

Derby 2015 Strategic Housing Land Availability
Site Assessments Sheets



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0001	Site Name: Land either side of Rykneld Road Site Address: Littleover Rykneld Road Derby	Site Description: Predominantly open fields behind existing dwellings either side of Rykneld Road.		
		Current Use: Agricultural		
		Total site area (hectares): 33.3		
PUA/Non PUA: PUA	Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		33.3	0	
Access to services: Shops 600m from furthest point of the site, 2km to primary and 1.5km to secondary schools from furthest part of the site.	Status: Allocated Site			
	Planning History: Permission for 800 dwellings has been granted on the majority of the site subject to a Section 106 agreement..			
CONSTRAINTS				
Policy constraints: The site is allocated for housing with a small business component.				
Physical constraints (i.e. topography): The site is split by Rykneld Road but this should not hinder development.				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

The site is in multiple ownerships. It is understood that developers have options on at least some of the land and control access.

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

N/A

Economic viability issues:

Dependant on negotiations with land owners. The current market situation has led to renegotiations. However this is generally a viable site.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	450	450	0	0	900

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 450

Developable dwellings: 900

Summary

This greenfield site is allocated in the CDLP Review for around 980 dwellings and supporting facilities. It is also allocated in the Draft Core Strategy for 900 dwellings. There are a number of developers involved. Developers control access and have options on most of the land. The site is generally considered to be viable although negotiations on S106 are ongoing. A Planning Application for the majority of the site has been granted for 800 dwellings subject to a Section 106 agreement.

Access to the site is generally good and on a main road (Rykneld Road). The A38 and A50 have good accessibility. The area is currently served by Littleover Secondary School and Griffie Field Primary school at Heatherton but a new primary school will be required.

The location is suitable for housing development and would create a sustainable community as an extension to the existing Heatherton development. Generally the site is ready to develop subject to the above but it is thought that due to reducing densities it will deliver around 900 dwellings in total now with about half of these coming forward in the first 5 years.

Delivery timescales would see part of the site developed within the five year supply and the rest within the fifteen year supply.

Ownership constraints exist on a part of the site but there is a clear intention for development on a significant part. Because multiple developers are expected to be working on site, annual completion rates are expected to be high once development is underway.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0004		Site Description:		
Site Name: Riverside Allocation (W of Derwent St)		The area contains a mix of uses including retail, light industry and car parking. The site is situated on the banks of the River Derwent.		
Site Address: Derwent Street Derby		Current Use: Mix of uses including car parking and some cleared land.		
PUA/Non PUA: PUA	Total site area (hectares): 2.48			
Site allocation: Housing	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0	2.48		
Access to services: Good central location generally but access to City Centre shopping constrained by river. 10.2 minutes to a primary school and 3.2 minutes to a secondary school on public transport.		Status: Allocated Site		
		Planning History: Erection of 65 flats and 11 maisonettes 02/03/00204-granted conditionally Erection of office and two apartments together alterations to existing buildings to form offices and ancillary accommodation.		
CONSTRAINTS				
Policy constraints: None. Allocated for business and residential.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: The site is located in Flood Zone 3a but the OCOR programme has identified it as part of flood mitigation				
Access constraints: Both sites can be accessed easily from the existing road system.				

Ownership constraints:

The two elements of the site which are identified and available are in the ownership of people who have expressed the desire to see them developed.

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Flood alleviation measures

Economic viability issues:

The site is expected to be delivered through the OCOR scheme..

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	42	0	0	0	42

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 42

Developable dwellings: 42

Summary

This brownfield site is allocated in the City of Derby Local Plan Review for business, residential development and supporting facilities including a minimum of 150 new dwellings. It is included in the Derby Cityscape Masterplan.

Part of the allocated site has been developed for residential uses and two main areas remain which could have residential uses on them.

The two remaining parts of the site which are being promoted for residential development are a cleared site at Greenwood Court and an existing surface car park to the rear of Machine Mart. However, the whole allocation is in EA Flood Zone 3a which is a constraint requiring careful consideration. Opportunities exist to develop some of these areas and to incorporate new flood defences through the 'Our City Our River' masterplanning project and the project has outlined the site as a priority for short term delivery. A housing scheme has been produced which includes flood defence improvements.

This is an edge of centre site with good access to the City Centre across Derwent Bridge and the footbridge to Cathedral Green. There is developer interest in the area.

Because of the OCOR programme the land is suitable., it is available for development and OCOR funding makes it viable.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0005	Site Description: The site is in good condition and is currently being used as a car park.	Current Use: Is being used as a surface car park		
Site Name: North side of				
Site Address: South of City Centre Barlow Street Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.7			
Site allocation: Housing	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0	0.7		
Access to services: 800m to City Centre, 400m to primary school. City Centre easy to access by public transport and railway station within walking distance.	Status: Allocated Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: None. The site is allocated for residential uses in the Local Plan.				
Physical constraints (i.e. topography): Highway access onto Barlow St/London Road will need careful planning				
Environmental constraints including flood risk: None known				
Access constraints: Road access to London Road is close but needs careful consideration of detail. Good access to public transport and walking distance to Derby Midland Railway Station.				

Ownership constraints:

Part of the site is in the ownership of the Council, part in NHS.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

None known. Part in Council ownership and all in public sector ownership.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	60	0	0	0	60

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 60

Developable dwellings: 60

Summary

This brownfield site is allocated in the Adopted Local Plan (H2) for housing with a minimum of 60 new dwellings identified for delivery.

Part is owned by the Council, part by NHS. Now the former DRI facilities have moved to the new City Hospital site at Mickleover the site is ready to be developed and its use as a surface car park is not considered an impediment.

The site is included in the Cityscape Masterplan and is suitable for residential development.

Road access to London Road is a concern and will need to be properly set out. Although the site is close to the main road into the City Centre, junction improvements may be required due to the close proximity to the Bateman Street/London Road junction.

Public transport access is good, as are road links into the City Centre and out of the City along London Road.

The site should deliver circa 60 dwellings in line with the Local Plan allocation. As an allocated housing site on public sector land which is available it is a deliverable site.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0008	Site Name: Main Rolls Royce Works Site Address: Osmaston Nightingale Road Derby	Site Description: The site is a cleared former former Rolls Royce factory adjacent to the Marble Hall which is Grade Two listed.		
		Current Use: Cleared Site. Former Factory		
		Total site area (hectares): 9.09		
PUA/Non PUA: PUA	Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	9.09	
Access to services: 1 km to District Centre, 800m to supermarket, 325m to primary school, 1.7 km to secondary school, local shops 100m. Regular buses on Osmaston Road 100m walk.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is designated for employment uses. The Marble Hall is Locally Listed				
Physical constraints (i.e. topography): Decontamination works will be required.				
Environmental constraints including flood risk: None known				
Access constraints: None known. Good access to Osmaston Road and Osmaston Park Road via Nightingale Road. Good access to main bus routes into the City Centre.				

Ownership constraints:

None Known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?****Economic viability issues:**

City Council Regeneration Officers are working with a preferred developer in a Joint Venture project to deliver new homes

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	300	100	0	0	400

Site suitable? Yes**Site available?** Yes**Site achievable?** Yes**Deliverable dwellings:** 300**Developable dwellings:** 400**Summary**

Rolls Royce have vacated this brownfield site and it has been cleared and is now in the ownership of the Council for redevelopment.

The Osmaston Masterplan sees this particular site being developed for residential uses with some open space, education and other local facilities.

The site is in a suitable location with good access to public transport and the road network including the ring road and Osmaston Road which is the main road into the City Centre. It is also within a reasonable distance of Allenton District Centre.

The Council has appointed and is now working jointly with a preferred developer, Keepmoat and will be delivering the site through a joint venture. There has been a significant amount of masterplanning done and the local community have been involved from early stages. Pre application discussions have taken place and an application is expected for the whole site in late 2014/early 2015

Rolls Royce are also working with the Council to ensure that the site is delivered and that a legacy of their presence is left. The less contaminated parts will be developed first and decontamination will be carried out as the site is developed. About half the site will be delivered in 5 years.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0009	Site Description: The site is currently being used as a car park. The site is flat. There are a number of trees on it.	Current Use: Car park		
Site Name: Car Park				
Site Address: Nightingale Road/Osmaston Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.32			
Site allocation: Retail	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.32		
Access to services: Regular buses next to the site, 1.1km to district centre, 1.2km to supermarket, 275m to primary school, 570m to infant school, 1.7m to secondary school.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is allocated as a neighbourhood centre but there is no history of this use on the site. The former public house opposite has been redeveloped as apartments.				
Physical constraints (i.e. topography): Possible contamination				
Environmental constraints including flood risk: None known				
Access constraints: None. On Osmaston Road-main road into the city centre/to A50 also close to ring road.				

Ownership constraints:

Land to the freehold with no third party interests.

Other:

Potential contamination from previous uses.

SITE VIABILITY

Are the constraints able to be overcome?

The site being within a neighbourhood centre is not considered to be a serious constraint because of its use as a car park.

Economic viability issues:

None known

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	30

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site is within the Osmaston Masterplan area and is in use as a surface car park which is owned by Rolls Royce.

It is located on Osmaston Road with good road and public transport links into and out of the City. Rolls Royce have promoted it for future residential development.

The surrounding area is predominantly residential in nature with employment uses nearby. There is a small convenience shop nearby and Allenton District Centre is a short distance away. The city centre is accessible directly by bus along Osmaston Road.

There may be contamination under the site from previous uses. It is identified in the adopted plan as part of a neighbourhood centre but as there is no core retail on either corner of Nightingale Road, the allocation is not relevant.

However there is no real known intention to develop the site and the emerging Osmaston Masterplan sees the site as being an opportunity for a gateway into the area from Osmaston Road. It is not therefore classed as delivering any dwellings at the moment.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0010	Site Name: Rolls Royce Russell Street Works Site Address: Osmaston Osmaston Road/Russell Street Derby	Site Description: The site comprises open space and a cleared factory site. The open space is in poor condition.		
Site Address: Osmaston Osmaston Road/Russell Street Derby		Current Use: Vacant		
PUA/Non PUA: PUA		Total site area (hectares): 6.14		
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	6.14		
Access to services: 2km to district centre, 1.7km to city centre, 800m to primary school, 2.4km to secondary school. Good access to open space.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: Redevelopment of redundant employment land is permissive. The site is also part of the Osmaston Masterplan area.				
Physical constraints (i.e. topography): Possible decontamination required.				
Environmental constraints including flood risk: No known issues				
Access constraints: None-good access to Osmaston Road and public transport network.				

Ownership constraints:

Land to the freehold with no third party interests.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

No significant constraints other than relocation/demolition and viability of the site.

Economic viability issues:

Viability of the site will depend on land values and the Osmaston Masterplan. However it is considered viable in the long term subject to further detailed assessment.

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	150

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site was part of Rolls Royce's Osmaston factory. It is now a cleared site.

It has been promoted for future residential development by the owners and it is within the Osmaston Triangle Masterplan area.

The wider location is considered to be in a generally suitable location for housing although surrounding uses do not provide a good environment. Rolls Royce have estimated that 150 units could be developed on the site. There are concerns over the viability of residential development in the location without some funding intervention and these were emphasised at the SHLAA viability panel event. Given the previous use, contamination matters will need to be investigated.

Because of the ongoing work by the Council and partners on developing a regeneration led masterplan for the Osmaston Triangle which includes this site, it could be redeveloped as part of a larger regeneration scheme. However current thinking is that residential development would not work well in the location. It is considered that other development opportunities would be both preferable and more viable than residential uses because of the contamination/demolition and the location of the site.

Currently it is therefore classed as having potential but not being realistically developable for the above reasons. The capacity of the site is considered to be around 150 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0011	Site Name: Rolls Royce site Site Address: Osmaston Elton Road Derby	Site Description: The site is in active use as Rolls Royce offices. It comprises a two storey brick built building and associated car parking.		
Site Address: Osmaston Elton Road Derby		Current Use: Factory and car park-currently in use		
PUA/Non PUA: PUA		Total site area (hectares): 2.14		
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	2.14		
Access to services: 400m to a supermarket, 1.5km to a district centre, 740m to a junior school, 2.1 km to a secondary school.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: Development of a site allocated as employment is permitted.				
Physical constraints (i.e. topography): Slight slope down towards the east along Elton Road and demolition/decontamination issues.				
Environmental constraints including flood risk: Potential contamination.				
Access constraints: The site has good access to Elton Road and through this to the ring road on Osmaston Park Road and also to Osmaston Road.				

Ownership constraints:

Land to the freehold with no third party interests.

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Development will depend on the current users vacating the site.

Economic viability issues:

May depend on demolition and potential contamination. Remediation costs will have to be determined. However part of Osmaston JV so generally viable.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
		0	100	0	0

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 100

Summary

This brownfield site is currently used by Rolls Royce who have indicated through submission that they think that it could be developed for 100 dwellings. More recently, Rolls Royce has confirmed to the Council that they intend to vacate the site in around 2018 and make it available for development.

The site is in a suitable location to create a sustainable development. It is very close to the outer ring road (Osmaston Park Road) with good public transport connections. Allenton District Centre can be accessed by public transport along the outer ring road. The general vicinity is a mix of uses including residential areas of the Osmaston Triangle.

There may be contamination and demotion issues which will need to be overcome and further detailed assessment will be required.

The site is within the Osmaston Masterplan area which is a draft local plan allocation and includes this site as a brownfield housing development. The Council has appointed a preferred developer to work in JV partnership to deliver the site.

The site is therefore in a suitable location and is expected to become available in the longer term. The capacity of the site is considered to be around 100 dwellings and therefore 100 dwellings are considered developable within the Plan period.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0013	Site Description: The site comprises agricultural land with a farm track running through it. The site is adjacent to and slopes away from the A6/A38 junction	Current Use: Agricultural land		
Site Name: Land at A38/A6 roundabout				
Site Address: Darley Abbey Duffield Road/North Avenue Derby				
PUA/Non PUA: PUA	Total site area (hectares): 2.2			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	2.2	0		
Access to services: 0.3 km to Darley Abbey shops, 0.20 from Duffield Road shops, 1.3km to district centre, 1km to primary school, access to a secondary school is difficult.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is within the allocated World Heritage Site Buffer under policy E29 of the City of Derby Local Plan Review. It is also in the green wedge.				
Physical constraints (i.e. topography): The site slopes steeply and this could be difficult to develop satisfactorily.				
Environmental constraints including flood risk: Potential noise and air pollution from the A38.				
Access constraints: Site is next to the A6. The capacity of North Avenue to which the site is adjacent might limit the number of dwellings that the site could accommodate.				

Ownership constraints:

None known. The owner is promoting development.

Other:

Agricultural land classification 4.

SITE VIABILITY

Are the constraints able to be overcome?

N/A

Economic viability issues:

None known - greenfield site

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	45

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

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

Summary

This greenfield site is in agricultural use. It is in the Green Wedge that separates Darley Abbey from employment uses and residential uses to the west.

The site is being promoted for residential uses which would form a northward urban extension to Darley Abbey. It is generally in a reasonably accessible location next to the A6 and A38, however direct access into the site from the local road network may be difficult. Because it lies within a Green Wedge residential development would be contrary to policy. The wedge has been assessed in the Green Wedge Review as not offering any realistic opportunity for release for development. It is also potentially constrained by its location within the World Heritage Site buffer zone and a steep slope.

The site is poorly related to local facilities being on the periphery of Darley Abbey.

A planning application for 45 dwellings has recently been submitted and remains undetermined.

The site can not currently be classed as being deliverable or developable for the reasons above and could only really be considered suitable if it was granted permission or allocated in the emerging Local Plan. The site capacity would be around 45 dwellings based on the proposals in the undetermined application.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0014		Site Description: The site consists of buildings related to factory and retail uses. However there is a row of cottages that appear to be unoccupied and are in poor condition.		
Site Name: Royal Crown Derby				
Site Address: 194 Osmaston Road Derby DE24 8JZ				
PUA/Non PUA: PUA		Total site area (hectares): 1.758		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		0	1.758	
Access to services: Opposite Walk in Medical Centre, 650m to city centre, adjacent to a primary school. The site is on a main bus route into and out of the City Centre..		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: A number of buildings on the site are on the 'local list', the former Arboretum Hotel, Brick Terrace, Slip House, Ladygrove Cottages and the main building's frontage.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: An environmental report will be commissioned prior to any redevelopment.				
Access constraints: None. The main access is on Osmaston Road with secondary access on Arboretum street.				

Ownership constraints:

None known. The site is being promoted. It is in use but it is understood that the owners may be looking to relocate.

Other:

Existing use may need to relocate

SITE VIABILITY**Are the constraints able to be overcome?**

N/A

Economic viability issues:

The site should be viable site but depends to a degree on the cost of relocation and details of redevelopment In the longer term viability should be possible.

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	85

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site is currently in use Royal Crown Derby factory and associated uses. It is allocated in the Local Plan as an Existing Business Use. The site has been promoted for potential residential development. There are many locally listed buildings on the site.

The site is directly accessed from Osmaston Road, a main route into the City Centre and is well served by public transport. Surrounding uses are predominantly residential although it is directly across the road from the Osmaston Road walk in medical centre on the former Derbyshire Royal Infirmary Site.

Access to local services is fairly poor but the City Centre is a modest walking distance away and very accessible by public transport..

It is in a generally suitable location and has been promoted as being able to deliver 250 new dwellings within 5 years. However this high density (nearly 150 dwellings per hectare) raises serious viability concerns. A density of 50 dwellings per hectare has therefore been applied which gives a total potential capacity of around 85 units.

