



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0050		Site Description: The site is situated in an industrial estate but backs onto a new residential area. The area was rebuilt following a major fire in 2003.		
Site Name: R C Hartley				
Site Address: Derby Parcel Terrace				
		Current Use: The site is currently used as warehousing, trade sales and offices.		
PUA/Non PUA: PUA	Total site area (hectares): 1.24			
Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	1.24		
Access to services: 9 minutes to a primary school and 7.9 minutes to a secondary school. Public transport facilities are available on Uttoxeter Old Road. There are shopping facilities available at Kingsway Retail Park.		Status: Identified by LPA		
		Planning History: Expired planning permission site		
CONSTRAINTS				
Policy constraints: The area is covered by Policy R3 which allocates the area for mixed use residential development including residential.				
Physical constraints (i.e. topography): The Mackworth/Mickleover Express route runs through the site.				
Environmental constraints including flood risk: The site may be contaminated due to previous uses. A survey will be needed and remediation carried out if necessary.				
Access constraints: The development would have an impact on the Great Northern Road/Uttoxeter Road junction.				

Ownership constraints:

The site is not believed to be in the ownership of a developer.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

A survey will need to be carried out to determine the extent of contamination and the route of the Mickleover/Mackworth Express route must be preserved.

Economic viability issues:

The fact that the site has not yet been developed when it had a valid planning permissions suggests that the site may not be viable.

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	142

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is situated within an industrial estate but backs onto new residential properties on Slack Lane. It is currently being used for warehousing, trade sales and offices.

The site has reasonable access to services with public transport available on Uttoxeter Old Road. There are shopping facilities available at Kingsway Retail Park however these are not easily accessible without a car. Access to schools is reasonable.

There are a number of constraints on the site. The site may be contaminated due to the previous industrial uses. Any development could have an impact on the Great Northern Road and Uttoxeter Old Road junctions. The proposed Mickleover/Mackworth Express route which is identified in the Local Plan runs through the site and could provide a constraint to development.

The site is covered by Policy R3 which allocates the area for mixed use development including residential but because of its nature and location it is felt that employment uses may be preferable to the development sector.

The site is in a suitable location and seems to be available but there is no known intention to develop at the current time and development viability would be questionable due to constraints. Therefore the site cannot be classed as deliverable or developable but has an estimated capacity of 142 dwellings based on a previous permission..