties are currently willing to develop the site for residential use.

**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	42

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

The site is a predominantly green field site that is currently used for agriculture and grazing. It is located to the north of Hilton and has potential access onto Derby Road. The capacity of the site has been estimated at 42 dwellings. There is a high level of developer interest in the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy, being in an area protected by Countryside policy.

The site is considered to be available as the existing use would not need to be relocated.

The site is considered to be 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.