



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0111		<b>Site Description:</b>		
<b>Site Name:</b> Land off		The land is flat and in reasonable condition. It currently contains a number of garages.		
<b>Site Address:</b> Little Chester Derventio Close Derby				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 0.38		
<b>Site allocation:</b> Non Specific		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		0	0.38	
<b>Access to services:</b> Some services on Mansfield Road including public transport. Other services are in the city centre. The site is 11.4 minutes from a primary school and 6.4 minutes from a secondary school.		<b>Status:</b> Identified by LPA		
		<b>Planning History:</b> No relevant history		
CONSTRAINTS				
<b>Policy constraints:</b> E21 Archaeological Alert Area E18 Conservation Area				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> The site may be contaminated. The site is within Flood Zone 3a.				
<b>Access constraints:</b> None known-the site is currently a garage block and therefore already has reasonable access.				

**Ownership constraints:**

None known

**Other:**

None known

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

Flood risk alleviation measures and sensitive design of the site being in a conservation area. Also possible relocation.

**Economic viability issues:**

Viability will depend on if/how the current use is relocated and whether the site can be marketed

**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	10

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

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

**Summary**

The site is currently being used as garages and a car park for residents in the surrounding area. The site contains approximately 12-15 garages. It is not clear whether they are all in use or whether they would all need to be relocated to make the site available.

The site is relatively flat with a slight south facing slope. The topography of the site is not a hindrance to development.

A significant constraint to residential development is that the site is within Flood Zone 3a.

The nearest local services are located in Little Chester on Mansfield Road within walking distance. There is also public transport provision on Mansfield Road as well as in the City Centre which is a moderate walking distance away.

It is estimated that if the flood risk issues can be overcome, especially through the flood measures to be developed in the 'Our City Our River' masterplan. The site could deliver around 10 dwellings at medium density but until there is some certainty that it is actually available for development and that the flooding issue can be overcome, it is not included in the developable supply. .