







GENERAL SITE INFORMATION	SITE USAGE				
Site reference: S/0292	Site Description:				
Site Name:	The site is an established employment site (use class B8).				
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Site Address:					
Land at Montracon					
Thorn Street	Current Use:				
Swadlincote	Employment S	ite (B8)			
PUA/Non PUA: Non PUA	Total site area (hectares): 5.02				
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:		
Developer interest: High	0	0	5.02		
Access to services:	Status: Promoted Site				
350m to bus stop for route 9/9A to Burton upon Trent, Swadlincote and Ashby-de-la-Zouch. The site is predominantly located within 20 minutes travel time of essential services; the south west corner of the site is located within the 30 minutes	Planning History: Outline planning application with means of from Egginton Road to be determined (all reserved for subsequent approval), for the to 120 dwellings (class c3) and associated Refused.		nined (all other matters al), for the erection of up		

CONSTRAINTS

Policy constaints:

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) in the South Derbyshire Local Plan 1998.

Physical constraints (i.e. topography):

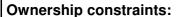
The site has been assessed and it is considered that the site is physically constrained by: the existing development on this brownfield site.

Environmental constraints including flood risk:

The site has been assessed and it is considered that the site is not environmentally constrained. The assessment included consideration of flood risk.

Access constraints:

The site has been assessed and it is considered that access to the site is not constrained; access would be from Thorn Street.



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	95

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

Deliverable dwellings: Developable dwellings:

Summary

The site is a brownfield employment site (B8). The site has access onto Thorn Street. It is proposed that the site could accommodate 60 dwellings. There is a high level of developer interest in the site.

The site is considered to be suitable for residential development.

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