

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> S/0096		<b>Site Description:</b> The site is overgrown land. There is a coal carpet across the site.		
<b>Site Name:</b> -				
<b>Site Address:</b> Former coal stocking yard Coton Park Castle Gresley -				
<b>PUA/Non PUA:</b> Non PUA		<b>Total site area (hectares):</b> 10.05		
<b>Site allocation:</b> N/A		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		0	10.05	
<b>Access to services:</b> 174m to bus stop for 22 route to Swadlincote and Burton. The majority of the site is within 30 minutes travel time of essential services.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant planning history		
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> 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 (EV10) 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 not physically constrained.				
<b>Environmental constraints including flood risk:</b> The site has been assessed and it is considered that the site is environmentally constrained by: - the site lying 200 metres from a sewage site and the possibility of contamination from former uses.				
<b>Access constraints:</b> 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	201

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

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

**Summary**

The site is a brown field site which was a former coal stocking yard that is now vacant and overgrown land. The site is located to the west of Castle Gresley. The site has potential access onto Coton Park. We have estimated a site capacity of 201 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 the site is in an area protected by countryside policy.

The site is considered available as the existing use would need to be relocated and the site is within one ownership.

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, further assessment would be required on the viability impact of the coal carpet across the site and potential contamination.