

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0243		Site Description: The site is currently used for employment/industrial purposes, and contains an industrial building. The current use is undergoing relocation.		
Site Name:				
Site Address: Land at Wrekin Woodland Road Stanton DE15 9TH				
		Current Use: Industrial use.		
PUA/Non PUA: Non PUA		Total site area (hectares): 1.17		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	1.17	
Access to services: The site is adjacent to a bus stop for service 21 to Swadlincote and Burton. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2005/1476 Erection of 46 dwellings with associated garaging and new access-Withdrawn 9/2005/0039 - Rention of a container (variation of condition)-Granted 9/2004/0280 - Erection of 48 dwellings with associated garaing and new access road-Refused.		
CONSTRAINTS				
Policy constaints: 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) and National Forest Policy (EV10) 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 physically constrained by: - the existing industrial building on the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - the possibility of ground contamination on the site.				
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	51

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is a brown field site, is currently used for employment/industrial purposes. The site has access onto Woodland Road, Stanton. It has been proposed through the SHLAA submission that approximately 51 dwellings could be provided on this site. There is high 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 an area protected by countryside policy and national forest policy. The site is adjacent to Green Belt. There is also a possibility of ground contamination. Further assessment would be required on this.

The site is considered not available, as the existing use would need to be relocated; however the existing use is currently undergoing relocation.

The site is considered achievable, as there is a reasonable prospect that the site will be financially viable for residential development in the future. However, the possibility of ground contamination may impact on viability.