

GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0073	<b>Site Name:</b> Elmhurst  <b>Site Address:</b> Rowditch Lonsdale Place Derby	<b>Site Description:</b> Cleared site. Buildings have been demolished.		
		<b>Current Use:</b> Vacant cleared site		
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 0.28			
<b>Site allocation:</b>	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> Medium	0	0.28	0	
<b>Access to services:</b> Site is very close to Rowditch Neighbourhood Centre which offers a small range of shops. On a main Road bus route to City Centre	<b>Status:</b> 0			
	<b>Planning History:</b> Site had planning permission for 18 dwellings			
<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 known				

**Ownership constraints:**

None. Site has been promoted for developmane and has had planning permission

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

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

**Economic viability issues:**

In the current market conditions the development is probably constrained in terms of viability.

**DWELLING DELIVERY AND SITE CAPACITY**

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	18	0	0	18

**Site suitable?** Yes                      **Site available?** Yes                      **Site achievable?** No

**Deliverable dwellings:**                      0                      **Developable dwellings:**                      18

**Summary**

This site is on a side road (Lonsdale Place) off Uttoxeter New Road. Buildings on the site have been demolished and it is now cleared and ready for development. The site has had planning permission for the development of 18 dwellings. It is believed that the development has not been implemented due to reasons relating to viability and general housing market issues.

The site is located in a suitable location for residential development, close to facilities at Rowditch Neighbourhood Centre and on the main road which is a main bus route into and out of the city.

It is considered that residential development in this location would be developed in better economic and market conditions but that there is currently no certainty of delivery in the next 5 years. Therefore the site is classed as delivering circa 18 dwellings in the medium term based on economic recovery over the next few years.