Because of its lack of availability and the need to relocate the existing use it is not classed as currently available. Because of the current low developer interest it is currently not classed as developable and more evidence would be required to include the site in either of these categories. There are also significant questions about the development of the site due to the number of heritage assets on it.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0015	Site Description: The land is rather overgrown and in scrubby condition. It forms an open buffer between Spondon and Chaddesden.	Current Use: Open land (green wedge)		
Site Name: Land off				
Site Address: Spondon Acorn Way/Derby Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 6.79			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	6.79	0		
Access to services: Adjacent to public transport links, site adjacent to schools, Asda supermarket is opposite the site, 1.3km to district centre. The site is 8.9 minutes from a primary school and 7.1 minutes from a secondary school by public transport.	Status: Promoted Site			
	Planning History: Submitted as omission site to CDLP Review but not allocated. Planning application for 250 dwellings refused in 2014			
CONSTRAINTS				
Policy constraints: E4(45) West Park Meadow Local Nature Reserve, T15(14) Protection of footpaths, cycle ways and routes for horse riders, the site is in a Green Wedge.				
Physical constraints (i.e. topography): There is mature vegetation on the site but but no significant constraint.				
Environmental constraints including flood risk: None known although the site is close to West Park Meadow Nature reserve.				
Access constraints: Access would need to be from either Acorn Way of Derby Road. An acceptable access could probabaly be established.				

Ownership constraints:

It is understood that the owner wishes to pursue sale/development. The site has been promoted previously and was a Local Plan Omission site.

Other:

Important in separating Spondon from Chaddesden.

SITE VIABILITY**Are the constraints able to be overcome?**

A suitable form of access would be required as well as acceptability of loss of green wedge.

Economic viability issues:

As a greenfield site, it is generally viable but may be subject to infrastructure needs.

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	200

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This greenfield site which is within the Green Wedge between Spondon and Chaddesden has been previously promoted for housing in the Local Plan process but was found to be inappropriate for allocation in the CDLP Review mainly due to impact on green wedge and highway considerations. A recent planning application for residential development of the site has been refused. The site has been considered for strategic allocation to meet housing needs in the emerging Local Plan but was not felt to be a suitable location due to the Green Wedge location and its poor relationship with other residential areas.

Proximity to the road network is good being adjacent to a main road with good links to the City Centre, the A52 to Nottingham and the M1 motorway. However, access into the site from the road is problematical and potentially dangerous.

The ASDA Walmart store is very close directly opposite the site and offers some local services as well as the retail supermarket.

Generally viability is not thought to be an issue on this greenfield site but costs could be affected if significant access improvements were to be needed. A planning application for 250 dwellings was refused in 2014.

The capacity of the site is felt to be around 200 dwellings if developed at 30 dwellings per hectare. It remains in the SHLAA as a potentially suitable site which is not currently deliverable or developable because of its Green Wedge location.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0017	Site Name: Chaddesden Sidings Site Address: Chaddesden Wyvern Way Derby	Site Description: The site is vacant in scrubby condition and is predominantly flat however there some undulations. It is next to the River Derwent and Pride Park.		
		Current Use: Former mineral extraction site		
PUA/Non PUA: PUA		Total site area (hectares): 27.63		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	27.63	
Access to services: Adjacent to the Wyvern, close to Pride Park. Well served by public transport and near the railway station. Poor access other local services. Primary school 8.9 minutes away.		Status: Promoted Site		
		Planning History: No relevant history however there has been a considerable level of employment and retail development in the surrounding area.		
CONSTRAINTS				
Policy constraints: Allocated for the development of employment land. The boundary with the railway line is safeguarded for the Derby and Sandiacre Canal.				
Physical constraints (i.e. topography): The site is in poor condition. Such a significant development also has access constraints because of the river and employment uses to the south east.				
Environmental constraints including flood risk: The history of the site as a former minerals extraction plant may lead to a need for remediation work. Ground is being restored to above 1 in 100 flood risk.but the site is currently in EA Flood Zone 3.				
Access constraints: The site is generally accessible. Development could lead to difficulties in access and egress. Impact on the road network may be a constraint.				

Ownership constraints:

None known, promoted for development by owners.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Sequential test or mitigation for flooding, policy review would be required to justify loss of employment land and satisfactory access would be needed.

Economic viability issues:

Viability would depend on issues such as land contamination and the developable area of the site and any infrastructure or on site requirements.

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	1000

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site is a former mineral extraction site which is allocated for employment uses in the Local Plan.

The large site is generally well located in relation to the main road network being close to the A52 linking with the City Centre and M1 motorway. However access into the site is not particularly good and is restricted by the river and existing uses at the Raynesway end.

It is close to Pride Park and the Wyvern Retail Park which provide employment and retail offers. It is poorly related to other existing residential uses or to schools and therefore does not fit in as being within any existing neighbourhood or community..

Constraints include site access for such a potentially large development, possible contamination issues and the existing local plan employment allocation. The site is also situated within Flood Zone 2 which is another constraining issue, although investigations are underway into how the flooding issue could be resolved.

The site is not considered to be deliverable or developable and may be suited to other uses. More information about contamination and accessibility are required but it is available and has the capacity to provide for in the region of 1000 dwellings if deemed to be appropriate. Most recent indication is that the owners are exploring the possibility of non residential uses on the site.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0018	Site Description: The site is agricultural land on the edge of Derby. It includes a farm shop/café.	Current Use: Agricultural, farm house and farm shop.		
Site Name: Land at Hackwood Farm (Derby)				
Site Address: Mickleover Radbourne Lane Derby				
PUA/Non PUA: PUA	Total site area (hectares): 28.3			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	28.3	0		
Access to services: Generally poorly located to services- 2.3km to services at Mickleover. 13.5 minutes from a primary school, 17.5 minutes from a secondary school.	Status: Promoted Site			
	Planning History: The site has previously been considered as a possible allocation for residential safeguarding but no allocation was made. It is the subject of an undetermined planning application and is a draft plan housign allocation.			
CONSTRAINTS				
Policy constaints: Radbourne Lane Nature Conservation (E4(36)). Part of the site is within a green wedge but promoters indicate this area would be left open.				
Physical constraints (i.e. topography): The site has slightly undulating topography. Part of the site is the subject of an area Tree Preservation Order.				
Environmental constraints including flood risk: A number of gas cylinders were found on the site.				
Access constraints: Radbourne Lane is a minor road. There will probabaly need to be two access locations.				

Ownership constraints:

None. The land is secured under an option agreement.

Other:

Land Drainage Issues

SITE VIABILITY

Are the constraints able to be overcome?

Flood mitigation and SuDS

Economic viability issues:

As a greenfield site, generally viable in the long term

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	400

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is part of a greenfield cross boundary site in Derby and South Derbyshire. The part in Derby is being promoted as an urban extension to the City. The site is in the control of a housebuilder who intends to see it developed in the short term.

The land is predominantly open and in agricultural use and is currently an unallocated site in the adopted CDLP Review. The site is identified as a housing allocation in the Draft Core Strategy and is the subject of 2 planning applications for housing development. There is also a third application in South Derbyshire which would create a comprehensive cross boundary development.

Various concerns exist about the sustainability of the site including access, highway impacts, environmental issues, school place availability and relationship with the urban area. These are considered to be capable of being overcome which is why the draft plan allocation is made. However the plan has not yet been submitted or adopted so it does not have full weight.

Because of the factors surrounding the sustainability of the site it is considered to be only potentially suitable until either permission is granted or the Core Strategy including the allocation is adopted. As a greenfield site, the general viability of the site is considered to be good. The site will form an extension to a highly desirable suburb of the City.

For the reasons above, the site is not currently deliverable or developable but could become so if the issues are all overcome.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0020	Site Name: Mickleover Sports Club Site Address: Mickleover Station Road Derby	Site Description: The site is flat and consists of a sports pitch and associated stands as well as a club house, car park and open land to the front.		
Site Name: Mickleover Sports Club		Current Use: Sports club and pitches		
Site Address: Mickleover Station Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 6.08			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	6.08	0		
Access to services: Public transport on Station Road, 2km to district centre. 14.7 minutes to a primary school and 12.2 minutes to a secondary school.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: Green wedge and loss of sports pitches policies apply.				
Physical constraints (i.e. topography): There is a small ditch running through the site. On the eastern and northern boundaries are sites which are the subject of a Tree Preservation Order.				
Environmental constraints including flood risk: None known				
Access constraints: None known. Access would probably be directly onto Station Road.				

Ownership constraints:

None known, site is being promoted on behalf of owner.

Other:

Highways impact consideration

SITE VIABILITY**Are the constraints able to be overcome?**

Policy review to remove green wedge. Possible relocation of pitches is required.

Economic viability issues:

The viability of the site is subject to planning obligations, infrastructure/budgets and prevailing market conditions.

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	200

Site suitable? Potentially

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a Green Wedge site which is located between Mickleover and Mackworth on Station Road/Radbourne Lane.

It is currently in use as a private sports club with playing pitch and ancillary built development. As the primary use is open sport/recreation it is a greenfield site. It has been promoted to the SHLAA by an interested developer but there is no knowledge of how or when the football club may relocate. There has been no recent indication that the developer is still pursuing the site.

The main current constraint is its location in the green wedge and the use by Mickleover sports which would need to relocate and mean possible loss of playing pitches. Transport/highway impacts in this area are particularly sensitive particularly because the local and strategic networks are under pressure from other local development. Access to local facilities from the site are quite poor with the main facilities at Mickleover District Centre being located at the other end of Station Road.

The location is not considered suitable for residential development because of its green wedge location. There is no known intention for the current users to relocate so it is not available for development. A capacity of around 200 dwellings has been applied but it is not currently deliverable or developable.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0024	Site Name: Land adjacent to Site Address: Spondon Anglers Lane Derby	Site Description: The site contains a number of buildings and a yard. The buildings are in various states of repair. The site is generally in poor condition.		
PUA/Non PUA: PUA		Current Use: Small industrial units-some possibly vacant		
Site allocation: Employment		Total site area (hectares): 2	Greenfield:	Brownfield:
Developer interest: Medium		0	2	
Access to services: 1.3km to district centre, 100m to public transport on Nottingham Road	Status: Promoted Site Planning History: 10/07/02047-withdrawn 56 dwelling houses and 28 apartments 08/06/01269-refused Residential development			
CONSTRAINTS				
Policy constraints: The site is currently desingated as an employment site and there is a wildlife corridor designation to the north.				
Physical constraints (i.e. topography): The site is contained between the former canal and railway line.				
Environmental constraints including flood risk: Potential contamination from adjacent railway and factories either side of the site. Noise and air quality issues need to be investigated.				
Access constraints: Current access is very poor and includes a narrow hump backed bridge.				

Ownership constraints:

A parcel of land in the west corner of the site is in a different ownership.

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

There are proposals to construct a traditional canal bridge and pedestrian bridge over the canal. There will also be investigations into noise and air pollution.

Economic viability issues:

There may be a need to remediate contaminated land. Viability could be affected by the need to construct an access.

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	70

Site suitable? Potentially

Site available? No

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site is allocated for employment uses and is currently in use with small industrial units on site.

Access directly into the site from Nottingham Road is poor and would probably need improvement which could be costly and affect the viability of the development. A narrow bridge on Angler's Lane would be a constraint. The site is therefore classed as not currently viable until further investigation has taken place.

Broadly the general location is well situated in terms of access to the main road network, being close to the A52 linking into the City Centre and out to the M1 and Nottingham. Access to public transport networks is reasonable. Existing local facilities would be located at either Spondon District Centre or Borrowash. As such, access to local facilities is not particularly good.

Other possible constraints include adjacent industrial uses and a close railway line which do not provide for a particularly good living environment.

The site is not currently available and there is no known timescale for development but it has an estimated capacity of 70 dwellings based on 35 per hectare although the information submitted claims that there is developer interest.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0025		Site Description: The northern part of the site comprises a recreation ground and public open space. The rest of the site is open fields. There are trees, hedgrows and a pond.		
Site Name: Land between				
Site Address: Spondon A52/Borrowash Road/Dale Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 61.3		
Site allocation: Green Belt		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		61.3	0	
Access to services: Good public transport at the north end of the site, 1.1 km from district centre minimum 4.8 minutes from a primary school and 15 minutes to a secondary school.		Status: Promoted Site		
		Planning History: The site is within the Green Belt. It has been promoted for development before.		
CONSTRAINTS				
Policy constraints: Green Belt designation.				
Physical constraints (i.e. topography): Trees, hedgerows and a pond on the site. Site slopes down north to south. Powerlines cross the site.				
Environmental constraints including flood risk: None known				
Access constraints: Access onto the local road network would be difficult and likewise onto the strategic network (A52), particularly for a large development.				

Ownership constraints:

None known

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

Hedgerows would be retained. If developed in its entirety significant highway improvements are likely to be needed and this could affect delivery.

Economic viability issues:

As a greenfield site it should generally be viable in normal economic conditions however upfront infrastructure costs could cause problems.

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	800

Site suitable? No**Site available?** Yes**Site achievable?** Yes**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This greenfield site has been promoted as a potential urban extension to Spondon on the eastern side of Derby. It is understood that a cross boundary site is being promoted including land in the adjacent borough of Erewash. This assessment only considers the element within Derby City.

The site is very close to the A52 linking into the City and out to Nottingham and the M1 Motorway. The nearest local facilities and schools are in Spondon. Generally if it were to be developed it would form an eastward urban extension to the Spondon suburb.

However, the site is within the Green Belt which is not considered to be a suitable location for residential development. The previous SHLAA did not identify any capacity for the site. The SHLAA update still considers the site to be extremely constrained because of the Green Belt location. Green Belt boundaries should only be changed when updating local plans and should be released only in exceptional circumstances. For the purposes of quantifying land potential a broad capacity has been identified for the area of circa 800 dwellings. The capacity would depend on developable area, densities and overcoming constraints. Overcoming constraints may also affect viability.

It could potentially be considered suitable in the future subject to Green Belt review but for the purpose of this SHLAA the site is considered neither deliverable nor developable. Any strategic level development of the site is likely to require significant highway infrastructure which could also seriously affect viability.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0027	Site Description: This site is an open agricultural field and is relatively flat. It is bounded by residential development to the south and open land to the north.	Current Use: Agriculture		
Site Name: Land north of				
Site Address: Mickleover Onslow Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 14.6			
Site allocation: Leisure	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	14.6	0		
Access to services: 1.7km to District Centre, regular public transport is available on Station Road. The site is 7.9 minutes from a primary school and 6.5 minutes from a secondary school.	Status: Promoted Site			
	Planning History: Allocated as Green Wedge and Proposed Public Open Space in the Local Plan Review Proposed Housing Allocation in Draft Core Strategy			
CONSTRAINTS				
Policy constraints: Green Wedge designation, Proposed Public Open Space. Proximity to line of possible Mick/Mack route.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known. The Wildlife trust has confirmed no interests within the site.				
Access constraints: Access could be taken directly from Station Road				

Ownership constraints:

The owners are promoting the site for development

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

Policy Review would be required to remove the Green Wedge and Proposed POS designations..

Economic viability issues:

As a greenfield site it is assumed to be viable in absence of any information to the contrary.

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	200

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a greenfield site which is situated in the Mickleover/Mackworth Green Wedge and is allocated in the CLDPR as Proposed Public Open Space.

The site has been identified in the Draft Core Strategy as a proposed strategic housing allocation providing up to 200 homes. The site is in the control of a major housebuilder who intends to see it developed in the short term.

It is about 1.3km from Mickleover District Centre which has a range of facilities including a new library. The local Secondary School is in the immediate vicinity of the site.

The Green Wedge and proposed POS allocations would need to be removed by allocation or planning permission to make the site suitable for residential development.

The policy constraints mean that it is not deliverable or developable at the moment. The residential capacity of the site is 200 dwellings and this is confirmed by the housebuilder.

Ideally some public open space should be provided nearby, ideally where it can also contribute to maintaining green wedge function.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0028	Site Description: The site is vacant overgrown grass land. It slopes sharply downwards towards the north. The site is proposed open space. There are groups of trees on the site.	Current Use: Part greenfield, part former sewage works		
Site Name: Land off				
Site Address: Littleover Allan Avenue Derby				
PUA/Non PUA: PUA	Total site area (hectares): 7.86			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	3.93	3.93		
Access to services: 1.9 km to Mickleover District Centre, 1km to Heatherton district centre, 1.6km to primary schools. The site is adjacent to secondary school.	Status: Promoted Site			
	Planning History: The site was promoted as a housing omission site at the CDLP Review but it was not successful and was not allocated in the Plan. It has been identified as a possible future housing site subject to policy review.			
CONSTRAINTS				
Policy constraints: Green wedge Proposed neighbourhood park				
Physical constraints (i.e. topography): Site slopes sharply east to west. There is a brook at the bottom of the slope.				
Environmental constraints including flood risk: None known				
Access constraints: Access can be gained via Allan Avenue/Andrew Close/Pritchett Drive. Wider access to the highway network will need consideration.				

Ownership constraints:

None known. The site is being promoted by the owners

Other:

possible sewerage works infrastructure in situ.

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

None known greenfield elements viability should be workable

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	120

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

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

Summary

This site is in a Green Wedge and is also allocated in the Local Plan as Proposed Public Open Space.

The nearest facilities are located about 1km away at Mickleover District Centre. Other facilities are at Heatherton.

The site is not currently in a suitable location because of the Green Wedge and open space policy restrictions and is only classed as potentially suitable subject to policy review.

The site is being promoted by a developer who is a housebuilder and the submission sees residential development on part of the site as facilitating the development of part of the proposed new open space. Planning applications have been submitted for both elements..

The main issues affecting the delivery of the site apart from the policy restrictions are the possibility of existing sewerage infrastructure, proximity to the A516 slip road and traffic access considerations. Land drainage and the proximity of the brook would also need careful consideration. These matters could affect both the capacity and deliverability of the site.

