

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0161		Site Description: The site is agricultural land that lies between an industrial estate - Cadley Hill Industrial Estate and a housing estate - Castleton Park.		
Site Name: -				
Site Address: Land south of Cadley Hill Industrial Estate Castle Gresley -				
		Current Use: Agriculture		
PUA/Non PUA: Non PUA		Total site area (hectares): 11.56		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		11.56	0	
Access to services: 86m to the bus stop for service to Swadlincote and Burton. The site is within 30 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: 9/2011/0685 - change of use of 2.5ha of grassland to hardstanding 9/2011/0845 - Outline application for residential development (refused). 9/2012/0892 - extension of time (9/2009/1037) for B1, B2 and B8- 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: - National Forest (EV10) and part of the site is covered by an employment allocation (E2) 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 not physically constrained.				
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: 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	385

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

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

Summary

The site is a green field site that is currently used as agricultural land that is located to the west of Swadlincote near the Cadley Hill Industrial Estate. The site has potential access onto Burton Road or Swadlincote Lane. The original SHLAA submission proposed 600 dwellings but part of that site now has permission for 215 dwellings which were started in 2014. This has reduced the suggested capacity to 385 dwellings. There is low developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as part of the site is covered by an employment allocation.

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.