

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0003		Site Description: The site comprises a former mental hospital and ancillary buildings with other uses surrounded by open grounds and a field used for agricultural purposes.		
Site Name: Manor Kingsway				
Site Address: Kingsway Derby				
PUA/Non PUA: PUA		Current Use: Derbyshire mental health trust offices and hospital, disabled driving school, hospital car park, redundant sports pitches and tennis courts. redundant allotments.		
Site allocation: Mixed Use		Total site area (hectares): 38.28		
Developer interest: Medium		Greenfield:	Brownfield:	Net Developable Area:
Access to services: Access to Kingsway Reail Park including Sainsbury's and Marks and Spencer. Access to Aldi at Manor Parkway. The site is 11.4 minutes away from a primary school on public transport.		19.28	19	
		Status: Allocated Site		
		Planning History: 07/08/01081-not yet determined 700 dwellings, erection of B1 offices, retail units, business units and associated infrastructure and installation of wood fuel energy facility 08/02/01340-withdrawn 700 dwellings. erection of B1 business units. car park for		
CONSTRAINTS				
Policy constraints: Development should conform with the principles set out in the SPD.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: Bramble Brook runs through the site.				
Access constraints: Good access from Kingsway and Uttoxeter Road (City Hospital Roundabout). A new access is to be created for the new development.				

Ownership constraints:

The developable parts of the site are now in the ownership of the HCA but are for sale. The HCA has indicated that there is developer interest.

Other:

None known

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

N/A

Economic viability issues:

The Homes and Communities Agency are involved and the site is deemed to be viable.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	300	400	0	0	700

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 300

Developable dwellings: 700

Summary

The site is a mix of brownfield and greenfield and is allocated in the Local Plan Review as a mixed use regeneration site. It is also the subject of an adopted Supplementary Planning Document. The Local Plan allocates the site for a minimum of 700 new dwellings.

The mixed use allocation also sees a business park being developed on part of the site. It is in a suitable and sustainable location close to the outer ring road, a main radial road connecting with the city centre (Uttoxeter Road) and the A38. There are good public transport connections and Bemrose school is nearby.

A developer is signed up to the site and a scheme of circa 700 dwellings has been drawn up. Some existing uses will require relocation however a good proportion of the site is still available.

There are no major constraints known which would significantly impede development for residential uses.

Although the potential capacity of the wider site is high, likely densities and other uses on site mean that for the purposes of the SHLAA 700 units is considered to be an appropriate and developable capacity and it is considered that the site will be developed in the short/medium term. Because of the progress on submitting a new planning application and the developer being assigned to the scheme it is expected that 300 dwellings will be delivered within the first 5 years.