The site has been identified by the Council as a potential release for housing in the part 2 local Plan subject to it being demonstrated to be suitable for residential development. It is not currently suitable but has a potential capacity of about 120 dwellings based on part of the site being brought forward as a neighbourhood park. The capacity is subject to extent of developable site area and densities.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0029	Site Name: Osmaston Road Business Park Site Address: Osmaston Osmaston Road Derby DE23 8LD	Site Description: The site comprises a 3 storey brick built building currently divided up to be used as several small business units. There is also an associated car park.		
Site Name: Osmaston Road Business Park		Current Use: Industrial units		
Site Address: Osmaston Osmaston Road Derby DE23 8LD				
PUA/Non PUA: PUA		Total site area (hectares): 0.754		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.754	
Access to services: 1.2 km to District Centre, public transport on Osmaston Road, local shops five mins away, station 10 mins walk. Primary school 6.9 minutes and 16.9 minutes to a secondary school.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Currently designated employment land.				
Physical constraints (i.e. topography): Relocation of existing uses and possible demolition works.				
Environmental constraints including flood risk: The site is adjacent to the railway line which could cause amenity issues.				
Access constraints: Access is currently very narrow-would need widening if the site is not to be redeveloped in its entirety. Otherwise, it is on a main road which should provide adequate access.				

Ownership constraints:

The site is in use and depending on ownerships may need relocation of multiple existing businesses.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

N/A

Economic viability issues:

As a brownfield redevelopment site demolition/decontamination may be required which could affect viability

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	50

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site is currently in employment use and is allocated in the Local Plan as Employment Land..

It is located on Osmaston Road which has good transport access out of the City to the South and into the City Centre to the north. The road is also very well served by public transport.

There is a small local centre very close by on the corner of Horton Street and Osmaston Road although the range of shops is not very good. Access to the City Centre by bus is about 10 minutes along Osmaston Road.

This site is in a location suitable for medium/high density development and could potentially deliver around 50 units but it is not currently available. Viability would be dependent on relocation and site clearance and on any contamination which may be present being made good. There seem to be a number of businesses in operation from the site currently. A further constraint could be proximity to the nearby railway line.

It is not included in the deliverable or developable categories but has a potential capacity of around 50 dwellings. To be classed as developable more certainty would be required on intention to deliver, relocation of existing uses and timescales for development.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0030	Site Name: Land adjacent to Site Address: Oakwood Lime Lane/Mansfield Road Derby DE22 1HN	Site Description: The site is in agricultural use and slopes steeply down to Lime Lane at the north..		
Site Name: Land adjacent to		Current Use: Greenfield agricultural land		
Site Address: Oakwood Lime Lane/Mansfield Road Derby DE22 1HN				
PUA/Non PUA: PUA		Total site area (hectares): 18.5		
Site allocation: Leisure		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		18.5	0	
Access to services: 960m to District Centre at Oakwood. 7.9 minutes to a primary school and 17.5 minutes to a secondary school on public transport. Regular bus services on Mansfield Road.		Status: Promoted Site		
		Planning History: Designated as Green Wedge and Proposed Leisure uses.		
CONSTRAINTS				
Policy constraints: E2-Green wedge L5-Proposed Leisure and Recreation Uses of an Open Nature. The Lodge is a locally listed building.				
Physical constraints (i.e. topography): The site slopes down to Mansfield Road. It is enclosed by a hedgerow. A Tree Preservation Order covers the whole site.				
Environmental constraints including flood risk: Breadsall Railway Cutting is to the north of the site.				
Access constraints: Reasonable access should be possible Mansfield Road/Lime Lane.				

Ownership constraints:

None known. The site is being promoted by the owner.

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Retention of hedgerows to be included in any scheme.

Economic viability issues:

As a greenfield site the land should be viable in neutral market conditions.

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	200

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a greenfield site located off Lime Lane/Mansfield Road on the northern periphery of the City.

It is currently allocated in the City of Derby Local Plan Review for leisure and open recreational uses and it is within the Oakwood Green Wedge. Both of these local plan designations mean that it is currently not suitable for residential development.

Part of the wider site has been identified as a housing allocation in the Draft Core Strategy. The rest of the site would need to remain as Green Wedge to make this acceptable.

The site is well related to the road network into the city and out to the north. It is also related to other residential areas. Local facilities are in Oakwood but the site is also close to the Meteor retail park which has a Morrisons foodstore.

Because of its proposed leisure designation and Green Wedge location the location would only be suitable for this type of development subject to policy review but the owner has expressed an intention to promote it for mixed uses through the LDF. As a greenfield site it is considered generally viable.

In terms of density it would be unrealistic to assume that the entire green wedge would be potentially developable because it would lead to the loss of the wedge and the promoters have indicated that a green area of separation should be maintained. A potential capacity of around 200 dwellings is considered appropriate if a viable wedge is to be retained. It is not currently developable due to the policy constraints.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0031	Site Name: Derby Conference Centre Site Address: Wilmorton London Road/Ascot Drive Derby	Site Description: The site comprises the three storey Derby Conference Centre and grounds. The Centre is a brick built building with a range of outlying buildings.		
Site Name: Derby Conference Centre		Current Use: Conference Centre		
Site Address: Wilmorton London Road/Ascot Drive Derby				
PUA/Non PUA: PUA	Total site area (hectares): 3.91			
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0	3.91		
Access to services: Allenton/Alvaston District Centres 1.5km, City Centre 2.1km, public transport on London Road. The site is 4.9 minutes from a primary school and 17.8 minutes from a secondary school.	Status: Promoted Site			
	Planning History: 04/05/00550-refused Residential development including referbishment of part of the building and refurbishment of the rest Most recent application has also been refused			
CONSTRAINTS				
Policy constaints: Site is allocated for employment use (possibly to previous use as Railway Training Centre). There is a listed building on site.				
Physical constraints (i.e. topography): A Tree Preservation Order covers most of the site.				
Environmental constraints including flood risk: Half the site is in Flood Zone 2.				
Access constraints: None. Access to the Conference Centre already exists off London Road.				

Ownership constraints:

None known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Flood alleviation works and sensitive treatment of the listed building.

Economic viability issues:

Viability would depend on the cost of overcoming constraints

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	90

Site suitable? Potentially **Site available?** No **Site achievable?** Yes

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

Summary

This brownfield site is allocated in the Adopted City of Derby Local Plan as an existing employment use. However the use has changed and it is now in a D1 use as a conference centre. The site is located on London Road, a main road with good access into the City Centre and out to the A50 and then the M1 motorway. There is also good public transport connectivity past the site.

Access to local neighbourhood facilities is poor and the nearest centres are Allenton and Alvaston which are both beyond reasonable walking distance although Alvaston is accessible by public transport.

A significant part of the site is in Flood Zone 2. There is also a listed building on site and some sports/recreational uses.

A planning application for residential development was refused on the site in recent years.

There is no indication that it is currently available and because of the flooding constraint it can only be classed as potentially suitable for the time being. It is possible that part of the site could be developed but the wider capacity is around 90 dwellings.

Until a mechanism for overcoming the constraints is known and there is more certainty in terms of an intention to develop, the site is not deliverable or developable but it could become so in the future. It could potentially provide around 90 new dwellings based on its size.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0032	Site Description: Cleared Site	Current Use: Cleared Brownfield Site		
Site Name: 19-21				
Site Address: Uttoxeter New Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.77			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.77	0	
Access to services: Edge of City Centre site with excellent access to City Centre facilities including retail, leisure and employment.	Status: Identified by LPA			
	Planning History: 0704/1263 Full PP for 171 dwellings			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known. Access directly onto Uttoxeter New Road				

Ownership constraints:

The site has been promoted for residential uses in the past but the owner may also consider other uses.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

As a brownfield site, viability is an issue, however in this case the location is very good and as the economy recovers this is expected to become less so.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	30	0	30

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 30

Summary

This site is on the edge of the City Centre in a sustainable location just outside the Inner Ring Road. It is a former warehouse site which has now been cleared and is ready for development.

Planning permission existed on the site for a high density residential scheme which never happened probably due to viability, the economic downturn and the lack of market interest in apartment schemes.

It is considered to be a sustainable and suitable location for residential development with good transport access, road links and within easy walking distance of all of the retail, leisure and employment offers of the City Centre.

It is uncertain whether the owner has a desire to develop the site for residential uses. It may be promoted for alternative uses. Because of this it cannot currently be classed as developable but should housing be preferred it would make a good location. The capacity of the site is uncertain and would depend on a scheme but it is not expected to be realistic to deliver the number of dwellings which previously had the unimplemented permission



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0035	Site Description: Former Public House Garden. Greenfield Site	Current Use: No specific use		
Site Name: R/O Blue Pool				
Site Address: Sunnyhill Bosworth Avenue Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.4			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0.4	0	0	
Access to services: Stenson Road is a main bus route into the city centre. Local Neighbourhood facilities are on Stenson Rd/Blagreaves Lane about 10 mins walk away. Tesco basket store adjacent.	Status: Identified by LPA			
	Planning History: Planning permission 1/10/00010 for 15 dwellings refused on Appeal on design issues			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): The design and layout of a suitable scheme will be required				
Environmental constraints including flood risk: None known				
Access constraints: None known subject to a suitable scheme				

Ownership constraints:

No constraints. Site has been proposed for residential development.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

Viability should not be a problem in the medium/long term

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	14	0	0	14

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 14

Summary

This site is the former rear garden of the Blue Pool PH on Stenson Road. The PH has changed use to retail and a planning application was submitted separately for residential development on the former garden. The site is classed as greenfield because it is thought that it was sectioned off as land before the intention to develop it and has not been used/associated with the public house for some time. The application was refused on appeal but the reasons for refusal related to the particular scheme and there was no judgement that residential uses were inappropriate on the site in principle.

The site is therefore included in the SHLAA as still having an opportunity for residential development subject to the right scheme being provided.

This is a greenfield site located in a residential area of the city on a main road which is a main bus route into the City Centre. There is a local Neighbourhood Centre about 10 minutes walk along Stenson Road and a Tesco basket store adjacent to the site.

Given the size of the site it is considered that it has a capacity of circa 14 dwellings to fit in with surrounding densities.

The site is obviously in the control of an owner who wants to see it developed and it is expected that an appropriate scheme will come forward. It is included in the longer term supply as available, suitable and achievable.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0042	Site Description: Greenfield scrub Land	Current Use: Vacant scub land		
Site Name: Technograv Phase 1				
Site Address: Spondon Nottingham Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 2.33			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	2.33	0	2.33	
Access to services: The site is on Nottingham Road in Spondon and the nearest Centre is at Borrowash which is easily accessible by bus and reasonably so by car/cycle.	Status: Identified by LPA			
	Planning History: Lapsed planning permission for 80 dwellings			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

None, the site has been promoted for development

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

The owner has indicated that the site is viable for development. It is a greenfield site.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	80	0	0	0	80

Site suitable? Yes **Site available?** Yes **Site achievable?** No

Deliverable dwellings: 0 **Developable dwellings:** 80

Summary

This site is off Nottingham Road in Spondon. Although there are some employment uses in the area many have been redeveloped for housing in recent years. The area is therefore a mix of residential and commercial uses.

Access to local facilities is reasonably good with Borrowash local centre a short distance along Nottingham Road and a large superstore about a mile away.

The site has previously had planning permission for 80 dwellings which has lapsed. The permission was not implemented because of viability issues at the time. However, through ongoing negotiations with the agent it is considered that the site can be viably delivered within 5 years.

The site is in a suitable location and it is available for development. The capacity remains at 80 dwellings and it is expected to come forward within the next 5 years.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0049	Site Name: Abbots Hill Chamber Site Address: Babington Lane Derby	Site Description: Vacant Upper Floors above City Centre retail uses.		
Site Address:		Current Use: Vacant floors in an existing building		
PUA/Non PUA: PUA		Total site area (hectares): 0		
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0	0	0	
Access to services: City Centre site with excellent access to Retail, leisure and Employment uses in the City centre and transport connections,	Status: 0			
	Planning History: 06/07/1256 72 Apartments approved but unimplemented and lapsed			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None Known				
Access constraints: None, This is a City Centre upper floor development scheme.				

Ownership constraints:

None known. Site is being promoted for residential development

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

New proposed scheme will overcome any viability concerns and have Council backing through City Centre Living Strategy.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	25	0	0	0	25

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 25

Developable dwellings: 25

Summary

This site is on the upper floors of a large building in the City Centre. It is currently vacant and has previously had planning permission for conversion to 73 residential units. This scheme was never implemented leaving the site available and ready for development.

The central location means that the site is excellently located in terms of access to facilities including employment, leisure and retail. It is also well located in terms of access to the main public transport hubs including the bus station and the Railway station.

The City Council is now leading a proposal for a scheme for conversion of one floor of the building to apartments which will deliver 25 units. A scheme is being drawn up and the funding has been identified.

The location is suitable, available and considered achievable and because it will be a prior notification conversion will not be subject to S106 contributions meaning it will be a viable scheme. The 25 units will be delivered in the first 5 year period.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0050	Site Name: R C Hartley Site Address: Derby Parcel Terrace	Site Description: The site is situated in an industrial estate but backs onto a new residential area. The area was rebuilt following a major fire in 2003.		
PUA/Non PUA: PUA		Current Use: The site is currently used as warehousing, trade sales and offices.		
Site allocation: Mixed Use		Total site area (hectares): 1.24	Greenfield:	Brownfield:
Developer interest: Medium		0	1.24	
Access to services: 9 minutes to a primary school and 7.9 minutes to a secondary school. Public transport facilities are available on Uttoxeter Old Road. There are shopping facilities available at Kingsway Retail Park.	Status: Identified by LPA			
	Planning History: Expired planning permission site			
CONSTRAINTS				
Policy constraints: The site is covered by Policy R3 which allocates the area for mixed use residential development including residential.				
Physical constraints (i.e. topography): The Mackworth/Mickleover Express route runs through the site.				
Environmental constraints including flood risk: The site may be contaminated due to previous uses. A survey will be needed and remediation carried out if necessary.				
Access constraints: Although access would be through an industrialised area it is not a constraint..				

Ownership constraints:

The site has previously been promoted for housing development and had permission

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

A survey will need to be carried out to determine the extent of contamination and the route of the Mickleover/Mackworth Express route must be preserved.

Economic viability issues:

The fact that the site has not yet been developed when it had a valid planning permissions suggests that development may not be 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	142

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is situated within an industrial estate but backs onto new residential properties on Slack Lane. It is currently being used for warehousing, trade sales and offices.

The site has reasonable access to services with public transport available on Uttoxeter Old Road. There are shopping facilities available at Kingsway Retail Park however these are not easily accessible without a car. Access to schools is reasonable.

The site may be contaminated due to the previous industrial uses. Any development could have an impact on the Great Northern Road and Uttoxeter Old Road junctions. The proposed Mickleover/Mackworth Express route which is identified in the Local Plan runs through the site and could provide a constraint to development.

The site is covered by Policy R3 which allocates the area for mixed use development including residential but because of its nature and location it is felt that employment uses may be preferable to the development sector.

Given all of the above, the site has previously had planning permission for housing. It is in a suitable location but there is no known intention to develop at the current time and development viability would be questionable due to constraints. Therefore the site cannot be classed as deliverable or developable at this time but has an estimated capacity of 142 dwellings based on a previous permission.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0051		Site Description: Former school site.		
Site Name: Former Normanton Jun School				
Site Address: Sunnyhill Grange Avenue Derby				
PUA/Non PUA: PUA		Total site area (hectares): 2		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		2	2	2
Access to services: The local centre on Stenson Road is about 1km away. A smaller centre at Browning Street is much closer but offers less in terms of facilities.		Status: 0		
		Planning History: None		
CONSTRAINTS				
Policy constraints: None Known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None Known				
Access constraints: None				

Ownership constraints:

None, Council ownership

Other:

Disposal from education use required

SITE VIABILITY**Are the constraints able to be overcome?****Economic viability issues:**

The site will be viable in the longer term. The adjacent land is currently under construction for Extra Care units

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	83	0	0	83

Site suitable? Potentially**Site available?** Yes**Site achievable?** Yes**Deliverable dwellings:** 0**Developable dwellings:** 83**Summary**

This is one of two former schools which have now relocated. One of the schools has planning permission and is now being built out as an extra care facility.

This site has also become available for development and the City Council is working to deliver housing on the site. Before it can be developed the Council will need to secure permission for disposal from education purposes but the school has been demolished and relocated. There will probably need to be some on-site public open space provided with any residential development.

The site is within the existing residential area of Sunnyhill. It is not particularly close to any local facilities but there are local shopping facilities on Stenson Road and Browning Street. Public transport to the City Centre is reasonable and there are frequent buses along Stenson Road.

At one point a developer was involved in a scheme for about 80 dwellings but pulled out. However the site is in a suitable location subject to disposal for education purposes and it is available for development. The Council is working to deliver a scheme but with no current certainty it is included in years 6-10 as a suitable and available site.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0054	Site Name: 27-29 Site Address: Queen Street Derby	Site Description: Vacant building in the City Centre		
Site Name: 27-29		Current Use: Vacant building		
Site Address: Queen Street Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.11			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.11	0	
Access to services: The site is located in the City Centre with excellent access to services and facilities including public transport.	Status: Identified by LPA			
	Planning History: Previous planning permission for 18 apartments which expired.			
CONSTRAINTS				
Policy constraints: The site is within the Northern Quarter Policy Area. Central Parking Area				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

None known.

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

Brownfield redevelopment. Permission possibly expired due to viability issues so delivery uncertain

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

18**Site suitable?** Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This site is on a main street in the northern Quarter (Policy), now the Cathedral Quarter of the City Centre.

It is very well located in terms of access to shops, services and public transport. The type of development most likely would be a high density apartment scheme because it is an existing building in the city centre but this type of development is currently not generally viable.

