



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0006	Site Name: Site Address: Glossop Street Allocation	Site Description: The site is flat but is in poor condition due to its recent use as an unauthorised traveller site. A road crosses the site.		
		Current Use: Vacant Land recently vacanted by unauthorised travellers		
PUA/Non PUA: PUA		Total site area (hectares): 3.02		
Site allocation: Housing		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	3.02	
Access to services: 1.6 km to District Centre, 760m to supermarket, 760m to primary school, access to a secondary school is poor, regular buses on Osmaston Road and Osmaston Park Road		Status: Allocated Site		
		Planning History: Although the site is allocated for residential use, the Council has spent a great deal of time trying to release it for development by providing an alternative site for travellers. This has now happened.		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: No known issues				
Access constraints: Access to Glossop Street is good and Osmaston Park Road and Osmaston Road are within reasonable walking distances.				

Ownership constraints:

The site is owned by the City Council.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

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
	25	55	0	0	80

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 25

Developable dwellings: 80

Summary

This brownfield site is allocated in the CDLPR as an H3 Redevelopment site for residential uses (40 dwellings). It is a cleared housing site.

The site is vacant and has now been vacated by the previous unauthorised traveller encampment. A new traveller site has been constructed nearby and the travellers have moved in releasing the Glossop Street site as available to develop.

It has good access to the road network and to Osmaston Road linking with the City Centre and Osmaston park Road (the outer ring road). Public transport connectivity is reasonably good. It is located with good access to Allenton District Centre and the Sainsburys superstore on Osmaston Park Road.

Part of the allocated site has been developed for 25 dwellings as new Council homes and the Council is keen to deliver more housing on the remainder now that it is vacant. A local community group 'OSCAR' have expressed a desire to lead a scheme to deliver a higher number of dwellings and are working with the Council to do so. The revised scheme should deliver around 80 new dwellings.

The intention is to deliver housing on the remainder of the site within 5 years with the assistance of the HCA but the financial viability of development the whole development in the 5 year supply is not certain. However, the site is available and suitable.