

GENERAL SITE INFORMATION		SITE USAGE			
<b>Site reference:</b> S/0300	<b>Site Name:</b>	<b>Site Description:</b> The site is mainly used for agriculture and open space. There is also a nursery and some dwellings within the site.			
<b>Site Address:</b> Land north of Derby Road Hilton					
<b>PUA/Non PUA:</b> Non PUA		<b>Current Use:</b> Agricultural land, with a nursery and some residential uses			
<b>Site allocation:</b> N/A	<b>Total site area (hectares):</b> 15.5		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High	15.5	0	0		
<b>Access to services:</b> Less than 400m to the bus stop for V1 and 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> 9/2008/1205 - two portable offices				
CONSTRAINTS					
<b>Policy constraints:</b> 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.					
<b>Physical constraints (i.e. topography):</b> The site has been assessed and it is considered that the site is physically constrained by: the existing buildings on the site.					
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is environmentally constrained by: a section of the northern part of the site being covered by a SSSI. Furthermore the site includes two ponds.					
<b>Access constraints:</b> The site has been assessed and it is considered that 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 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 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**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	0	0	0	<b>310</b>

**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 a nursery, grazing, agriculture and a small number of dwellings. It is located to the north of Hilton and has potential access onto Derby Road. The capacity of the site has been estimated at 310 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. There is also a SSSI on the site which will require further assessment, although the SSSI is likely to have been impacted on the delivery of the A50.

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

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.