The building has a lapsed planning permission for change of use to 18 apartments and the permission probably lapsed due to viability/market conditions.

Although the building has the potential to provide dwellings for sustainable city centre living, there is no known intention to bring it forward in the near future. There is a possibility that the property has been subjected to damage by squatters. It may however have potential for development as flats or apartments supported by the City Centre living strategy

It is included in the SHLAA because it is suitable for residential development but it is not classed as deliverable or developable because of market and economic conditions and because there seems to be no development interest at present. A capacity of 18 dwellings has been applied as this is what the recent permission was for and it would seem reasonable that an apartment type scheme would be the most appropriate form of development should it come forward.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0056	Site Name: Wyvern House Site Address: Railway Terrace Derby	Site Description: Vacant Building		
Site Name: Wyvern House		Current Use: Vacant Building		
Site Address: Railway Terrace Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.25			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.25	0	
Access to services: Site is edge of Centre with very good access to City Centre facilities and to transport interchanges.	Status: Identified by LPA			
	Planning History: Previously had Planning Permission for 18 dwellings			
CONSTRAINTS				
Policy constraints: Site is in the Railway Conservation Area (E18)				
Physical constraints (i.e. topography): Close proximity to busy railway line				
Environmental constraints including flood risk: Close to Railway Line				
Access constraints: None, Access from Railway Terrace				

Ownership constraints:

None Known

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

It is thought that the previous permission expired because of non implementation due to viability/economic issues

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	18	0	0	18

Site suitable? Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 18**Summary**

This site is a building on Railway Terrace within the Railway Conservation Area.

The building previously had planning permission for conversion to 18 dwellings. The permission lapsed, probably due to financial/deliverability issues related to the housing market and the economy.

The site is located within walking distance of the City Centre and has very good accessibility to the Railway Station and the Bus Station. It is on the eastern edge of the Castleward regeneration area and also has good access to Bass's Recreation ground and the riverside cyclepath network.

A constraint to development may be the close proximity to the busy railway line which might affect marketability.

Generally, however, because the site has had developer interest and planning permission it is considered to have good development prospects in the medium term. It is available and in a suitable location for a conversion scheme but is not classed as deliverable in the short term because of doubts about delivery. It should be developed when market and economic conditions improve.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0066	Site Name: Corner Site Address: Uttoxeter Road/Limes Avenue Derby	Site Description: Cleared brownfield site		
Site Name: Corner		Current Use: Vacant former petrol station		
Site Address: Uttoxeter Road/Limes Avenue Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.13			
Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.13	0	
Access to services: Access to local services is excellent. The site is within the Mickleover District centre which offers a range of facilities. Public Transport is also excellent.	Status: 0			
	Planning History:			
CONSTRAINTS				
Policy constraints: Site is within a District Centre but residential uses are acceptable in peripheral location in these areas. The site is also close to but outside Mickleover Conservation Area.				
Physical constraints (i.e. topography): none Known				
Environmental constraints including flood risk: Possible contamination (former petrol station)				
Access constraints: None known, Access onto Uttoxeter Road				

Ownership constraints:

It is not known who the owner of the site is

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

Viability is currently a constraint in the short term.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	17	0	0	17

Site suitable? Yes **Site available?** Yes **Site achievable?** No

Deliverable dwellings: 0 **Developable dwellings:** 17

Summary

This is a small brownfile site on the edge of the Mickleover District centre. It was formerly a petrol station and have been vacant for several years.

The site had a planning permission for 17 dwellings which was probably not implemented because of financial/market viability.

The site is an excellent sustainable location in the residential suburb of Mickleover but on the edge of the local District Centre which has a range of shops and facilities. It is also on the main road through Mickleover which lies on a main bus route allowing good public transport access to the City Centre.

The site is deemed suitable for residential uses in principle as it has been granted planning permission previously. Residential uses are acceptable in policy on the edges of District Centres.

The main issue affecting the delivery of this site is its viability so it is not included in the 5 year supply. However it should be developable in the longer term.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0082		Site Description: The site comprises Middleton House and car park which is currently being used as offices and it's associated car park. It is three storey but higher in parts.		
Site Name: Middleton House (St Georges Phase 2)				
Site Address: St Marys Gate Derby				
PUA/Non PUA: PUA		Total site area (hectares): 2.1		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	2.1	
Access to services: City Centre site with good access to all Central uses and transport links. A primary school is 7.9 minutes away by public transport while a secondary school is 7.7 minutes away.		Status: Promoted Site		
		Planning History: No relevent history		
CONSTRAINTS				
Policy constaints: The site is in a conservation area and the main Middleton House building is listed				
Physical constraints (i.e. topography): Possible demolition of existing buildings and access.				
Environmental constraints including flood risk: None known				
Access constraints: Although in the City Centre, direct road access may need to be off the one-way St Mary's Gate or through an adjacent site.				

Ownership constraints:

No ownership constraints, the site is mainly in Council ownership

Other:

N/A

SITE VIABILITY

Are the constraints able to be overcome?

Sensitive treatment of the listed buildings and conservation issues.

Economic viability issues:

There is significant local authority ownership and it is in a good central location. Even though brownfield long term viability should be achievable.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	80	0	0	80

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 80

Summary

This site is in the heart of the City Centre in a very sustainable brownfield location. It is close to many facilities and employment opportunities and could provide an excellent location for city living.

It was a main Council office before the Council consolidated facilities in the new Council House. Although some staff have remained in the main building the building will be vacant by the end of 2014 and is a council owned regeneration opportunity.

The site has potential for both new build and conversion but care will be required dealing with the listed building.

It is in a sustainable location and there is developer interest. A mix of uses is being considered including around 80 dwellings. It should be capable of delivering new development in the medium term. It is considered viable in a neutral/good market situation and the main cost would be demolition and clearance if that is required. The fact that the buildings are in local authority ownership is considered helpful as is the fact that the Council is pursuing a City Centre living strategy and may be able to assist in bringing the site forward.

Because it is not currently available it is classed as a medium term developable site to deliver around 80 dwellings in a very sustainable location.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0083	Site Description: The site comprises a mixture of a car park, offices residential and open uses	Current Use: Mix including car park, public open space, offices, residential.		
Site Name: North Riverside				
Site Address:				
PUA/Non PUA: PUA	Total site area (hectares): 2.5			
Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0.5	0.5		
Access to services: City Centre site. Close to shopping facilities and the bus station. Landau Forte College in easy walking distance. 10.5 minutes to a primary school on public transport	Status: Identified by LPA			
	Planning History: The site has been previously allocated for high quality residential uses.			
CONSTRAINTS				
Policy constraints: Part of the site is allocated as Public Open Space.				
Physical constraints (i.e. topography): Part of the site is allocated as Public Open Space.				
Environmental constraints including flood risk: The site is located in Flood Zone 3a.				
Access constraints: The site can be accessed from Derwent Street, Exeter Place and Darwin Place. Pedestrian access may be gained from a number of areas.				

Ownership constraints:

Multiple ownerships including some local authority ownership.

Other:

N/A

SITE VIABILITY

Are the constraints able to be overcome?

Flood alleviation measures

Economic viability issues:

Viability is dependent on overcoming constraints.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	70	0	70

Site suitable? Yes

Site available? No

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 70

Summary

In a previous local plan this site was allocated for residential uses but when the Plan was reviewed the allocation was removed because of doubts about delivery. The main issue is that the site is close to the River in a flood zone.

The site is in a central area which good access to City Centre facilities and a riverside location. All of the site is in Flood Zone 3 and this is a significant problem. However the 'Our City Our River' masterplan will facilitate new flood defences and facilitate development of parts of the river corridor including this area and it is considered that in the longer term it will deliver new development including residential uses. There has been development interest in parts of the site in the past.

It is felt that the OCOR project now has enough priority and certainty to give this location a realistic prospect of development. As part of the site is in local authority control there is significant work being done to ensure that new development and flood defences are delivered. The site has excellent access to transport infrastructure and facilities.

High density residential development would be appropriate in this riverside location. It is possible that the site as a whole could deliver hundreds of dwellings but because of the constraints a conservative estimate that 70 dwellings will be delivered in the life of the local plan has been made.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0085	Site Name: Becket Well Site Address: Derby	Site Description: The site is a mixture of a cleared area in the centre, an existing car park and some smaller buildings..		
		Current Use: A mix of uses. Large cleared area.		
		Total site area (hectares): 0.4		
PUA/Non PUA: PUA	Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.4	
Access to services: City Centre site, Excellent access to facilities and public transport. The site is 6.7 minutes from a primary school and 10.5 minutes from a secondary school by public transport.	Status: Promoted Site			
	Planning History: Allocated in the Local Plan as a mixed use regeneration site			
CONSTRAINTS				
Policy constraints: Archaeological Alert Area. Primary Shopfronts policy.				
Physical constraints (i.e. topography): Sloping site				
Environmental constraints including flood risk: None known				
Access constraints: Central location but poor access to main roads.				

Ownership constraints:

Multiple ownerships.

Other:

N/A

SITE VIABILITY

Are the constraints able to be overcome?

Mainly related to finance/viability

Economic viability issues:

Viability of delivering residential uses in this location is a concern but it is considered a Regeneration priority of the Council.

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	100

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a brownfield site very centrally located in the City Centre. It was previously a shopping centre and car park and included a large retail store. The site is allocated in the Local Plan as a major mixed use redevelopment opportunity. It is also a City Centre Regeneration Framework site.

Most of the site is cleared but buildings exist on part of it. Ownerships are mixed. A large proportion of the site is available now.

Schemes for residential uses have previously been explored but no progress has been made, probably due to viability issues.

The location would suit high density residential development on at least part of the site but it is not likely to be wholly developed for residential uses. A mixed use development including a high density residential element would probably be the best option. It would fit will into the Council's City Centre Living Strategy.

The location is suitable for residential uses and some of the site is available although the multiple ownership factor affects availability. As the extent of residential development is unknown no numbers are in the 5 year supply. There is no reason why this site could not come forward and contribute to city living, however with the lack of any reasonable certainty at the moment, it is not included in the land supply..



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0087	Site Description: The site is currently being used as a car park for the department store Bennett's. It slopes gently down towards the river.	Current Use: Car park for Bennett's department store.		
Site Name: Bennett's car park				
Site Address: Amen Alley Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.14			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0	0.14		
Access to services: City Centre site, bus stops adjacent, railway station 15 minutes walk. 9.5 minutes to a primary school on public transport and 5.8 minutes to a secondary school.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is within the City Centre Conservation Area				
Physical constraints (i.e. topography): Slight slope on the site but not enough to prevent development.				
Environmental constraints including flood risk: None known				
Access constraints: None known-access from Full Street and good access to bus stops/new bus station.				

Ownership constraints:

None known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

N/A

Economic viability issues:

Viability is uncertain on this site.

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	15

Site suitable? Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This site is currently being used as a car park for Bennett's department store.

It is in reasonable condition and slopes slightly down towards the Cathedral Green and the river.

It has good access to services being in a good City Centre location. Public transport access is excellent with bus stops opposite. The site is also only 15 minutes walk from the railway station. Access to schools are also good being 9.5 minutes to a primary school and 5.8 minutes to a secondary school.

It is in a suitable location and is being used as a car park but the existing use may not necessarily need relocating, There is no known current developer interest and the site is known to have viability problems. Therefore it cannot be categorised as being deliverable or developable at the current time but is assessed as having a potential capacity of 15 dwellings based on medium/high capacity City Centre development.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0094	Site Name: Parking area Site Address: Little Chester Vivian Street Derby PUA/Non PUA: PUA Site allocation: Non Specific Developer interest: None Access to services: 5 mins to corner shop, 10 mins to city centre, public transport on Mansfield Road. The site is 9.9 minutes from a primary school on public transport and 5.6 minutes from a secondary school.	Site Description: The sites is a disused parking court at the end of a residential street.		
		Current Use: Disused parking court.		
		Total site area (hectares): 0.1		
		Greenfield:	Brownfield:	Net Developable Area:
		0	0.1	
		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constaints: The site is within the Chester Green Conservation Area.				
Physical constraints (i.e. topography): Part of the site has a Tree Preservation Order on it.				
Environmental constraints including flood risk: Next to the railway, the site is in a high flood risk area.				
Access constraints: None known				

Ownership constraints:

None-in Local Authority ownership.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Noise/air/flood risk mitigation measures. Sensitive treatment of the site due to its location in a Conservation area.

Economic viability issues:

None known

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	10

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a small brownfield site identified by the local authority and in local authority ownership but with no known developer interest. The site could be suitable for a high density scheme but it is constrained by being in a high flood risk area which would mean a sequential test would be needed to demonstrate its suitability.

There is no known developer interest or intention to develop so the site is not classed as deliverable or developable.

It is only big enough to provide around 10 dwellings. It is uncertain whether the current use, local garages, is still required or could be replaced elsewhere so there is no certainty that the land will be available for redevelopment.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0098	Site Name: Moorways Sports Centre Site Address: Allenton Moor Lane Derby	Site Description: There are a number of different uses on the site including an athletics track with surrounding stands, swimming pool and various other sports facilities.		
Site Name: Moorways Sports Centre		Current Use: Sports complex.including built and open facilities.		
Site Address: Allenton Moor Lane Derby				
PUA/Non PUA: PUA	Total site area (hectares): 11.09			
Site allocation: Leisure	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	5.545	5.545		
Access to services: 5 mins walk to Allenton District Centre, public transport on Osmaston and Osmaston Park Road. The site is 5.7 minutes from a primary school and 19.7 minutes to a secondary school.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constaints: The site could be constrained by the fact that the facilites currently on it are needed and may need to be replaced elsewhere.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known-access is already avaiable to the site a short distance off the outer ring road. Depending on size of development detail may need care.				

Ownership constraints:

None known-Derby City Council own site.

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Relocation of existing use

Economic viability issues:

Loss of sports facilities which may need to be replaced.

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	200

Site suitable? Potentially

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

The site is in use as a Council sports/recreation facility including a stadium and athletics track. It is partially classed as brownfield but also has extensive areas of playing pitches which are considered separate enough to be greenfield. It is considered that there may be potential to release part of the site for redevelopment in the future but this would be subject to leisure strategy issues.

It is located close to Allenton District Centre with very good access to the main road network including the outer Ring Road and Osmaston Road which has good public transport access to the City Centre.

The site is also across the road from Osmaston Park and in close proximity to employment opportunities at Rolls Royce.

It has reasonable access to Allenton Primary School and Osmaston Junior and Infant Schools and Merrill College.

The City Council owns the site and there is potential that it could be developed for residential uses subject to the relocation of the existing sports uses. However, there is no evidence currently that that will happen. If the site were to be developed consideration would need to be given to impact on the loss of facilities and sports pitches and their potential relocation. Highways and access problems would also require careful consideration.

The site would be in a suitable location subject to loss of pitches and facilities being acceptable and could potentially provide around 200 new dwellings but because of the uncertainty of possible relocation it is not currently deliverable or developable..



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: der/0099	Site Name: West of the Hollow Site Address: Mickleover The Hollow Derby	Site Description: The site is a field currently in use for agricultural purposes. The site is constrained by the presence of pylons and other electrical infrastructure.		
PUA/Non PUA: PUA		Current Use: Agriculture		
Site allocation: Non Specific		Total site area (hectares): 5.48	Greenfield:	Brownfield:
Developer interest: High		5.48	0	
Access to services: Services in Mickleover and Heatherton district centres. The site is 6 minutes by public transport from a primary school and nearly 18 minutes from a secondary school.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: Green Wedge				
Physical constraints (i.e. topography): Steep hill in Derby City element and poor road system to serve significant development. There are trees on the site which are the subject of Tree Preservation Orders.				
Environmental constraints including flood risk: None known				
Access constraints: Access to The Hollow/Staker Lane but the roads are poor for significant traffic volume increases.				

Ownership constraints:

None known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Highway improvements, groundworks.

Economic viability issues:

None known

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	164

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

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

Summary

This site is being promoted for business/employment uses but still has the potential to be considered as a housing site.

It is currently significantly impaired by access problems. Although a road runs past the site, the potential traffic generation of development here would have an impact on the local road network. It also has a severe physical constraint in the form of a steep slope on part of the site.

In terms of access to local facilities it is not particularly well located with Mickleover District Centre providing the closest local shops. However, a comprehensive wider strategic cross boundary urban extension to the city has been promoted including this part in Derby and there is a possibility that a bigger site could provide new facilities.

The element in Derby City is in a green wedge and is only classed as potentially suitable subject to Policy Review and acceptability on the other issues. It is noted that the site takes up a significant part of the width of the wedge.

The element within the City would probably have a capacity of around 164 dwellings but issues such as topography as well as general suitability would need further consideration. At the moment the site is not classed as developable.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0101	Site Description: The site is open in character. It has a gradient and is currently used for arable farming. However the majority of the land is undeveloped.	Current Use: Arable farming.		
Site Name: Land off				
Site Address: Breadsall Hilltop Hilltop Derby				
PUA/Non PUA: PUA	Total site area (hectares): 14.74			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	14.74	0		
Access to services: 10.2 minutes to a primary school and 13.2 minutes to a secondary school. Reasonable access to other services in Breadsall and Oakwood. Public transport is accessible adjacent to the site.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is in the green wedge. Policies E4 (15)-Breadsall Railway Cutting Nature Conservation Area and T15 (11)-Protection of footpaths, cycle way and routes for horse riders.				
Physical constraints (i.e. topography): There is a reasonably steep gradient which runs downhill east to north. There is existing mature vegetation on the site borders. The whole site is covered by a Tree Preservation Order.				
Environmental constraints including flood risk: None known				
Access constraints: Access from Mansfield Road. Nearest road corridor is Sir Frank Whittle Road.				

