

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0133		Site Description: The site has been cleared and is currently vacant.		
Site Name: -				
Site Address: H K Wentworth Kingsbury Park Midland Road Swadlincote DE11 0AN				
PUA/Non PUA: Non PUA		Total site area (hectares): 1.68		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	1.68	
Access to services: The site is within 300m of Swadlincote bus station with routes to Burton, Derby, Leicester and Ashby. The site is within 20 minutes travel time of essential services.		Status: Promoted Site Planning History: Residential applications withdrawn in 2006/07 - 9/2006/0060 and 9/2007/0975.		
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: - National Forest policy (EV10) in the South Derbyshire Local Plan 1998. Also, there are Tree Preservation Orders on the southern boundary of the site.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is not physically constrained.				
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	34

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

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

Summary

The site is a brown field site, has a former industrial use and is currently vacant.

The site is located within Swadlincote and has potential access onto Midland Road. We have estimated a site capacity of 34 dwellings. There is high developer interest on the site.

The site is considered to be potentially suitable as there is a possibility of ground contamination. Further assessment would be required on this and of the Tree Preservation Orders that border the southern boundary.

The site is considered available as the former use has moved, the site is vacant and is in single 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, the possibility of ground contamination may impact on viability.