



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0110		Site Description:		
Site Name: Derby City Council Depot		Site in use as a Council storage depot		
Site Address: Alvaston London Road Derby		Current Use: Council Storage Depot.		
PUA/Non PUA: PUA	Total site area (hectares): 1.92			
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	1.92		
Access to services: There are local services on London Road as well as public transport. The site is adjacent to a primary school and 13.6 minutes from a secondary school by public transport.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Existing employment sites are permitted to be transferred into residential usage.				
Physical constraints (i.e. topography): Demolition/clearance. Relocation of existing use.				
Environmental constraints including flood risk: Potential asbestos in buildings, potential contamination. Some of the site is in floodzone 2.				
Access constraints: Access would be directly from London Road or Meadow Lane.				

Ownership constraints:

None, The site is in local authority ownership.

Other:

None known

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

Overcoming flooding issues may require resources.

Economic viability issues:

As there is no known

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	100

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

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

Summary

This brownfield site is a local authority storage depot and the authority has identified it as being potentially available for redevelopment in the future subject to relocation of the existing use and consolidation on another site.

It is located on London Road, a main road out of the City with good transport links to the centre and out to the A50 and M1.

Local facilities at Alvaston District Centre are reasonably accessible by public transport and a short bus journey but are not within close walking distance. It is close to a primary school but secondary school facilities are not so close, the nearest being Noel Baker and Merrill Schools.

It is constrained by being partially in Flood Zone 2 and it is also unknown as to whether any contamination remediation would be required. The availability of the site is not certain and is dependant upon the local authority relocating.

For the reasons above the site is classed as having potential but is not currently developable. At a medium/high density it is envisaged that the capacity of the site would be about 100 dwellings.