

DERBY HMA SHLAA SITE DELIVERY TABLES FOR DERBY CITY

SHLAA REF	ADDRESS	ADDRESS	G/F B/F	DWELLINGS	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16+	DELIVERABLE DWELLINGS	DEVELOPABLE DWELLINGS	Comments/Assessment
<b>MAJOR SITES WITH PLANNING PERMISSION</b>											
165	CARSINGTON HOUSE	PARK FARM	B	11	0	0	0	0	0	0	There is no known intention to implement this permission so the site is currently not considered deliverable or developable
58	24-28	WALBROOK ROAD	B	11	11	0	0	0	0	11	This is in use as a joinery works. It is developable in the long term but not deliverable
32	19-21	UTTOXETER NEW ROAD	B	30	30	0	0	0	30	30	After contacting agent, there is no immediate intention to develop this site currently however it is available, suitable and ready to develop and there is an interest in the site so a much smaller number of dwellings has been included as deliverable
47	RIVERLIGHTS BLOCK D	RIVERLIGHTS	B	150	0	0	0	0	0	0	This site has a dual permission for residential or Office use and the office option is the preferred option/ It is therefore unlikely to come forward for residential use so is not classed as deliverable or developable
48	PRIDE PARK	HUDSON WAY	B	150	0	0	0	0	0	0	There is no known intention to implement this permission currently. The site is available and is classed as having a capacity pf about 150 dwellings but is not deliverable or developable.
49	ABBOTS HILL CHAMBER	GOWER STREET	B	72	25	0	0	0	25	25	Information from agent is that the current permission not likely to be implemented but they are drawing up a smaller scheme of around 25 units which they intend to submit for development within 5 years.
52	NORTH EAST OF	EXETER STREET	B	23	0	0	0	0	0	0	There is no known intention to implement this current permission. The site is constrained by flooding issues which may affect any future applications so it is not classed as deliverable or developable.
53	FORMER TDG NOVACOLD SITE	PARCEL TERRACE	B	130	0	0	0	0	0	0	There is no known intention to implement this permission and little information is known about the site. Although it has capacity, it is not considered to be deliverable or developable.
54	27-29	QUEEN STREET	B	18	18	0	0	0	0	18	There is no certainty of deliverability but there is potential for development in the future.
56		WYVERN HOUSE	B	18	18	0	0	0	0	18	There is no known intention to implement the current permission but the site is considered developable in the longer term.
61	142	RADBOURNE STREET	B	10	0	0	0	0	0	0	There is no known intention to implement this permission now and because of the nature of the its future developability is uncertain.
74	ROYAL SCHOOL FOR THE DEAF	ASHBOURNE ROAD	B	24	0	0	0	0	0	0	Information from the agent is that this permission will not be implemented. Because the long term intentions of the Royal School for the deaf are unknown, the site is not considered developable..
77	ROEBUCK PUB	AMY STREET	B	13	13	0	0	0	13	13	The agent says that applicant intends to sell the site on for development. Because it is vacant and ready to develop and the principle of permission for residential use is established. It is considered to be deliverable. The viability of the site is the main current constraint but it should be a viable site when markets pick up and could be developed quickly.
46	FORMER MILL	BATH STREET	B	93	0	0	0	0	0	0	Information from the agent is that the site will be sold off for development. However it is now severely fire damaged so viability is unknown. It is therefore not classed as deliverable or developable until further information/intentions are know. Site clearance and redevelopment would be problematical because of flood zone location.

