

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0140		Site Description:  The site is a former recreational ground that is now clear green space.		
Site Name: -				
Site Address: Former recreation ground Coton Park Road Coton Park -				
		Current Use: Green space.		
PUA/Non PUA: Non PUA		Total site area (hectares): 0.65		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0.65	0	
Access to services: 28m to bus stop for bus route 22 to Swadlincote and Burton. The majority of the site is not within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2013/1000 - The erection of 23 dwellings (granted)		
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) 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 gradient 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 not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: This 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	13

**Site suitable?** Yes

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:** 0

**Developable dwellings:** 0

**Summary**

The site is a green field site that was a former recreation ground. The site is located to the south of Coton Park. The site currently has a single track access point. There is a gradient constraint from west to east on the site. We have estimated a site capacity of 13 dwellings. There is no developer interest on the site.

The site is considered to be suitable as it has extant planning permission for 23 dwellings.

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

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, further assessment of the impact of the gradient constraint on viability would be required.