

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0031		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				
Site Address: Wilmorton London Road/Ascot Drive Derby				
		Current Use: Former railway engineering centre currently Derby Conference Centre		
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 constraints: Site is allocated for employment use (possibly to previous use as Railway Training Centre).				
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: 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.