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									DWELLINGS	DWELLINGS	
137	78	NOTTINGHAM ROAD, SPONDON	B	14	14	0	0	0	0	14	The agent says that there is still intention to develop but current use needs to relocate and because if this the site is classed as developable but not deliverable.
62	181 AND 185	STATION RD (MICKLEOVER)	B	12	0	0	0	0	0	0	This site is not included in the supply as a new permission for only 3 units has been granted. The assumption is that it is now the intention now to implement this permission and the site would not deliver enough dwellings to be listed as a major site with planning permission.
63	LAND AT	PARLIAMENT STREET	B	24	0	24	0	0	0	24	The applicant is intending to submit a new scheme but timing is unknown and due to the current market the site is considered developable in the longer term but not currently deliverable.
66	LAND AT	CORNER OF UTTOXETER RD/LIMES AVE	B	17	0	17	0	0	0	17	Vacant site but no known intention to develop in 5 years. Has long term potential though
41	FORMER BMW SHOWROOM	KING STREET	B	89	0	0	0	0	0	0	Information from agent is that serious viability constraint to residential element has emerged and progress is unlikely
164	140	NOTTINGHAM ROAD	B	14	0	14	0	0	0	14	No knowledge of intention to develop in 5 years but longer term potential.
57	PENALTON CLOSE	RODNEY HOUSE	B	14	14	0	0	0	14	14	The applicant has confirmed this will progress and be complete in 2010
147	PRINCE CHARLES AVENUE	MACKWORTH COLLEGE	B	160	160	0	0	0	160	160	The agent confirms that a new scheme for residential use (around 300 units) for delivery in 5 years. Left as 160 for now until that is determined but the site may well deliver more.
45	CRADOCK AVE, LANGLEY RD & ARNHEM TERRACE	LAND AT - INVOLVES DEMOLITION	B	60	60	0	0	0	60	60	There is a new undetermined outline application on for 60 units and clear intention to progress/ A council owned site which is a PFI scheme.
55	RIVERLIGHTS	BLOCKS B & C	B	150	150	0	0	0	150	150	The bus station element is now well under construction and this residential part should be complete within 5 years
51	BLACKMORE STREET AND GRANGE AVENUE	SUNNYHILL/NORMANTON SCHOOLS	B	160	160	0	0	0	160	160	Information from Council Estates is that this scheme is likely to be complete within 5 years. The site is in Council ownership and vacant.
60	COMPOUND	GRAMPIAN WAY	B	14	0	0	0	0	0	0	There is no known intention to develop this site
	429	BURTON ROAD	B	12	0	0	0	0	0	4	4 dwellings under construction will be completed in 2009/10
	440-470	KEDLESTON RD	B	39	5	0	0	0	5	7	This site is being developed at a slow rate and is expected to be complete in 5 years
		WESTON PARK AVENUE	B	13	5	0	0	0	5	10	3 units complete so far and it is expected the site will be complete by 2011
	PENGUIN HOTEL	CHADDESSEN	B	14	0	0	0	0	0	14	This site is under construction and will be complete in 2009/10
124	159-167	BAKER STREET	B	12	12	0	0	0	12	12	Information is that this development should commence when the market conditions improve. It is a deliverable site.
	60	SHARDLOW ROAD	B	17	0	0	0	0	0	17	This site is well under construction and should be complete in 2009/10
76	DURLEY CLOSE	ALVASTON	B	50	50	0	0	0	50	50	The flooding issues have been resolved with the EA and development should be complete within 5 years
	10 to 16	ST HELENS STREET	B	17	0	0	0	0	0	17	This site is under construction at April 09 and expected to be complete by April 2010
	101	BURNABY STREET	B	20	0	0	0	0	0	11	This site is under construction and the residual is expected to be complete in 2009/10
	THE BUNGALOW	SINFIN MOOR LANE	B	20	7	0	0	0	7	7	This site is under construction. Progress seems to have slowed because of the market.
	MICKLEOVER BRITISH LEGION	WESTERN ROAD	G/B	24	6	0	0	0	6	9	Site is well under construction. Expect fully complete by 2011

