

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0065		Site Description: The site is agricultural land.		
Site Name: -		Current Use: Agricultural.		
Site Address: Land off Mill Street Coton in the Elms				
PUA/Non PUA: Non PUA	Total site area (hectares): 2.45			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	2.45	0		
Access to services: 243m to bus stop for 22 service to Swadlincote and Burton. The site is more than 30 minutes travel time to 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) on part of the site and National Forest policy (EV10) in the South Derbyshire Local Plan. The site also contains a TPO on part of the site.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the changes in the topography on the site from west to east.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is environmentally constrained by: - a small part of the site lying within Flood Zone 2.				
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 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	49

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

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

Summary

The site is a green field site currently used as agricultural land which is located to the south of Coton in the Elms. The site has potential access onto Coalpit Lane. We have estimated a site capacity of 49 dwellings. There is no developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as a significant part of the site is in an area protected by countryside policy, there is a TPO covering part of the site and part of the site is in Flood Zone 2. A sequential assessment would be required if this part of the site were to be developed.

The site is considered available as the existing use would not need to be relocated and the site is in multiple ownership but all parties are currently willing to develop.

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 for residential development in the future. However, the impact on viability of the gradient would need further assessment.