Ownership constraints:

No known constraints. The site is being promoted for development

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Sensitive treatment of the nature conservation area and the multi user trail.

Economic viability issues:

As a greenfield site this should be a viable development site

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	200

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a green wedge site that has been promoted for housing for a number of years. There is development sector interest in developing the site for residential uses. The site was identified as a potential release of green wedge to deliver new homes in the Council's Preferred growth Strategy but was not identified for allocation in the Draft Core Strategy because of a lack of information. It was considered that there was not enough evidence available at the time to include the land as an allocation and that it could be included in the Part 2 Plan if found to be appropriate.

The nearest neighbourhood facilities are at Oakwood and Breadsall but the site is also close to the Meteor Centre retail park where there is a Lidl store, Morrisons Superstore, petrol station and Autobank facilities.

The Green Wedge location means that it is only potentially suitable for residential development subject to policy review. The site is classed as available as promoters have said that they are representing the landowners who are seeking to develop the site.

Further potential constraints are that the site has a steep slope and far reaching views over the Green Belt. There may be land stability issues and contamination as the land was previously a tip.

Capacity of the site could vary because it would be dependent on a range of issues relating to the above issues. A nominal site capacity of 200 dwellings has been included but this would be subject to change. The site is not currently developable or deliverable.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0104	Site Name: Land south of Site Address: Sinfin Wragley Way (Derby City element) Derby	Site Description: The site is currently being used as open grass land.		
PUA/Non PUA: PUA		Current Use: Agricultural		
Site allocation: Non Specific		Total site area (hectares): 2.3	Greenfield:	Brownfield:
Developer interest: High		2.3	0	
Access to services: Close to Sinfin District Centre, 6.3 minutes to a primary school and 8.4 minutes to a secondary school by public transport.	Status: Promoted Site			
	Planning History:			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Possible topography/drainage issues				
Environmental constraints including flood risk: Partly in Flood Zones 2 and 3a. However, this small area is being Masterplanned as an open space element.				
Access constraints: Access would be off Deep Dale Lane				

Ownership constraints:

None - a land management company has control of the site for development

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Flood risk mitigation and sensitive treatment of ecological issues. Traffic management.

Economic viability issues:

As a greenfield site this should be viable in reasonable market conditions.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	50	0	0	0	50

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 50

Developable dwellings: 50

Summary

This is a greenfield site which has been promoted for residential development in the past through the Local Plan process and again through the SHLAA call for sites. Land south of Wragley Way has been included as a Draft Local Plan allocation for 180 dwellings and planning permission for 130 dwellings has been granted on part of the site leaving a residual 50 dwellings (this SHLAA site in the City)

The site is expected to form a large cross boundary extension into South Derbyshire which will require major new infrastructure but the 180 dwellings in derby can come forward without significant new infrastructure.

It is reasonably well related to Sinfin District Centre and the schools in the area and there is a possibility of a new road access from the A50 Derby-Stoke road which could open up an area south of Sinfin for possible comprehensive development. The site is suitable as permission has now been granted in principle.

A planning application has been submitted for 50 dwellings on the site but has not yet been determined. The applicants have stated an intention to see the site developed within 5 years. It is a suitable location generally and is available and as a greenfield site with no major infrastructure needs it is achievable. As 130 dwellings are already permitted, the SHLAA identifies the residual land as suitable, available and viable to deliver 50 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0105	Site Name: Land East side of Site Address: Boulton Moor Derby	Site Description: Predominantly greenfield site. The site is generally flat and is currently being used for arable farming.		
		Current Use: Predominantly agricultural uses.		
PUA/Non PUA: PUA		Total site area (hectares): 32		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		32	0	
Access to services: Access to existng local facilities is not good but a site of this size would be expected to provide on site facilities.		Status: Promoted Site		
		Planning History: Draft Local Plan allocation (800 dwellings) Planning application for 800 dwellings submitted		
CONSTRAINTS				
Policy constaints: The site is currently in a Green wedge				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: Land drainage issues will require careful consideration				
Access constraints: Highway access needs to be considered as could involve potential links through existng residential areas. Strategic Highways Issues also need consideration.				

Ownership constraints:

The site is in the control of developers. There are no known ownership constraints.

Other:

Highway infrastructure improvement costs

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

As a greenfield site it should be viable in reasonable market conditions.

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	800

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

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

Summary

This is a greenfield, Green Wedge site in the south east of Derby. The wedge currently comprises mainly agricultural and educational uses and has an important role in separating the suburbs of Chellaston and Alvaston. Sites in the Green Wedge have been promoted for residential development as extensions to Chellaston and Alvaston. This particular site involves land which is promoted as an urban extension to Alvaston on the eastern side of the wedge. The site is included for proposed housing allocation in the Draft Local Plan and has a current outline planning application in for 800 dwellings and a full application for the first 145 of these.

The site is part of a larger planned strategic cross boundary extension of the City into South Derbyshire.

Access is a key issue and may include traffic access through residential areas of Alvaston and on to Snelsmoor Lane and then either to Chellaston or to the A6 bypass road at Alvaston. There are existing primary schools at Chellaston and Shelton Lock and Secondary Schools at Chellaston, Allenton and Alvaston. The local road network issues are considered to be a concern, particularly for large scale development. Local facilities are not available closeby but it is considered that a site of this size would need to provide on site facilities as part of the development.

The site is not currently deliverable or developable mainly due to the Green Wedge policy issue but if permission is granted/when adopted the new Local Plan will allocate the site for housing. Based on the evidence, Draft Plan allocation and planning application the capacity of the site is 800 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0106	Site Description: This site is currently maintained open land in good condition. It has a pitch on it.	Current Use: open land/sports pitch		
Site Name:				
Site Address: Alvaston Bembridge Drive Derby				
PUA/Non PUA: PUA	Total site area (hectares): 1.18			
Site allocation: Leisure	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	1.18	0		
Access to services: Public transport on Benbridge Drive, services are adjacent to Benbridge Drive. There is a school adjacent to the site.	Status: Identified by LPA			
	Planning History: The site is allocated in the adopted local plan for school uses			
CONSTRAINTS				
Policy constraints: The site is allocated for the development of a primary school but DCC have advised that this is no longer needed.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: The site is accessed from Bembridge Drive.				

Ownership constraints:

The site is in the ownership of the LPA.

Other:

There is a football pitch on th site

SITE VIABILITY

Are the constraints able to be overcome?

Work with the Children and Young People department to determine whether this site will come forward.

Economic viability issues:

As a small greenfield site in the urban area it is considered viable to develop.

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	41

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This greenfield site is allocated in the Local Plan for a new primary school. It is owned by the local authority. Information from the Children and Young People's Department is that the site is no longer required for this use and it therefore could be made available for other uses.

It is located in a residential suburb of the city but is currently in open recreational use and therefore the appropriateness of residential uses on it is not certain. Because the principle of development on the land is set through the allocation it demonstrates that it may have potential for other built uses. However it is not fully understood if wider education needs may mean the site is still required for that purpose.

Access to the site is off Bembridge Drive which is very close to the London Road main road into the City Centre and out to the A50 and M1. There are good public transport links. It is well related to the existing community and the nearest district centre is on Crayford Road.

The site's suitability is currently constrained by policy although it is available and there are no known reasons why it would not be viable. If it were deemed appropriate for residential uses, any loss of sports pitches would need consideration. It is therefore not currently deliverable or developable but is considered to have a capacity of 41 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0109	Site Name: Tomlinson's Site Site Address: Little Chester City Road Derby	Site Description: Car park and commercial buildings, part in use.		
Site Name:		Current Use: Part in commercial use		
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 0.47		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0.47	0	
Access to services: Public transport is located within Chester Green. Services are in the City Centre. The site is 10 minutes from a primary school. It is also 3 minutes away from a secondary school.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is allocated for employment uses. E21-Archeological Alert Areas, E6-Wildlife Corridor, E29-World Heritage Site Buffer Zone				
Physical constraints (i.e. topography): River Derwent flows to the south of the site.				
Environmental constraints including flood risk: Although in a floodzone the OCOR Masterplan will see the site mitigated and delivered in the short term				
Access constraints: Access would be from City Road.				

Ownership constraints:

None known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?****Economic viability issues:**

The site is programmed in for short term development in the Councils OCOR Masterplan.

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	52

Site suitable? Potentially**Site available?** No**Site achievable?** Yes**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This brownfield site is allocated in the Local Plan as an existing employment site. However it is identified as a short term priority in the 'Our City Our River' Masterplan to deliver flood defences and new development. It is identified in the plan to deliver 52 dwellings in the short term.

It is reasonably well located in terms of access to facilities with shops and public transport on Mansfield Road and the City Centre a moderate walking distance away.

The site is within the Derwent Valley Mills World Heritage Site Buffer Zone and will need to be carefully designed.

The Council and the Environment Agency have been working to facilitate development opportunities along the river through its 'Our City Our River' Masterplan. This site has been identified as being able to deliver new development whilst improving flood defences in the locality. Its part in Council ownership and the other part is being marketed for development.

However, developer interest in the site is limited and other uses are being considered which may also meet OCOR objectives.

The site does not have enough certainty to count towards the short or long term housing supply at the current time but circumstances could easily change.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0110	Site Name: Derby City Council Depot Site Address: Alvaston London Road Derby	Site Description: Site in use as a Council storage depot		
Site Name:		Current Use: Council Storage Depot.		
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 1.92		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	1.92	
Access to services: There are local services on London Road as well as public transport. The site is adjacent to a primary school and 13.6 minutes from a secondary school by public transport.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Existing employment sites are permitted to be transferred into residential usage.				
Physical constraints (i.e. topography): Demolition/clearance. Relocation of existing use.				
Environmental constraints including flood risk: Potential asbestos in buildings, potential contamination. Some of the site is in floodzone 2.				
Access constraints: Access would be directly from London Road or Meadow Lane.				

Ownership constraints:

None, The site is in local authority ownership.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Overcoming flooding issues may require resources.

Economic viability issues:

As there is no known

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	100

Site suitable? Potentially

Site available? No

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site is a local authority storage depot and the authority has identified it as being potentially available for redevelopment in the future subject to relocation of the existing use and consolidation on another site.

It is located on the edge of a residential area on London Road, a main road out of the City with good transport links to the centre and out to the A50 and M1.

Local facilities at Alvaston District Centre are reasonably accessible by public transport and a short bus journey but are not within close walking distance. It is close to a primary school but secondary school facilities are not so close, the nearest being Noel Baker and Merrill Schools.

It is constrained by being partially in Flood Zone 2 and it is also unknown as to whether any contamination remediation would be required. The availability of the site is not certain and may be dependant upon the local authority facilities relocating.

For the reasons above the site is classed as having potential but is not currently developable. At a medium/high density it is envisaged that the capacity of the site would be about 100 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0111	Site Description: The land is flat and in reasonable condition. It currently contains a number of garages.	Current Use: 15 garages that serve the surrounding residential development.		
Site Name: Land off				
Site Address: Little Chester Derventio Close Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.38			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0	0.38		
Access to services: Some services on Mansfield Road including public transport. Other services are in the city centre. The site is 11.4 minutes from a primary school and 6.4 minutes from a secondary school.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: E21 Archaeological Alert Area E18 Conservation Area The site is in close proximity to a Scheduled Ancient Monument.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: The site may be contaminated. The site is within Flood Zone 3a.				
Access constraints: None known-the site is currently a garage block and therefore already has reasonable access.				

Ownership constraints:

None known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Flood risk alleviation measures and sensitive design of the site being in a conservation area. Also possible relocation.

Economic viability issues:

Viability will depend on if/how the current use is relocated and whether the site can be marketed

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	10

Site suitable? Potentially**Site available?** No**Site achievable?** Yes**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

The site is currently being used as garages and a car park for residents in the surrounding area. The site contains approximately 12-15 garages. It is not clear whether they are all in use or whether they would all need to be relocated to make the site available.

The site is relatively flat with a slight south facing slope. The topography of the site is not a hinderance to development.

A significant constraint to residential development is that the site is within Flood Zone 3a.

The nearest local services are located in Little Chester on Mansfield Road within walking distance. There is also public transport provision on Mansfield Road as well as in the City Centre which is a moderate walking distance away.

It is estimated that if the flood risk issues can be overcome, especially through the flood measures to be developed in the 'Our City Our River' masterplan. The site could deliver around 10 dwellings at medium density but until there is some certainty that it is actually available for development and that the flooding issue can be overcome, it is not included in the developable supply.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0113	Site Description: The site comprises the Fire Service HQ, a locally listed building and its environs Current Use: The site is currently being used by Derbyshire Fire Authority for office training.			
Site Name: The Old Hall				
Site Address: Littleover Burton Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 1.51			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	1.51		
Access to services: Public transport provision is on Burton Road. Other shops and services are approximately 500m from the site. A primary school is 3.8 minutes away, secondary school 5.9 minutes away.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: E19-Listed buildings and buildings of local importance. The Old Hall and Gatehouse are Listed. E20-Uses within buildings of architectural and historic importance.				
Physical constraints (i.e. topography): The site includes a number of mature trees which are the subject of a TPO. There is a telecoms mast which would need relocating.				
Environmental constraints including flood risk: Mature Trees on Site				
Access constraints: None known/ Access would be onto Burton Road				

Ownership constraints:

The site is currently owned by Derbyshire Fire and Rescue who are seeking to relocate and make the site available for development

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Sensitive treatment of the listed buildings and trees.

Economic viability issues:

Considered viable in the long term.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	35	0	35

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 35

Summary

The site is currently being used by the Derbyshire Fire and Rescue authority for offices and training.

It is relatively flat with a slight slope to the north east. The topography of the site is not expected to be a hinderance to the successful development of the site.

Access to the site is from Burton Road and is considered to be capable of being worked into a scheme..

The nearest public transport facilities are located on Burton Road opposite the entrance to the site. The nearest local services are also on Burton Road within a reasonable walking distance.

There are a number of physical constraints on the site. There are a number of mature trees that have Tree Presevation Orders on them. The Old Hall and Gatehouse are listed buildings. The careful treatment of the heritage assets would be required but would not rule out a residential conversion/change of use in principle.

The site is not currently available but the Fire Service have indicated an intention to make the site available. As this is a brownfield site with developer interest and an intention to release it is included in the longer term supply as delivering 35 dwellings. The site capacity is based on a high density scheme including a change of use of the listed building.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0115		Site Description: The site is flat and cleared however part of it appears to be being used as a car park.		
Site Name: Former Derby Tertiary College				
Site Address: Normanton Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 1.35		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	1.35	
Access to services: Local services and public transport are on Normanton Road and in the City Centre. The site is 4.9 minutes from a primary school on public transport and 14.8 minutes from a secondary school.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: CC18 Central Car Parking Area Central Area. Residential development should be outside primary frontage areas.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: Potential contamination, potential air quality issues.				
Access constraints: The Inner Ring Road is now complete and runs close to the site which improves access potential.				

Ownership constraints:

The owner has previously promoted the site for development but has not shown any interest recently in seeing it brought forward.

Other:

N/A

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

The site is edge of centre and is mainly clear. Viability might be affected by contamination.

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	60

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a brownfield site which was formerly part of Derby College.

It is located on the edge of the City Centre and is allocated in the CDLP Review as part of the Normanton Road/Peartree Road Linear Centre. The allocation allows residential development outside areas of primary frontage.

The site is cleared and ready to develop and offers a good regeneration opportunity on the edge of the City Centre although part of it is used as a surface car park.

The site is in a suitable location, close to both the City Centre and the Normanton Road shopping area. It has very good access to a range of services/facilities including employment opportunities, retail and leisure uses and public transport links. The new Connecting Derby scheme which completes the inner ring road has recently been finished and runs past the site. Access could be made off Normanton Road/Burton Road.

This site has been available for some time and market conditions have probably affected its viability. It is considered viable for residential development in the long term but it is thought the owners are seeking non residential uses which may be more viable so it is not included in the land supply.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0118	Site Name: Evans of Leeds Site and surrounding	Site Description: The site primarily comprises a range of warehouse buildings and industrial works. Some are vacant.		
Site Address: Sinfin Lane/Goodsmoor Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 24		
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	24		
Access to services: services on Osmaston Park Road but these are a distance from the site. Public transport provision on Sinfin Lane. A primary school 7.6 minutes secondary school is 17.3 minutes away. Services at Sinfin are also accessible but not close.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: Wildlife site on a small part of the site.				
Physical constraints (i.e. topography): There are trees on the site which are the subject of Tree Preservation Orders. Drainage issues.				
Environmental constraints including flood risk: There may be noise/air pollution from surrounding industrial uses. There may also be contamination due to former industrial use of the site.				
Access constraints: Access would, need to be provided from Sinfin Lane with potential links to Goodsmoor Road				

Ownership constraints:

the site is fragmented in terms of control/ownership which makes comprehensive development difficult.

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Studies will be needed to determine the extent of any contamination and the impact of the surrounding land uses.

Economic viability issues:

Viability is uncertain due to the fragmented ownership and existing uses.

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	700

Site suitable? Yes

Site available? No

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site currently comprises a mix of employment uses, most of which are vacant. The western part, north of Goodsmoor Road had planning permission for 106 dwellings which has recently lapsed. The site is allocated in the CDLP as existing employment uses.

The site is identified in the emerging draft Local Plan as a regeneration priority site which could be suitable for housing. The Council resolved to grant permission for 600 dwelling son a major part of the site but the application has been withdrawn. It is understood that this is related to fragmented ownership and uncertain delivery.

The viability of trh site is uncertain. It is close to Sinfin District Centre and to neighbourhood shopping facilities on Blagreaves Lane and Osmaston Park Road.