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									DWELLINGS	DWELLINGS	
69	WEBSTER STREET	CLARION WORKS	B	21	21	0	0	0	21	21	This application went to appeal. A second application was refused on design grounds but the site is available and there is a clear intention to develop it.
	LAND AT	PARLIAMENT STREET	B	24	0	0	0	0	0	24	This site is well under construction and expected to be complete in 2009/10
73	ELMHURST	LONSDALE PLACE	B	24	18	0	0	0	18	18	The agent says that developer is considering part implementation of about 18 units depending on market
	LAND OFF	GOODSMOOR ROAD, SINFIN	B	43	43	0	0	0	43	43	This site is under construction but halted due to market conditions. It is being promoted for Kick Start 2 funding and confidence is high for deliverability.
	LAND AT	SWARKESTONE ROAD	G	753	41	0	0	0	41	49	This is the final part of a very large site including residential development in the neighbourhood centre
	BRISTOL STREET MOTORS SITE	ALFRETON ROAD	B	125	37	0	0	0	37	37	Under construction but development has slowed . Progress is continuing slowly and it is expected to be completed in the 5 year supply
	HIGHFIELDS	BROADWAY	G	218	45	0	0	0	45	57	Site is under construction but agent expects a gap in development before affordable element is complete (but within 5 years)
	LAND AT	STATION ROAD	B	78	50	0	0	0	50	65	Under construction. Progress has slowed but should be complete within 5 years
42	TECHNOGRAV	NOTTINGHAM ROAD	G	80	80	0	0	0	80	80	Agent information that the site will be developed in the 5 year period (telephone call)
40	JUBILEE ROAD	MERRILL COLLEGE	B	95	95	0	0	0	95	95	Developers are confident that development will happen but are seeking Kick Start 2 funding to move forward quickly
	SHAFTSBURY STREET	FORMER BASEBALL GROUND	B	147	91	0	0	0	91	91	Progress has been good but has slowed/stopped. Housing section inform that Kickstart funding is now approved.
	ORCHARD STREET AND ST HELENS STREET	LAND AT	B	182	182	0	0	0	182	182	This is a HCA owned site where there is a clear intention to develop. Part of the site will be delivered quickly and is underway. Viability is a concern on the rest of the site but in a normal market it is considered to be a good development site.
	DERBY COLLEGE	PRIDE PARKWAY	G/B	597	223	0	0	0	223	243	This site is more than half complete. It is hoped that activity will resume with upturn and it will be completed within 5 years.
	FORMER	UNIVERSITY CAMPUS	G/B	476	382	0	0	0	382	407	This site is under construction but progress slowed right down. The site now has Kickstart funding and will be delivered within 5 years
59	FACTORY AT	42-48 ASHBOURNE RD	B	32	32	0	0	0	32	32	Information from developer/agent is that they intend to develop 32 affordable units in the short term
37	456-458	DUFFIELD ROAD	B	14	0	0	0	0	0	0	The agent has confirmed that there is no longer an intention to bring this site forward
	WEST OF 4	ALBANY RD	B	22	22	0	0	0	22	22	All units are under construction but it looks like progress has slowed.
36	TANGLEWOOD MILL	COKE STREET	B	22	22	0	0	0	22	22	Confirmation from agent that there is still short term development intention.
	MILLS	PARLIAMENT STREET	B	14	0	0	0	0	0	14	Will be complete in 2009/10
34	FORMER KEN IVES	MIDDLETON AVE/BURTON RD	B	24	24	0	0	0	24	24	Negotiating on a new bigger scheme which should be developed within 5 years. The site is clear and ready to develop.
35	RO BLUE POOL PH	STENSON ROAD	B	14	14	0	0	0	14	14	Housing section have confirmed the intention to develop this site imminently.
	FORMER ALLOTMENTS	ASHBOURNE ROAD	G	48	38	0	0	0	38	48	Construction of affordable units is well underway and will be partly delivered within 5 year supply
44	ST JOSEPHS CHURCH	MILL HILL LANE	B	14	0	0	0	0	0	0	Because a new application for an alternative use has now been submitted, this is not expected to come forward
122	156	SWARKESTONE ROAD	B	11	0	0	0	0	0	0	No information on delivery on this outline permission.
135	RESERVOIR	HUNTLEY AVENUE	B	49	49	0	0	0	49	49	Response from agent is that this site is being sold for development

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81	FORMER PRINCES DISCOUNT	BOLD LANE	B	25	25	0	0	0	25	25	EMDA own this site. It is available and should happen in 5 years
133	CAR PARK	DREWRY COURT	B	14	14	0	0	0	0	14	No information on delivery for this site
		ST HELENS HOUSE	B	43	43	0	0	0	43	43	Work has recently commenced on this scheme so it is considered to be a deliverable site
12		STAFFORD STREET	B	10	10	0	0	0	10	10	This site is for sale for development with planning permission for residential uses
12		TOMLINSON COURT	B	38	0	0	0	0	0	38	Site will be complete in the 2009/10 monitoring year

**TOTAL (with PP)**

**4976**

**2359**

**55**

**0**

**0**

**2284**

**2653**

Note that 239 dwellings with planning permission are expected to be complete in year 09/10 which means that they are classed as developable but outside the 5 year deliverable supply which begins at 1 April 2010

