



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0051	<b>Site Name:</b> Former Schools  <b>Site Address:</b> Sunnyhill Grange Avenue Derby	<b>Site Description:</b> Former school site.		
<b>Site Name:</b> Former Schools		<b>Current Use:</b> Vacant Land		
<b>Site Address:</b> Sunnyhill Grange Avenue Derby				
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 3.5			
<b>Site allocation:</b>	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	2.5	2	0	
<b>Access to services:</b> The local centre on Stenson Road is about 1km away. A smaller centre at Browning Street is much closer but offers less in terms of facilities.	<b>Status:</b> 0			
	<b>Planning History:</b> None			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> None Known				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> None Known				
<b>Access constraints:</b> None				

**Ownership constraints:**

None

**Other:****SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

The first phase should be viable and the second phase will hopefully be viable as a longer term project.

**DWELLING DELIVERY AND SITE CAPACITY**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	70	83	0	0	<b>153</b>

**Site suitable?** Yes**Site available?** Yes**Site achievable?** Yes**Deliverable dwellings:** 70**Developable dwellings:** 153**Summary**

This is the site of two former schools which have now relocated.

The site has become available for development and the City Council is working with developers and the local community to deliver housing on the site. The school playing pitches have been relocated but there will need to be some on-site public open space provided with any residential development.

An Extra Care scheme has been promoted which should see 70 dwellings delivered on site within 5 years and it is envisaged that the rest of the site will deliver a further 83 dwellings subsequently to this with a total of 153 new dwellings on the site.

The site is within the existing residential area of Sunnyhill/ It is not particularly close to any local facilities but there are local shopping facilities on Stenson Road and Browning Street. Public transport to the City Centre is reasonable and there are frequent buses along Stenson Road.

Part of the site, circa 70 dwellings is expected to be delivered within 5 years with the residual 83 dwellings in years 6-10.