The wider site is generally suitable and it is possible that some housing could come forward during the plan period. However there is no0t enoug certainty of delivery to count any dwellings towards the housing requirement. If any dwellings were to come forward they would be windfalls/flexibility housing delivery.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0119	Site Description: The site comprises a grass verge and the Quadralene chemical factory which is currently in use. The site is predominantly flat.	Current Use: Chemical factory and an open grass area.		
Site Name:				
Site Address: Barlow Street and Bateman Street Derby				
PUA/Non PUA: PUA	Total site area (hectares): 1.45			
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0	1.45		
Access to services: The railway station is within walking distance. Public transport facilities are adjacent, services are within the city centre. The site is 4.4 minutes from a primary school and 13.5 minutes from a secondary school.	Status: Promoted Site			
	Planning History: A residential scheme was drawn up circa 2005 but no application was actually submitted			
CONSTRAINTS				
Policy constraints: The Eastern Fringes Action Plan covers this area. The site is bounded to the North West by the boundary of the central parking area Policy CC18.				
Physical constraints (i.e. topography): There are some semi-mature trees on the site, with a Tree Preservation Order on the border of the site.				
Environmental constraints including flood risk: There could be contamination on the site. A small portion of the site is in flood zone 2.				
Access constraints: Access to the site is considered to be poor. Bateman Street and Barlow Street are not ideal particularly where they meet London Road.				

Ownership constraints:

There is no known ownership interest and relocation would be required.

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

May require junction realignment.

Economic viability issues:

None known

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	58

Site suitable? Potentially **Site available?** No **Site achievable?** Yes

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

Summary

The site is split into two parts, one part being an open grass verge and the other being the Quadrelene Chemical factory which is currently operational. The brownfield element is predominantly flat but the greenfield part undulates considerably. The SHLAA assesses the site as brownfield seeing potential development on the brownfield element with possible open space on the greenfield area. Previously a scheme was drawn up by agents including a mix of residential and open space uses.

Access from London Road is considered to be poor and it is likely that further work would have to be done to make the site suitable for residential development. There is potential for access from Bateman Street also which could be a preferred alternative.

There are services located on London Road, Midland Road and within the City Centre. Public transport provision is excellent with the a main bus route along London Road, the railway station being close and the new bus station (under construction) reasonably close in the City centre.

Some trees on the site are the subject of a Tree Preservation Order and a small part of the site is in flood zone 2.

Interest has been shown in developing the site but there are no known current intentions. The site is considered to have the capacity to provide around 58 dwellings but not available and has no developer interest at the moment.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0123	Site Name: Technograv Phase 2 Site Address: Spondon Nottingham Road Derby	Site Description: Commercial buildings and land		
Site Name:		Current Use: Commercial/employment		
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 0.9		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium			0.9	
Access to services: 1.6 km to nearest services. Services are also available in Borrowwash. The site is 8.2 minutes from a primary school by public transport and 18.4 minutes from a secondary school.	Status: Identified by LPA			
	Planning History:			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: The site is close to some employment uses and a railway.				
Access constraints: None known				

Ownership constraints:

None known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

N/A

Economic viability issues:

Viability is an issue but it is thought that the site should come forward later in the plan period

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		30

Site suitable? Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This site is off Nottingham Road in Spondon with reasonable accessibility to the A52 road into Derby and out to Nottingham and the M1 motorway. The site is currently in use and the existing use may need to be relocated for the site to be developed.

The site is not particularly well served by local facilities but the facilities at Borrowash are accessible and Spondon District Centre is another option. It is allocated and in use for employment uses.

There has been considerable residential development in the general area in recent years and the site is considered to be in a generally suitable location for residential uses. There are other employment uses and a railway line close by which could be considered as potential constraints to residential development but they should be capable of being overcome.

It is estimated that the site could deliver around 30 dwellings and the promoters indicate that it could be delivered in the longer term. Logically the phase 1 Technograv site adjacent would be developed first.

Unfortunately concerns have arisen as to the viability of delivering the site and although it is in a generally suitable location and is previously developed this is not the certainty needed to include the site in the supply. It has an estimated capacity of 30 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0127		Site Description: The site is flat and in good condition. It is currently being used as a car showroom and it's associated development.		
Site Name: Spondon Cars				
Site Address: Spondon Sitwell Street				
PUA/Non PUA: PUA		Total site area (hectares): 0.24		
Site allocation: Retail		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.24	
Access to services: A wide range of services are available within Spondon District Centre. The site is 5.1 minutes from a primary school and 8.7 minutes from a secondary school by public transport.		Status: Identified by LPA		
		Planning History: 06/08/00948-refused Residential development (36 flats)		
CONSTRAINTS				
Policy constraints: The site is in a District Centre but on the edge where residential ground floor uses can be permissable.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

Ownership of the site is unknown.

Other:

None known.

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

Viability has been a problem but is expected to improve in the long term

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	31

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

The site is currently being used as a car showroom. It is in a sustainable location being located Spondon District Centre close to facilities and public transport. The District Centre policy is restrictive in terms of residential development especially on the ground floor but this site is edge of centre which can be permissible.

An application for the erection of 36 apartments on the site has been refused. For the purposes of the SHLAA the site is currently not considered to be viable. This is expected to change in the future as the economy improves. A new planning application is expected for around 31 dwellings.

Although it is a brownfield site which has been promoted for development there is not currently enough information available about the certainty and availability for the site that it cannot be included in the land supply. However, this may change in the future.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0134	Site Name: Corner of Site Address: Elton Road/Crowshaw Street	Site Description: The site appears to be an abandoned car park. It is surrounded by metal fencing. It is partially overgrown and has been used for flytipping.		
PUA/Non PUA: PUA		Current Use: Former car park.		
Site allocation: Non Specific		Total site area (hectares): 0.08	Greenfield:	Brownfield:
Developer interest: Low		0	0.08	
Access to services: 500m to supermarket. 1.5km to district centre. The site is 7.7 minutes from a primary school and 25.7 minutes from a secondary school by public transport.	Status: Identified by LPA			
	Planning History: 12/07/02321-refused Erection of 17 apartments 05/06/00685-granted Residential development (outline) 01/06/0012-refused Erection of 12 apartments			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None Known.				

Ownership constraints:

Ownership of the site is unknown.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Unknown.

Economic viability issues:

No specific constraints known

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	15

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is a small site within the wider Osmaston Triangle Area. The wider area offers several regeneration opportunities including the former Rolls Royce works on Nightingale Road.

The site is an abandoned car park. It is surrounded by metal fencing, is in poor condition, partially overgrown and seems to have been used for flytipping. It currently has planning permission for 7 dwellings but it is not known whether the permission is speculative.

The site has good access to public transport and a supermarket but is about 1.5 km from a District Centre (Allenton) and wider facilities although these can be directly accessed by bus.

There have been several applications on this site for various dwelling densities however to date they have all been refused.

Taking into account the numbers that have previously been submitted, it is estimated that the site could deliver around 15 dwellings at high density. It is suitable and the number of planning applications suggest that it has a high level of interest. It is not known whether the permission will be implemented or another scheme will come forward. If the permitted scheme comes forward it will be counted as a small site below the SHLAA threshold. The site is therefore not included as a developable housing site in the SHLAA.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0139	Site Description: The site is in use for petrol station and car repairs/sales and is within a neighbourhood centre.	Current Use: Petrol Station		
Site Name: Petrol Station				
Site Address: Allestree Blenheim Drive				
PUA/Non PUA: PUA	Total site area (hectares): 0.17			
Site allocation: Retail	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.17		
Access to services: The site is situated in a Neighbourhood Centre in Allestree. By public transport, it is 1.8 minutes from a primary school and 4.6 minutes from a secondary school.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: Neighbourhood Centre allocation.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: There may be contamination on the site due to it's use as a petrol station.				
Access constraints: Site is accessed from Blenheim Drive				

Ownership constraints:

The owner of the site is currently unknown.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

An exception to existing policy would have to be made for this proposal to become acceptable in policy terms.

Economic viability issues:

This would be dependant on relocation/contamination removal.

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	12

Site suitable? Potentially

Site available? No

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site has been identified through pre application discussions and discussions relating to S106 requirements.

The site is a petrol station/car sales and repairs use in an existing Neighbourhood Centre which is identified in the adopted Local Plan.

It is well related to facilities including shopping and schools and on a main road and is in a generally residential area.

Residential development is not normally allowed on the ground floor in neighbourhood centres in current policy so this would be a constraining matter and one which would need to be considered. The site is also hindered by being in the middle of the centre so residential uses could break up the primary function of the centre.

In order to develop the site it may be necessary to relocate the existing use and make the site good for residential uses which could affect viability and delivery.

The exact intentions of the owner are unknown and the site can only be classed as potentially suitable to accommodate around 12 new dwellings. Because the site is in use and there is not known knowledge that the owner will vacate it is not currently classed as available.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0140		Site Description: The site comprises a light industrial unit in reasonable condition that is currently being used as an electrical engineering company.		
Site Name:		Current Use: Electrical engineering company.		
Site Address: Bridge Street/Little Bridge Street				
PUA/Non PUA: PUA	Total site area (hectares): 0.18			
Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.18		
Access to services: 500m to city centre, public transport adjacent. The site is 5.3 minutes from a primary school on public transport. It is 12.5 minutes from a secondary school.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Telephone mast on the site. The site is adjacent to Markeaton Brook.				
Environmental constraints including flood risk: The site is adjacent to Markeaton Brook and is therefore in Flood Zone 3a.				
Access constraints: None known				

Ownership constraints:

Unknown

Other:

N/A

SITE VIABILITY**Are the constraints able to be overcome?**

Overcoming the flooding issue will be the main problem

Economic viability issues:

Viability will be dependent on the type of scheme promoted on a brownfield site in this location and overcoming flooding issues.

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

Site suitable? Potentially**Site available?** No**Site achievable?** Yes**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This site currently comprises a light industrial unit which is in use.

It has good access being adjacent to the recently completed Inner Ring Road. The site is also close to the City Centre and the facilities and transport links that it offers including employment, leisure and retail uses.

It is adjacent to Markeaton Brook and is in Flood Zone 3a which is a considerable constraint to residential development.

As the site is in Flood Zone 3a, it can only be classed as potentially suitable. Added to which it is not currently available and there is no known time in the future when it will be available. For these reasons, the site cannot be described as being deliverable or developable at the present time.

As this site is on the edge of the city centre a high potential density is considered to be appropriate for the assessment and it is estimated that the site could be developed for around 10 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0143		Site Description: Site comprises Humbleton View vacant former day centre and Bramblebrook House residential care home which is currently in use Current Use: Council Care Home (in use) and vacant former day centre.		
Site Name: Bramblebrook House/Humbleton View				
Site Address: Mickleover Rough Heanor Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.96			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.96	0.96	
Access to services: The site is located close to Uttoxeter Road, A main Road with very good bus connections to The City Centre and Mickleover District Centre		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None Known				
Access constraints: None Known				

Ownership constraints:

In Derby City Council Ownership but currently comprises two buildings. One in use as a Care Home and the other vacant.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

Would require demolition of existing buildings on site and possible relocation.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	25	0	0	50

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 25

Developable dwellings: 25

Summary

This site consists of two Council owned buildings and their grounds. The Council's Estates department has identified an intention to dispose of the land for redevelopment in the next few years.

One of the buildings is currently vacant and presents a short term development opportunity but there is longer term potential for the other building to be redeveloped for residential uses. The site is located in a predominantly residential area with good access to the road network including the A38 and Uttoxeter Road which has good public transport links with the City Centre. Although it is not well served by local facilities it has good access by public transport to both the City Centre and to Mickleover District Centre.

There is no known specific developer interest but the site has not been marketed yet. Derby City Council has identified the desire to look at redevelopment options for the future and particularly consider the possibility of an ExtraCare scheme on site. Council officers have discussed potential appropriate densities with developers.

It is expected that the vacant site can come forward in the first 5 years and the other part will be released for development at some point. Given its brownfield status and location in a residential area close to the local and trunk road network, it is considered to be in a suitable location for residential development. It is therefore expected that part of the site will be delivered in the first five years. There is not specific known date for the residual but it could come forward within the plan period.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0150	Site Name: Aida Bliss site Site Address: Little Chester City Road Derby	Site Description: The site is a large factory complex. It is brick built with an important frontage onto Chester Green. The façade contains a number of large arched windows.		
PUA/Non PUA: PUA		Current Use: Vacant industrial building.		
Site allocation: Employment		Total site area (hectares): 1.24	Greenfield:	Brownfield:
Developer interest: High			1.24	
Access to services: Local facilities and public transport links are on Mansfield Road. Access to the City Centre is reasonable. It is 11.7 minutes away from a primary school and 6.5 minutes from a secondary school.	Status: Identified by LPA Planning History: 09/08/01402-not yet determined Erection of 27 houses and 129 apartments 12/04/02101-refused Erection of 15 house and 147 apartments			
CONSTRAINTS				
Policy constraints: Conservation Policy constraints. The site is in a Conservation Area and in the Derwent Valley Mills World Heritage Site Buffer Zone.				
Physical constraints (i.e. topography): Flood defences may need to be constructed.				
Environmental constraints including flood risk: The site is currently located in Flood Zone 3a.				
Access constraints: Access would be from City Road				

Ownership constraints:

None known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

Resolve flooding matters/meet sequential test. Retention of City Road frontage.

Economic viability issues:

There is a desire to develop this site as part of the Our City Our River Masterplan and this should aid viability in the medium term

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	100	0	0	100

Site suitable? Potentially**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 100**Summary**

This is a brownfield site is allocated as an employment site in the adopted Local Plan.

Access to local facilities, public transport and the City Centre are reasonable. The City Centre is a moderate walk away. The nearest school is Landau Forte College in the City Centre.

The site is located between City Road and the River Derwent to the north of the City Centre. It has been promoted for development and for residential uses previously but it is within Flood Zone 3a and is therefore significantly constrained. The location in the flood zone as well as the site being in a conservation area and within the World Heritage Site buffer zone all lead to both policy and viability concerns.

However the site is identified in phase 1 of the 'Our City Our River' Masterplan as delivering development and flood defences. The OCOR project is being implemented by the Council and the Environment Agency and has achieved some funding. The potential capacity of 100 dwellings is based on work done for the OCOR masterplan. OCOR funding will help to deliver the site and flood defences and the site has a reasonable prospect of being developed later in the plan period.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0153	Site Name: Land adj St John Fisher Primary Site Address: Alvaston Green Lane Derby	Site Description: The site is currently an overgrown field, there is a slope up towards the A6 on the northern edge. A footpath over the A6 adjoins the site.		
PUA/Non PUA: PUA		Current Use: Vacant greenfield land		
Site allocation: Non Specific		Total site area (hectares): 1.31	Greenfield:	Brownfield:
Developer interest: None		1.31	0	
Access to services: Site is adjacent to primary school and within walking distance of a secondary school and Alvaston district centre.	Status: Identified by LPA			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Access issues are a potential problem				
Environmental constraints including flood risk: The site is in Flood Zone 3a, there could also be noise/air pollution from being adjacent to A6 and from nearby industrial uses.				
Access constraints: The site is situated behind a school. Possible access off adjoining streets may be a problem. Would need to take advice from Highways officers..				

Ownership constraints:
None-Council owned land.

Other:
None known

SITE VIABILITY

Are the constraints able to be overcome?
Flood risk assessment and noise/air quality assessment.

Economic viability issues:
Viability could be affected by cost of overcoming constraints

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	45

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

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

Summary

This is a greenfield site in Alvaston which is located in an existing residential area and within reasonable walking distance of a primary school and the Alvaston District shopping Centre which provides a range of facilities. There are good road and public transport links to the City Centre from Alvaston and out of the City to the A50 to the south and A52 to the east.

The major constraining factor to residential development on this site is its location in Flood Zone 3a. For the purposes of the SHLAA, residential development is classed as potentially suitable in Flood Zone 3a subject to the constraint being resolved. It is, however, a significant constraint and can also affect viability if measures are required.

Access into the site may also be an issue which needs careful consideration to make a scheme work. Another potential constraint to residential uses may be the close proximity of the A6 Spur Trunk Road which could affect amenity.

Norwithstanding the constraints, the site is in local authority ownership which means that there are no ownership constraints to development.

The site is not currently deliverable or developable due mainly to the flooding constraint but has a potential capacity of around 45 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0154	Site Name: Land surrounding Turney Nook Site Address: Alvaston Field Lane Derby	Site Description: The site is flat and is currently being used a a dwelling house and adjoining land.		
Site Address: Alvaston Field Lane Derby		Current Use: Dwelling house and associated land.		
PUA/Non PUA: PUA		Total site area (hectares): 2.4		
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	2.4	0		
Access to services: There are few services within walking distance of the site. A primary school is 9.4 minutes away by public transport and a secondary school is 9.7 minutes away. A new secondary school is under construction closeby.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constaints: Part of the site is in the Green Wedge.				
Physical constraints (i.e. topography): Overhead powerlines/Pylon.				
Environmental constraints including flood risk: None known				
Access constraints: It is not clear how access would be created and it may be problematic.				

Ownership constraints:

None known. The owners have promoted the site

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Policy revision

Economic viability issues:

None known, as a small greenfield site development should be 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	10

Site suitable? Potentially **Site available?** Yes **Site achievable?** No

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

Summary

This site is on the southern periphery of Alvaston and is partly in the Boulton Moor Green Wedge. Local facilities and services, including schools, would be in Alvaston. The main District Centre is not really within easy walking distance but there are other smaller local facilities on Crayford Road which is closer.

The site has been promoted as being suitable for housing. This is a small site and only just falls within the threshold for inclusion in a SHLAA. There is not any known developer intention or interest.

Because of the Green Wedge constraint, the site is only classed as potentially suitable and the acceptability of residential development would be subject to policy review. Access may also be a constraint and would need further investigation.

It is not thought that the owner is actively seeking a developer and so timescales when the site may be developed if deemed suitable are unknown.

