

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0098		Site Description: There are a number of different uses on the site including an athletics track with surrounding stands, swimming pool and various other sports facilities.		
Site Name: Moorways Sports Centre				
Site Address: Allenton Moor Lane Derby				
		Current Use: Sports complex.including built and open facilities.		
PUA/Non PUA: PUA		Total site area (hectares): 11.09		
Site allocation: Leisure		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		5.545	5.545	
Access to services: 5 mins walk to Allenton District Centre, public transport on Osmaston and Osmaston Park Road. The site is 5.7 minutes from a primary school and 19.7 minutes to a secondary school.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: The site could be constrained by the fact that the facilites currently on it are needed and may need to be replaced elsewhere.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known-access is already avaiable to the site a short distance off the outer ring road. Depending on size of development detail may need care.				

Ownership constraints:

None known-Derby City Council owned site.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Relocation of existing use

Economic viability issues:

Loss of sports facilities which may need to be replaced.

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	200

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

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

Summary

The site is in use as a Council sports/recreation facility including a stadium and athletics track. It is partially classed as brownfield but also has extensive areas of playing pitches which are considered separate enough to be greenfield. It is considered that there may be potential to release part of the site for redevelopment.

It is located close to Allenton District Centre with very good access to the main road network including the outer Ring Road and Osmaston Road which has good public transport access to the City Centre.

The site is also across the road from Osmaston Park and in close proximity to employment opportunities at Rolls Royce.

It has reasonable access to Allenton Primary School and Nightingale Junior and Infant Schools and Merrill College.

The City Council owns the site and there is potential that it could be developed for residential uses subject to the relocation of the existing sports uses. However, there is no evidence currently that that will happen. If the site were to be developed consideration would need to be given to impact on the loss of facilities and sports pitches and their potential relocation. Highways and access problems would also require careful consideration.

The site would be in a suitable location subject to loss of pitches and facilities being acceptable and could potentially provide around 200 new dwellings but because of the uncertainty of possible relocation it is not currently deliverable or developable.