



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0024		Site Description:		
Site Name: Land adjacent to		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.		
Site Address: Spondon Anglers Lane Derby				
PUA/Non PUA: PUA		Total site area (hectares): 2		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		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		Planning History: 10/07/02047-withdrawn 56 dwelling houses and 28 apartments 08/06/01269-refused Residential development		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 desigated 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? Yes

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 onstraints 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 wellings based on 35 per hectare although the information submitted claims that there is developer interest..