The site is not currently suitable, deliverable or developable and only has a capacity of about 10 units.



GENERAL SITE INFORMATION		SITE USAGE			
Site reference: DER/0156	Site Name: Moorway Lane (west of)	Site Description: Agricultural land, greenfield site.			
Site Address: Littleover Moorway Lane Derby					
PUA/Non PUA: PUA		Current Use: Agricultural uses			
Site allocation: Leisure	Total site area (hectares): 26.12		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High	26.12	0			
Access to services: Derby Moor School on Moorway Lane, Nearest neighbourhood centre Blagreaves Lane, Littleover is not within easy walking distance.	Status: Promoted Site				
	Planning History: Allocated as proposed public open space and in a green wedge.				
CONSTRAINTS					
Policy constraints: Allocated in Local Plan as proposed public open space and Green Wedge. Protection of route for pedestrians/horseriders.					
Physical constraints (i.e. topography): The main physical constraint would be adequate access.					
Environmental constraints including flood risk: None known					
Access constraints: Moorway Lane is not a major road and a significant development would be likely to have severe traffic impact. The road may need widening to support access/egress and increased traffic.					

Ownership constraints:

The site has been promoted for residential development by the landowner.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Policy review would be required to remove green wedge and proposed open space. Access to a large housing site would need to be acceptable.

Economic viability issues:

As a greenfield site, generally viable although infrastructure requirements could affect viability.

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	400

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a greenfield site on the south western edge of the City in Littleover within the Green Wedge. The land is currently in agricultural use and the site is allocated in the adopted Local Plan as part of a proposed new City Park to serve the south of the City. Part of the allocation to the north has been implemented as public open space and is maintained by the local authority.

The nearest neighbourhood facilities are some distance away at Blagreaves Lane and the nearest secondary school is Derby Moor which is very close on Moorway Lane. Public Transport is available along Blagreaves lane. The proposal for development does include some local facilities onsite.

The location within the Green Wedge and proposed open space allocation as well as the strategic intention of the Local Authority to provide a city park in the area are significant constraints. However the promoters have indicated that approx 400 dwellings could be developed for housing which could help to facilitate a wider area of open space being delivered and a narrower green wedge maintained.

Moorway Lane pose some highway/access constraints including its junction with Blagreaves Lane and that fact that as it heads out of the city it becomes a country lane with limited capacity.

The site is currently only classed as potentially suitable because of the constraints and therefore not deliverable or developable.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0158	Site Name: Rail Technical Centre Site Address: London Road Derby	Site Description: Offices and light industrial uses.		
Site Name:		Current Use: Industrial, light industrial, specialist rail and offices.		
Site Address:				
PUA/Non PUA: PUA	Total site area (hectares): 12			
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0	12		
Access to services: The site is within easy access of the railway station and Derby City Centre. The site is 6.3 minutes from a primary school using public transport and 14.8 minutes from a secondary school.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is allocated for employment uses. There are locally listed buildings on the site				
Physical constraints (i.e. topography): Site clearance. Possibly flood risk issues.				
Environmental constraints including flood risk: There may be contamination due to the nature of the existing operations on the site. The majority of the site is in Flood Zone 2.				
Access constraints: Access would be from London Road.				

Ownership constraints:

Site submitted as part of the Employment land Call for Sites but they have suggested that part of the site could be developed for residential uses.

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?**

A flood risk assessment would need to be completed. Potential decontamination.

Economic viability issues:

Viability is subject to overcoming constraints. Flood Zone 2, relocation and clearance. Potential contamination remedy if required.

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	50

Site suitable? Potentially

Site available? No

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a brownfield employment site which is allocated in the Local Plan as an existing employment site. It is currently in use.

It was promoted through the Employment Land Call for Sites but the supporting information suggested that it could be suitable, at least in part, for residential uses.

The site is located on London Road which is a main road with very good public transport links to the City Centre and out to the A50 to the south of Derby. The nearest local facilities are along London Road near Wilmorton roundabout. These are basic facilities and there is no main district shopping centre nearby although both the City Centre and Alvaston district Centre are accessible by public transport.

The site may have contamination constraints and a large part of it is in Flood Zone 2. There are locally listed buildings on site.

It is potentially suitable subject to the constraints being overcome. It is therefore not currently developable or deliverable.

The dwelling capacity is unknown because it is being promoted as a mixed use site. If the whole site were to be developed it could accommodate in the region of 400 new dwellings but this is very unlikely even if constraints were overcome. A token 50 units has therefore been applied as the potential residential capacity. There is no known developer interest.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0159	Site Name: Foresters Leisure Park Site Address: Osmaston Park Road Derby	Site Description: Leisure Park including multiscreen Cinema and large car park with some landscaping. Surrounding uses include a bowling alley, 'drive thru' and railway lines.		
Site Name:		Current Use: Showcase cinema and car park.		
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 3.92		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	3.92	
Access to services: There are local shops on Osmaston Park Road and a Sainsburys supermarket within reasonable walking distance. However the nearest local centre is at Allenton which is not within easy walking distance.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Possible contamination. Site clearance. Proximity of other uses including leisure, fast food and railway line.				
Environmental constraints including flood risk: None known				
Access constraints: Current access into the site is on Osmaston Park Road and Sinfin Lane. However the site is within a leisure park.				

Ownership constraints:

The site is being promoted by the owners.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

N/A

Economic viability issues:

There are no known viability constraints other than those associated with brownfield development generally.

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	40

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is part of the Foresters Leisure Park which is on the corner of Osmaston Park Road and Sinfin Lane, Osmaston Park Road being the City's outer ring road. Access to the road network and to public transport is therefore good. Access to local facilities is not particularly good although there is a Sainsburys superstore within easy walking distance along Osmaston Road.

The site being promoted is currently in use as a Showcase muntiscreen cinema and a large car park. Other leisure related uses edge the site but are not included in it and these include a bingo hall, a bowling alley and a KFC restaurant/drive thru. One side is bounded by a railway line. It is being promoted as a possible mixed use development including an element of residential use.

The site is potentially constrained for residential uses by the surrounding uses. A large residential scheme would not seem to fit well within these uses but a smaller area of a mixed scheme could have potential.

The site is therefore suitable in principle but is not available. More information would be required about issues such as contamination to see if they affected viability but it is felt that in a normal market the site would be viable. Because of uncertainty it is not currently considered developable. There is currently no known developer interest in the site.

A nominal capacity of 40 units has been included as a residential component of a mixed use scheme for the time being.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0164	Site Description: Cleared brownfield site.	Current Use: Cleared site.		
Site Name: 140				
Site Address: Spondon Nottingham Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.27			
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0	0.27	0	
Access to services: The nearest local centre is at Borrowash which is about a mile along Nottingham Road	Status: Promoted Site			
	Planning History: The site has previously had planning permission for residential uses.			
CONSTRAINTS				
Policy constraints: A small part of the site is allocated as proposed Employment uses.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None. An access road links the site to Nottingham Road				

Ownership constraints:

None. The site is being promoted for residential uses

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

The site has had planning permission which has lapsed. This is thought to be because of the recession. However, as the economy/market improve it is expected to be developed

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	14

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is located to the rear of the 'Go Dive' centre on Nottingham Road. The area was on the south side of Nottingham Road was generally an employment area but over recent years much of the land has been developed for residential uses. The location is still mixed but has much more of a residential presence.

The site has good access to Nottingham Road and the public transport network. It is about a mile from the shopping facilities and services at Borrowash, along Nottingham Road. It has had planning permission for residential uses which has expired but discussions are ongoing with the agent who has indicated an intention to pursue residential uses.

It is available for development and in a suitable location. A previous permission lapsed and a new application was finally disposed of due to land control issues. It is therefore unlikely that this site will come forward unless there is a change in circumstances.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0167	Site Name: Land at Royal Hill Farm Site Address: North of longley Lane Spondon	Site Description: The site comprises open countryside on the norther edge of Spondon. It is in agricultural use.		
		Current Use: Open agricultural fields		
PUA/Non PUA: PUA		Total site area (hectares): 8.64		
Site allocation: Green Belt		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		8.64	0	0
Access to services: The nearest local services are in Spomdon District Centre which is not particularly close.	Status: 0			
	Planning History:			
CONSTRAINTS				
Policy constaints: Green Belt designation and there is a wildlife site in the area				
Physical constraints (i.e. topography): None known other than potential access issues and relationship to the urban area				
Environmental constraints including flood risk: There are nature conservation designations in the area				
Access constraints: Access would be onto the local highway in Spondon and depending on the size of a development could be problematical. Linking the development site to the highway could be an issue				

Ownership constraints:

None known - land is being promoted by owner

Other:

Potential wildlife issues and access matters to be considered

SITE VIABILITY

Are the constraints able to be overcome?

Would require policy review change the Green Belt

Economic viability issues:

No known viability issues as this is a greenfield site

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

Site suitable? No

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is located in open countryside to the north of the built area of Spondon.

An area has been identified and submitted by agents on behalf of the owners to promote it for residential development.

The site is significantly constrained by the fact that it is within the Green Belt. The wider area has nature conservation constraints and it is not clear whether these would be included with a development site.

Access to local facilities at Spondon District Centre is not particularly good and access to the main road network is also quite poor with the site being accessed off local roads to the north of Spondon.

There is no known developer interest and this as well as the policy constraints means that the site is not considered developable. It is available and would probably be viable as a greenfield site.

The promoters have indicated very large dwelling numbers but only 8.6 hectares of developable area. For the purposes of the SHLAA a density of 30 dwellings per hectare has been applied to achieve a potential site capacity of 260 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0169		Site Description: Cleared site. There are a number of trees on site but all buildings have been demolished.		
Site Name: The Knoll				
Site Address: Stenson Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.58		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.58	0
Access to services: Local facilities are about 400 metres north at Cavendish District centre which offers a range of shops and services.		Status: Identified by LPA		
		Planning History:		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Overcoming the tree constraints and achieving a satisfactory form of access are the main physical issues.				
Environmental constraints including flood risk: None known				
Access constraints: Main access is from Village Street..				

Ownership constraints:

None, the site is in local authority ownership.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

The site is in Council ownership and the Council intends to dispose for development in the short term. No viability issues known.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	20	0	0	0	20

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 20

Developable dwellings: 20

Summary

This site is on the corner of Stenson Road and Village Street, very close to the outer ring road. It is a brownfield site, formerly used as a residential care home but buildings have been demolished and the site cleared. There are however a number of mature trees on site. The site is in local authority ownership and has been identified for disposal.

The site is within reasonable walking distance of the District Shopping Centre at Cavendish although this means cross in the ring road. Access to the City centre by public transport is also reasonable as buses run along Stenson Road between the City Centre and the south west of the city on a regular basis.

The site is in a suitable location and is available. The main constraints are the trees. The Council is seeking to see the site developed in the short term. It is considered to have a capacity of about 20 dwellings but density would be subject to the type of development and designing the layout of the site.

For the purposes of the SHLAA it will deliver around 20 dwellings in the first 5 years. Because it is in Council ownership there are no ownership constraints.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0171	Site Name: Former Petrol Station Site Address: Sinfin Wordsworth Avenue Derby	Site Description: Vacant former petrol station		
Site Name:		Current Use: Vacant Site, Former Petrol Station		
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 0.07		
Site allocation: Retail		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	0.07	0
Access to services: The site is within a local neighbourhood centre which serves local needs. Sinfin District centre as about 1 mile away and serves wider community needs.		Status: Identified by LPA		
		Planning History:		
CONSTRAINTS				
Policy constraints: Policy S3 allows residential on both and first floors in Neighbourhood Centres subject to criteria.				
Physical constraints (i.e. topography): Former petrol station with underground tanks may be difficult/expensive to make acceptable for development. Contamination may be an issue.				
Environmental constraints including flood risk: None known				
Access constraints: None known, former petrol station with direct access onto Wordsworth Avenue.				

Ownership constraints:

None known

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

Viability may be affected by possible mitigation of remnants of the previous use and the fact that it is a brownfield site.

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	10

Site suitable? Potentially**Site available?** Yes**Site achievable?** No**Deliverable dwellings:****Developable dwellings:****Summary**

This site is a vacant former petrol station on Wordsworth Avenue in Sfin.

It is within and on the edge of a local Neighbourhood Centre. Local Plan Policy allows residential uses in this type of location subject to criteria.

Local facilities are available in the Neighbourhood Centre. Wider shopping facilities are available Sinfin District Centre which is a moderate walk or short drive away. There are Primary and Secondary schools located in Sinfin.

Because of the previous use of this is a brownfield site, the deliverability of residential uses is a concern. There may be significant and expensive remediation including decontamination required.

For the purposes of the SHLAA the site is not classed as deliverable or developable at the moment but has the potential to deliver residential development in the future.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0174	Site Description: Bungalow with large residential garden	Current Use: Residential bungalow and large garden		
Site Name: 59 Wilkins Drive				
Site Address: Allenton Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.1			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium		0.1	0	
Access to services: 0.5 miles to Allenton District Centre which has a wide range of services	Status: Identified by LPA			
	Planning History: 10/08/01542 Granted for 20 apartments			
CONSTRAINTS				
Policy constraints: None Known				
Physical constraints (i.e. topography): None Known				
Environmental constraints including flood risk: None Known				
Access constraints: None, Access would be directly off Wilkins Drive				

Ownership constraints:

None. The site is being promoted for development

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

The delivery of 20 new units it should be 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	20

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is in a residential area on the edge of Allenton. It comprises a bungalow with a large garden.

The site has recently had planning permission for demolition of the bungalow and erection of 20 apartments. The surrounding properties are a mix of houses, bungalows and apartments.

The permission has lapsed and although the site is a good location for this type of development it is questionable whether a scheme will actually come forward and would be viable to deliver in this location. A block of apartments could be built quite quickly and there are no real infrastructure constraints but the lack of reasonable certainty means that the site cannot be included in the supply..

It is possible that this site will be revisited and could come forward within the plan period.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0175	Site Name: Regal Gate Site Address: Chellaston Regal Approach Derby	Site Description: The site comprises a number of residential rear gardens.		
PUA/Non PUA: PUA		Current Use: Residential Gardens		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0.6	0	0
Access to services: Chellaston District Centre services are about 1 mile away along Swarkeston Road. There are some facilities within walking distance at the West Chellaston Neighbourhood Centre.	Status: 0			
	Planning History:			
CONSTRAINTS				
Policy constraints: Site is garden land which has been reclassified as greenfield have less priority than brownfield development.				
Physical constraints (i.e. topography): Any scheme would need to fit in with the surrounding properties.				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

No ownership constraints. The site is being promoted for development

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

The site comprises residential gardens and as such is greenfield. Access is ready and it is therefore considered to be a viable scheme

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	16	0	0	0	16

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 16

Developable dwellings: 16

Summary

A scheme for 21 dwellings was refused on appeal recently but the applicants intend to submit a revised application to satisfy the reasons for refusal. More recently a new permission for 16 dwellings has been granted subject to section 106 agreement.

The site is about a kilometre from Chellaston District Centre and its facilities and has good access to the local road network (A514) and the strategic network A50.

The land includes the rear of a number of residential gardens of large detached and semi-detached properties on the main Swarkestone Road through Chellaston. As such the land is greenfield. Although there is no policy against greenfield development in general, this would be dependant on the scheme being in keeping with the existing character of the local area. The applicants have been talking to officers about how a satisfactory scheme could be achieved.

There is no reason why the site is not suitable for residential uses in principle. It is apparent that there is high developer interest to get to deliver the site.

It is considered that the site will come forward and that it is a matter of detail to identify an appropriate scheme. Therefore 16 dwellings are expected to be delivered in the short term.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0177	Site Name: Rough Heanor Farm Site Address: Mickleover Derby	Site Description: Agricultural land and buildings with trees on site		
Site Name:		Current Use: Agricultural Lane		
Site Address:				
PUA/Non PUA: PUA	Total site area (hectares): 4.75			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	4.75	0	0	
Access to services: The site is not particularly close to a neighbourhood centre but it is close to the main road and retail park. It is also very close to the hospital. Bus connectivity is good.	Status: Promoted Site			
	Planning History:			
CONSTRAINTS				
Policy constraints: The site is in a Green Wedge				
Physical constraints (i.e. topography): Access and integration with the built area				
Environmental constraints including flood risk: There are no known constraints which would render the site completely undevelopable				
Access constraints: Access is very poor being in the form of a track entrance from the A38 slip road.				

Ownership constraints:

None. The site is being marketed.

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

Policy review/green wedge release and acceptable access arrangements

Economic viability issues:

Viability may be affected by the cost of access improvements which would be required

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	75

Site suitable? No

Site available? Yes

Site achievable? No

Deliverable dwellings:

Developable dwellings:

75

Summary

This site is farm land which does not appear to be used. The vast majority of the site is greenfield and it sits between the slip roads on and off the A38 at the Royal Derby Hospital roundabout.

The land is in a Green Wedge and in this location the wedge site between the residential area of Mickleover to the west and the Manor/Kingsway site and retail park to the east.

The site has been promoted as delivering about 75 dwellings as part of a wider mixed use development.

Access/egress is currently in the form of a farm access onto the A38 slip road and this would not be suitable to serve such a proposed development. The promoters have suggested some significant revisions to the existing access to open the site for development but it is envisaged that the cost of these would be very significant and a potential serious viability constraint.

The green wedge location means that the site is not suitable for housing. It is available. As a stand alone site it would probabalt be viable as a greenfield site but given the probabale cost of creating a satisfactory access which would be required the site is not considered viable until a solution is costed.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0178	Site Name: Lousie Greaves Close	Site Description: open grassed field		
Site Address: Spondon		Current Use: grassed field		
Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.36			
Site allocation: Green Belt	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0.36	0	0	
Access to services: nearest services at Spondon about a kilometre away	Status: Promoted Site			
	Planning History: None			
CONSTRAINTS				
Policy constraints: The site is in the Green Belt				
Physical constraints (i.e. topography): Possible access improvements required				
Environmental constraints including flood risk: None Known				
Access constraints: Access would be along Lousie Greaves Lane which is a narrow, poorly surfaced, single lane road.				

