



| GENERAL SITE INFORMATION   |   | SITE USAGE  |                              |  |
|--|---|---|------------------------------|--|
| <b>Site reference:</b> DER/0066  | <b>Site Name:</b><br>Corner             | <b>Site Description:</b><br>Cleared brownfield site |                              |  |
| <b>Site Address:</b><br><br>Uttoxeter Road/Limes Avenue<br>Derby   |   |   |                              |  |
| <b>PUA/Non PUA:</b> PUA  |   | <b>Current Use:</b><br>Vacant former petrol station |                              |  |
| <b>Site allocation:</b> Mixed Use  | <b>Total site area (hectares):</b> 0.13 |   |                              |  |
| <b>Developer interest:</b> Medium  | <b>Greenfield:</b>                      | <b>Brownfield:</b>                                  | <b>Net Developable Area:</b> |  |
| <b>Access to services:</b><br>Access to local services is excellent. The site is within the Mickleover District centre which offers a range of facilities. Public Transport is also excellent. | 0                                       | 0.13  | 0                            |  |
|  | <b>Status:</b> 0                        |   |                              |  |
|  | <b>Planning History:</b>                |   |                              |  |
| <b>CONSTRAINTS</b>   |   |   |                              |  |
| <b>Policy constraints:</b><br>Site is within a District Centre but residential uses are acceptable in peripheral location in these areas.  |   |   |                              |  |
| <b>Physical constraints (i.e. topography):</b><br>none Known   |   |   |                              |  |
| <b>Environmental constraints including flood risk:</b><br>Possible contamination (former petrol station)   |   |   |                              |  |
| <b>Access constraints:</b><br>None known, Access onto Uttoxeter Road   |   |   |                              |  |

**Ownership constraints:**

It is not known who the owner of the site is

**Other:****SITE VIABILITY**

**Are the constraints able to be overcome?**

**Economic viability issues:**

Viability is currently a constraint.

**DWELLING DELIVERY AND SITE CAPACITY**

| <b>Dwelling delivery timescales<br/>(number of dwellings per year<br/>block):</b> | <b>1-5</b> | <b>6-10</b> | <b>11-15</b> | <b>16+</b> | <b>CAPACITY</b> |
|---|------------|-------------|--------------|------------|-----------------|
|   | 0          | 17          | 0            | 0          | 17              |

**Site suitable?**

**Site available?**

**Site achievable?**

**Deliverable dwellings:** 0

**Developable dwellings:** 17

**Summary**

This is a small brownfield site on the edge of the Mickleover District centre. It was formerly a petrol station and have been vacant for several years.

The site had a planning permission for 17 dwellings which was probably not implemented because of financial/market viability.

The site is an excellent sustainable location in the residential suburb of Mickleover but on the edge of the local District Centre which has a range of shops and facilities. It is also on the main road through Mickleover which lies on a main bus route allowing good public transport access to the City Centre.

The site is deemed suitable for residential uses in principle as it has been granted planning permission previously. Residential uses are acceptable in policy on the edges of District Centres.

The main issue affecting the delivery of this site is its viability so it is not included in the 5 year supply. However it should be developable in the longer term.