



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0106		Site Description: This site is currently being used as sports pitches and playing fields associated with a nearby school. The site is in good condition.		
Site Name: Playing fields				
Site Address: Alvaston Bembridge Drive Derby				
PUA/Non PUA: PUA		Total site area (hectares): 1.18		
Site allocation: Leisure		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		1.18	0	
Access to services: Public transport on Benbridge Drive, services are adjacent to Benbridge Drive. There is a school adjacent to the site.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: The site is allocated for the development of a primary school but DCC have advised that this is no longer needed.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: The site is accessed from Bembridge Drive.				

Ownership constraints:

The site is in the ownership of the LPA.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Work with the Children and Young People department to determine whether this site will come forward.

Economic viability issues:

As a greenfield site it is considered a viable residential development site in the long term.

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	41

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

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

Summary

This greenfield site is allocated in the Local Plan for a new primary school.

Information from the Children and Young People's Department is that the site is no longer required for this use and it therefore could be made available for other uses.

It is located in a residential suburb of the city but is currently in open recreational use and therefore the appropriateness of residential uses on it is not certain. Because the principle of development on the land is set through the allocation it demonstrates that it may have potential for other built uses.

Access to the site is off Bembridge Drive which is very close to the London Road main road into the City Centre and out to the A50 and M1. There are good public transport links. It is well related to the existing community and the nearest district centre is on Crayford Road.

The site's suitability is currently constrained by policy although it is available and there are no known reasons why it would not be viable. If it were deemed appropriate for residential uses, any loss of sports pitches would need consideration. It is therefore not currently deliverable or developable but is considered to have a capacity of 41 dwellings.