Ownership constraints:

The site has been promoted by an agent so it is assumed that there are no ownership constraints

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

Policy Review to remove Green Belt. Access improvements

Economic viability issues:

As a greenfield site in a residential area the site should be 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	10

Site suitable? No

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

10

Summary

This site is a flat, rectangular field set behind residential properties on the northern edge of Spondon.

The location is a generally residential area on the northern periphery of Spondon on the western edge of the City.

Spondon District Centre is about a mile away and have a range of services and facilities.

Lousie Greaves Lane is a narrow land between residential properties and this would need to form the main access into the site if it were to be developed. The land is not very well surfaced and a main access to a residential development and may need some improvement.

The main constraint to the development of this site is its location in the Green Belt. It cannot be considered suitable for residential development because of the Green Belt policy. It would probably have a capacity of about 10 dwellings and although available and probably viable it cannot be classed as a developable site.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0180	Site Name: 12 Stafford Street Site Address: Stafford Street Derby	Site Description: Two storey Art Deco building in use as offices.		
Site Name: 12 Stafford Street		Current Use: Offices		
Site Address: Stafford Street Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.04			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.04	0	
Access to services: The site is on the edge of the City Centre with excellent access to a range of services, shops and facilities within walking distance.	Status: Promoted Site			
	Planning History: 12/08/01770 Demolition of Offices and Erection of 10 apartments granted 2009.			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Demolition				
Environmental constraints including flood risk: None known				
Access constraints: Access would be directly off Stafford Street				

Ownership constraints:

It is not known whether the owner is still promoting the site for residential uses

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

Viability is probably the main constraint

Economic viability issues:

It may not be a viable development as it involves demolition and rebuild in a City Centre location

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	10

Site suitable? Yes

Site available? No

Site achievable? No

Deliverable dwellings:**Developable dwellings:****Summary**

This site is an existing building which is currently in use as offices and is situated on the edge of the City Centre amongst a mix of uses including residential dwellings.

The site has previously had planning permission for demolition of the building and erection of an apartment block. The permission was never implemented and it is understood that this is due to viability issues.

The site is in a reasonably good location for residential uses, close to all of the services and facilities of the City Centre. It is located on the Inner Ring Road which means that access would need to be carefully considered. However as permission has been granted for 10 apartments it is considered a suitable site.

The main barriers to development are the viability of demolishing the building, potentially needing to relocate the existing use and then to construct and sell new homes. Discussions with the agent indicate that the owner no longer intends to seek to carry out any development in the short term.

The site may become available in the longer term but it is not currently considered to be developable.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0182	Site Name: Babington Lane/Sitwell Street Site Address: Derby	Site Description: The site is a triangular block including buildings and their curtilage in the City Centre.		
		Current Use: Various buildings both in use and vacant		
PUA/Non PUA: PUA		Total site area (hectares): 0.1		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.1	0
Access to services: The site is in the City Centre and has excellent access to a wide range of services and facilities.	Status: Promoted Site			
	Planning History:			
CONSTRAINTS				
Policy constraints: None known.				
Physical constraints (i.e. topography): The height of development may be a physical constraint as the site is at the top of a hill. The site is on a slope.				
Environmental constraints including flood risk: None known				
Access constraints: None known. Access would be off Babington Lane/Sitwell Street				

Ownership constraints:

None known. The site is being promoted for development

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

The proposed development includes new build and conversion of buildings in the City Centre which should be viable in the medium term.

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	50

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

0

Summary

This brownfield site is on a fairly steep road in the City Centre. Most of the site is currently developed as buildings and there is some surface car parking. The buildings have been used for various purposes over recent years including an electrical retailer and a nightclub. The ground floor is still in use.

In the City Centre access to facilities and services is excellent. Residential development in this location could contribute to the Council's City Centre Living strategy and deliver sustainable new homes.

The promoters have expressed an interest in conversion of the existing buildings on Babington Lane, particularly on upper floors. Some new residential development is also promoted to the rear.

The buildings are at least partly in use and existing uses may need to relocate. A conversion scheme should be a viable proposition.

The site is in a suitable location but it is not available and there is no real knowledge that the site is likely to be delivered or would be viable. The location could contribute to a suitable city living environment if a proposal was brought forward but there is not reasonable certainty that this will happen at the moment.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0183		Site Description: This is a cleared site which was formerly a block of flats.		
Site Name: Former Britannia Court				
Site Address: Duke Street Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.2		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	0.2	0
Access to services: The site is on the edge of the City Centre with a range of facilities and services within a few minutes walk.		Status: Identified by LPA		
		Planning History:		
CONSTRAINTS				
Policy constraints: none known				
Physical constraints (i.e. topography): Possible construction of flood defences				
Environmental constraints including flood risk: Flood Risk. The site next to the River and is part of the OCOR corridor				
Access constraints: None. Access directly off Duke Street.				

Ownership constraints:

None. The site is in the ownership of the Local Authority

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

Our City Our River programme.

Economic viability issues:

Flood defences may be required but these are likely to be implemented through the OCOR project.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	26	0	0	0	26

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 26

Developable dwellings: 26

Summary

The site is a cleared piece of land by the River Derwent on the edge of the City Centre. It was formerly a block of flats and is in the Council's ownership.

The Council intends to redevelop the site for residential uses to create new homes in a sustainable location close to the City Centre.

The main constraints to development are flood risk and the conservation issues relating to the World Heritage Site and its buffer.

Development will be carried out as part of the first phase of the Our City Our River project which is a strategic priority for the Council and will be delivered in collaboration with the Environment Agency. The programme will deliver new development and flood mitigation measures along the river corridor.

The design of the new development will need to consider the World Heritage Site policy.

The site is available, achievable and in a suitable location if developed as part of the OCOR programme.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0185	Site Name: Bullivant Garage Site Address: Chaddesden Wiltshire Road Derby	Site Description: The site is in use for car sales and repairs. The wider location is generally residential in nature.		
		Current Use: Car sales and repairs		
		Total site area (hectares): 0.24		
PUA/Non PUA: PUA	Site allocation: Retail	Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.24	0
Access to services: The site is on the edge of a neighbourhood centre which has some local facilities. The District Centre is about a mile away.	Status: Promoted Site			
	Planning History:			
CONSTRAINTS				
Policy constraints: The site is within the neighbourhood centre so shopping policy will apply.				
Physical constraints (i.e. topography):				
Environmental constraints including flood risk: None known				
Access constraints: Access directly off Wiltshire Road				

Ownership constraints:

None. The site is being promoted for development

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

Development of the site should be viable subject to relocation of existing uses

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	60

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a brownfield site which is currently in use as a car sales and repairs garage. It is located on the edge of a local neighbourhood centre on Wiltshire Road in the suburb of Chaddesden.

The site has been subject to a planning application for 60 dwellings which was refused on design/massing grounds. The principle of residential use on the site would be generally acceptable. It is assumed that the existing businesses on site would need to need to relocate if it was to be developed.

Shopping policy does allow residential uses on the edge of local centres. The centre has a number of units in use which provide local services.

The site is considered to be generally in a suitable location but is not currently available for development. There is a known interest from the owners to redevelop the site but it is not currently available. Until there is more certainty of delivery and numbers it cannot contribute to the land supply but it may be able to contribute in the future.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0187	Site Name: Boylestone Avenue Site Address: Sunnyhill Off Oaklands Avenue Derby	Site Description: Agricultural field		
Site Name: Boylestone Avenue		Current Use: Agricultural land		
Site Address: Sunnyhill Off Oaklands Avenue Derby				
PUA/Non PUA: PUA	Total site area (hectares): 6.2			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	6.2	0	0	
Access to services: Access to local services is not particularly good. There are some limited local facilities on Blagreaves Lane but the main local centre at Sinfyn is about a mile and a half away.	Status: Promoted Site			
	Planning History:			
CONSTRAINTS				
Policy constraints: The whole site is in a Green Wedge and is allocated in the Local Plan as a proposed City Park				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: Access onto Boylestone Road should be achievable but would lead to a further route through the Oaklands Avenue estate to Blagreaves Lane..				

Ownership constraints:

None known. The site is being promoted for residential development.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

As a greenfield site it should be a viable development site

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	120

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

This site is a narrow strip of land on the northern side of the Oaklands Avenue residential housing estate in Sunnyhill. It is within a large Green Wedge which covers the whole area between the estate and the Heatherton area in Littleover. The site is promoted as being able to deliver in the region of 120 dwellings. The land is currently in agricultural use.

As well as being within a Green Wedge, the site is part of a large area which is a proposed City Park in the Local Plan.

Access to the site would be from Boylestone Avenue which would then lead through the existing residential estate and out onto Blagreaves Lane. The site is not very well located in terms of access to local facilities. Limited facilities exist on Blagreaves Lane but the nearest District Centre is at Sinfin and is not within reasonable walking distance.

Although the site is available and has been promoted, the local plan designations as Green Wedge and particularly the proposed City Park designation are constraints which will require careful consideration. Until it is clear that the site is suitable it cannot contribute to the housing supply but has a capacity of about 120 dwellings.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0188	Site Name: Riverside Café Site Address: City Road Derby	Site Description: Site includes a café, offices and a car park.		
Site Name:		Current Use: Café, offices and car park		
Site Address:				
PUA/Non PUA: PUA	Total site area (hectares): 0.2			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.2	0	
Access to services: The site is close to the City Centre which offers a wide range of services and facilities.	Status: Identified by LPA			
	Planning History:			
CONSTRAINTS				
Policy constraints: Close to Conservation Area and in World Heritage Buffer				
Physical constraints (i.e. topography): Demolition/flood mitigation				
Environmental constraints including flood risk: The site is in floodzone 3 but this will be resolved through OCOR				
Access constraints: None. The site is accessed directly off City Road.				

Ownership constraints:

None known

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

OCOR implementation

Economic viability issues:

Subject to OCOR Programme but site is included in first phase.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	26	0	0	26

Site suitable? Potentially**Site available?** No**Site achievable?** Yes**Deliverable dwellings:** 0**Developable dwellings:** 26**Summary**

This site includes a café and car park. There are also some offices on the site. It is located by the river on City Road.

It is currently in floodzone 3 but is included in phase one of the Our City Our River Programme which seeks to have the site developed for residential uses and incorporating new flood mitigation measures within 5 years.

The location is on the edge of the City Centre and within reasonable walking distance of a wide range of facilities and services which the centre offers.

Being currently in use the land is not available for development but through the OCOR programme the development including the new flood mitigation measures are a high priority.

A high density development would best fit the location and a capacity of 26 dwellings has been applied. Because of the existing constraints and uses the site is not included in the 5 year supply and is not currently deliverable. However OCOR should make it a suitable development site and release it for development at some point in years 6-10 of the housing trajectory.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0189	Site Name: Former Celanese Site Site Address: Spondon Holme Lane Derby	Site Description: Large site comprising mainly vacant/redundant industrial buildings and structures. Approx 3 ha are still in use for industrial purposes.		
Site Name:		Current Use: Almost entirely vacant site with a small part operating industrial processes.		
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 72		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	72	72
Access to services: Spondon Railway Station is at the northern end of the site but has very limited services. The local District Centre is across a railway line and about 1km away. Access to the site is currently limited.		Status: Promoted Site		
		Planning History: No relevant history other than prior notification applications relating to demolition of buildings.		
CONSTRAINTS				
Policy constraints: The land would need to be released from the Employment land supply to be developed for residential uses. This is one of the largest employment/industrial sites in Derby.				
Physical constraints (i.e. topography): Two large wind turbines have recently been erected				
Environmental constraints including flood risk: Having been used as a chemical works for nearly 100 years there is likely to be significant contamination. The levels may differ across the site. The majority of the site is also in Flood Zone 3				
Access constraints: The site is currently accessed from a single point off Holme Lane. Although the wider road network is close, if the site were to be developed for major residential uses access improvements would be required.				

Ownership constraints:

There are no known ownership constraints. The site is being promoted for redevelopment including residential uses by the owners.

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

OCOR flood protection may provide a flood mitigation solution. Decontamination will be required as will access improvements.

Economic viability issues:

There can be no certainty of viability at present because of the lack of information on mitigation of known constraints.

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	0

Site suitable? Potentially

Site available? Yes

Site achievable? No

Deliverable dwellings:**Developable dwellings:****Summary**

This site is a large former chemical factory in the eastern part of the City. The former Celanese chemical works closed several years ago and some of the buildings have been demolished. As an existing employment location if it is redeveloped it could affect the employment land supply within the City.

The site is being promoted by the owners for redevelopment including the potential of a major housing/mixed use scheme.

At present the site has several constraints and unknowns. After many years of chemical processes on the site there is likely to be a significant amount of contamination which would need to be mitigated before residential development would be acceptable. The levels of contamination are unknown and likely to vary across the site but are expected to be a major factor in site development.

The land is close to the River Derwent and is mostly in Flood Zone 3. This is also a constraint but the City Council is working with the Environment Agency to deliver flood protection along the Derwent through the OCOR programme.

Access to facilities is limited and it would be expected that a major redevelopment would see new supporting facilities on-site. Although the site is close to the main road network including the A52 with connections to the City Centre and M1, the site access would need improvements.

The site may become suitable but currently its suitability and viability are uncertain.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0192	Site Description: This is alarge house on alarge plot of land on the corner of Burton Road and Manor Road.	Current Use: Residential - however seems to be vacant/renovation		
Site Name: 145				
Site Address: Manor Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.19			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.19	0.19	
Access to services: Main services ands facilities are located at Littleover District Centre which is about 400 metres away along Burton Road.	Status: Identified by LPA			
	Planning History: Lapsed Planning Permission			
CONSTRAINTS				
Policy constaints: None Known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: Access is difficult being on the corner of a dual carriagway and abusy road, however permission was granted previously.				

Ownership constraints:

None known

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

It is not clear if the site is viable. It has had planning permission which has lapsed.

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	24

Site suitable? Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This site consists of a large residential dwelling on a large plot of land.

It has had planning permission for the demolition of the building and construction of 24 apartments. The permission has now lapsed.

The location is suitable generally for residential uses and the District Centre is not far away and includes a range of services and facilities.

It is not known for certain why the site was not developed but other refurbishment works now seem to be taking place and it seems unlikely that the house will be demolished to make way for new development.

Although the site has had permission it is not classed as developable because it looks unlikely that the owner is going to pursue a residential scheme now.



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0193	Site Name: Anachrome Jigs Site Address: Mansfield Road Derby	Site Description: The site is a large industrial building which has been vacant for several years. It fronts onto a main road just to the north of the City Centre		
Site Name:		Current Use: Vacant Building. Former Employment Use		
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 0.1		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	0.1	0.1
Access to services: Access to services is very good. The site is on a main road and is in walking distance of the City Centre		Status: Identified by LPA		
		Planning History: Planning application submitted for 28 dwellings		
CONSTRAINTS				
Policy constraints: redevelopment would need to take account of the close proximity of heritage assets				
Physical constraints (i.e. topography): Demolition of buildings.				
Environmental constraints including flood risk: None known				
Access constraints: None. The site is located on a main road.				

Ownership constraints:

None. The site is available for redevelopment

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

A satisfactory scale and design will be required to fit into the sensitive surroundings

Economic viability issues:

the site should be viable for a high density residential scheme

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	28	0	0	0	28

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 28

Developable dwellings: 28

Summary

This site is located on Mansfield Road just to the north of the City Centre. The site was formerly used for industrial purposes and the building has been vacant for some time.

A planning application has been submitted for 28 dwellings on the site and there is a high degree of developer interest..

It is in a very good location with all of the facilities of the city centre in walkign distance.

The site is available and in a good location and should be viable to develop. There is interest in redevelopment and the site could be developed within 5 years.

The main issues are that a scheme will need to reflect the location in term sof its proximity to the World Heritage Site Buffer and the Conservation Area as well as to reflect the OCOR flood defence scheme requirements. However the site does not itself sit inside either the WHS buffer or the Conservation Area..



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0193	Site Name: St Peter's House Site Address: Gower Street Derby	Site Description: Partly Vacant Office Building		
Site Name:		Current Use: Office Building (partly vacant)		
Site Address:				
PUA/Non PUA: PUA	Total site area (hectares): 0.13			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.13	0.13	
Access to services: The site is in the City Centre with excellent access to a wide range of facilities and employment opportunities. It is well located for access to the public transport network.	Status: Identified by LPA			
	Planning History:			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): The main physical constraint might be that the building could be split into multiple uses.				
Environmental constraints including flood risk: None known. This is an existing building				
Access constraints: Access to vacant floors by residents/visitors will need to be considered. Although there are no details it is not considered to be a major problem.				

Ownership constraints:

It is understood that the owners are looking for a use for the vacant parts of the building

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

City Cliving Fund could assist with viability and a satisfactory access arrangement will be required

Economic viability issues:

The vacant parts of the building could be viable for a conversion and could be supported by City Centre living fund but details are not confirmed.

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	147

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is a tall building in the City Centre. Some of the building was used as offices and is vacant and could be converted to residential uses.

The conversion would not need planning permission and would met the Coyuncil's promotion of City Living.

Some of the building is still in use and oportunities and options will need to be considered to determine whether an appropriate scheme can be delivered.

At the moment there is not enough information to include the site in the land supply but it is a City Centre opportunity site which could potentially deliver new homes in a sustainable location. It is therefore not considered to be 'developable' at the moment but could become so over time.

It is difficult to put a dwelling capacity on the building.