**BROWNFIELD SITES WITHOUT PLANNING PERMISSION**

2		FRIAR GATE STATION	B	650	300	350	0	0	300	650	
4		RIVERSIDE ALLOCATION	B	170	0	0	0	0	0	0	
5		BARLOW STREET	B	60	60	0	0	0	0	60	
6		GLOSSOP STREET	B	25	25	0	0	0	25	25	
7		BROOK STREET	B	90	0	0	0	0	0	0	
8		BUILDERS YARD	B	90	0	0	0	0	0	0	
8		ROLLS ROYCE MAIN	B	400	0	400	0	0	0	400	
9		WORKS	B	400	0	400	0	0	0	400	
9		NIGHTINGALE ROAD	B	30	0	0	30	0	0	30	
10		CAR PARK	B	30	0	0	30	0	0	30	
10		RUSSELL STREET RR	B	150	0	150	0	0	0	150	
11		WORKS	B	150	0	150	0	0	0	150	
11		ELTON ROAD RR SITE	B	100	0	0	0	0	0	0	
12		SAWLEY PACKAGING	B	80	0	0	0	0	0	0	
12		ROYAL CROWN DERBY	B	80	0	0	0	0	0	0	
14		WORKS	B	85	0	0	0	0	0	0	
17		CHADDESSEN SIDINGS	B	1000	0	0	0	0	0	0	
24		ANGLERS LANE,	B	70	0	0	0	0	0	0	
24		SPONDON	B	70	0	0	0	0	0	0	
29		OSMASTON ROAD	B	50	0	0	0	0	0	0	
29		BUSINESS PARK	B	50	0	0	0	0	0	0	
31		DERBY CONFERENCE	B	90	0	0	0	0	0	0	
31		CENTRE	B	90	0	0	0	0	0	0	
79		76-8 OSMASTON ROAD	B	21	0	0	0	0	0	0	
80		FULL STREET	B	125	0	0	0	0	0	0	
80		MAGISTRATES COURT	B	125	0	0	0	0	0	0	
82		ST GEORGES PH 2 (INC	B	80	0	0	0	0	0	0	
82		MIDDLETON HSE)	B	80	0	0	0	0	0	0	
83		NORTH	B	70	0	0	0	0	0	0	
83		RIVERSIDE/GREENWOOD	B	70	0	0	0	0	0	0	
85		D CT	B	70	0	70	0	0	0	70	
85		BECKET WELL	B	70	0	70	0	0	0	70	
87		AMEN ALLEY	B	15	0	0	0	0	0	0	
87		CASTLEWARD	B	15	0	0	0	0	0	0	
89		CASTLEWARD	B	600	100	500	0	0	100	600	
91		OSMASTON MASTEPLAN	B	600	0	400	200	0	0	600	
93		BRITANIA COURT	B	24	0	0	0	0	0	0	
94		VIVIAN STREET	B	10	0	0	0	0	0	0	
94		GARAGES	B	10	0	0	0	0	0	0	
95		VICARAGE ROAD,	B	10	10	0	0	0	10	10	
95		MICKLEOVER	B	10	10	0	0	0	10	10	
107		ARTHUR NEAL HOUSE	B	98	98	0	0	0	98	98	

