

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0292		Site Description: The site is an established employment site (use class B8).		
Site Name:				
Site Address: Land at Montracon Thorn Street Swadlincote		Current Use: Employment Site (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: 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		Status: Promoted Site		
		Planning History: Outline planning application with means of site access from Egginton Road to be determined (all other matters reserved for subsequent approval), for the erection of up to 120 dwellings (class c3) and associated works - Refused.		
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) 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.				

**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	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.