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109		TOMLINSON SITE, CITY ROAD	B	25	0	0	0	0	0	0	
110		DCC LONDON ROAD DEPOT	B	100	0	0	0	0	0	0	
111		DERVENTIO CLOSE, LITTLE CHESTER	B	10	0	0	0	0	0	0	
113		BURTON ROAD OLD HALL	B	35	0	0	0	0	0	0	
114		UTTOXETER NEW ROAD PETROL STATION	B	10	0	10	0	0	0	10	
115		DERBY COLLEGE NORMANTON ROAD	B	60	0	60	0	0	0	60	
116		COLEMAN STREET, ALLENTON	B	16	0	16	0	0	0	16	
118		SINFIN LANE/EVANS OF LEEDS	B	108	108	292	0	0	0	400	
119		BARLOW STREET/QUADRALINE	B	58	0	0	0	0	0	0	
120		FORMER DRI	B	400	250	150	0	0	250	400	
123		TECHNOGRAV PHASE 2 SPONDON CARS,	B	27	0	0	0	0	0	0	
127		SITWELL STREET PEARTREE STRRET SIKH	B	36	0	0	0	0	0	0	
128		TEMPLE	B	13	13	0	0	0	13	13	
130		THE ROCKET PH ELTON ROAD/CROWSHAW STREET	B	15	0	15	0	0	0	15	
134		KINGS CROFT	B	24	24	0	0	0	24	24	
138		BLNHEIN DRIVE PETROL STATION	B	12	0	0	0	0	0	0	
139		BRIDGE STREET/LITTLE BRIDGE STREET	B	10	0	0	0	0	0	0	
140		AIDA BLISS	B	59	0	0	0	0	0	0	
150		RAILWAY TECHNICAL CENTRE	B	50	0	0	0	0	0	0	
158		FORESTERS LEISURE PARK	B	40	0	0	0	0	0	0	
159		THE RHINO PH SUTTON	B	13	13	0	0	0	13	13	
161		HOUSE/NEWPORT CT	B	16	16	0	0	0	16	16	
163		RC HARTLEY	B	142	0	0	0	0	0	0	
50		MILL HILL HOUSE, MILL HILL LANE	B	18	0	0	0	0	0	0	
67		145 MANOR ROAD	B	24	0	0	0	0	0	0	
70		FORMER PALM COURT RESTAURANT	B	24	0	0	0	0	0	0	
71											
		<b>TOTAL (Brownfield)</b>		<b>6132</b>	<b>1031</b>	<b>2413</b>	<b>230</b>	<b>0</b>	<b>849</b>	<b>3674</b>	

#### GREENFIELD AND MIXED SITES WITHOUT PLANNING PERMISSION

1		RYKNELD ROAD	G	980	450	530	0	0	450	980	
13		LAND AT A38/A6 ROUNDABOUT	G	70	0	0	0	0	0	0	

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15		ACORN WAY GREEN WEDGE	G	370	0	0	0	0	0	0	
16		BROOK FARM, CHADDESSEN	G	200	0	0	0	0	0	0	
18		HACKWOOD FARM	G	980	0	0	0	0	0	0	
20		MICKLEOVER SPORTS ONSLow ROAD/MICKLEOVER	G	200	0	0	0	0	0	0	
21		SPORTS	G	79	0	0	0	0	0	0	
22		WOODLANDS FARM	G	110	0	0	0	0	0	0	
25		SPONDON GTREEN BELT NORTH OF ONSLOW	G	0	0	0	0	0	0	0	
27		ROAD	G	315	0	0	0	0	0	0	
30		LIME LAND, OAKWOOD	G	300	0	0	0	0	0	0	
99		WEST OF THE HOLLOW, MICKLEOVER	G	164	0	0	0	0	0	0	
101		LAND OFF HILLTOP, BREADSALL HILLTOP	G	519	0	0	0	0	0	0	
104		WRAGLEY WAY	G	300	0	0	0	0	0	0	
105		BOULTON MOOR	G	1200	0	0	0	0	0	0	
106		BEMBRIDGE DRIVE	G	41	0	0	0	0	0	0	
153		LAND AT ST JOHN FISHER PRIMARY SCH	G	45	0	0	0	0	0	0	
155		LAND OFF HOMELEIGH WAY	G	45	0	0	0	0	0	0	
156		MOORWAY LANE GREEN WEDGE	G	900	0	0	0	0	0	0	
160		SOUTH OF MACKWORTH COLLEGE	G	250	0	0	0	0	0	0	
3		MANOR/KINGSWAY HOSPITAL	G/B	700	300	400	0	0	300	700	
28		ANDREW CLOSE, LITTLEOVER	G/B	120	0	0	0	0	0	0	
98		MOORWAYS	G/B	400	0	0	0	0	0	0	
154		LAND AT TURNEY NOOK	G/B	10	0	0	0	0	0	0	
<b>TOTAL (GF and Mixed)</b>				<b>8298</b>	<b>750</b>	<b>930</b>	<b>0</b>	<b>0</b>	<b>750</b>	<b>1680</b>	

**TOTAL DWELLINGS**                      **19406**    **4140**    **3398**    **230**    **0**    **3883**    **8007**  
(Deliverable/Developable sites only)

Potential dwellings on sites which are not currently developable (not PP)                      **9368**

Potential dwellings on sites which are not currently developable (Sites with PP)                      **745**

**Total Potential on sites which are not currently developable**                      **10113**