

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0113		Site Description: The site comprises the Fire Service HQ, a locally listed building and its environs		
Site Name: The Old Hall				
Site Address: Littleover Burton Road Derby				
		Current Use: The site is currently being used by Derbyshire Fire Authority for office training.		
PUA/Non PUA: PUA		Total site area (hectares): 1.51		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	1.51	
Access to services: Public transport provision is on Burton Road. Other shops and services are approximately 500m from the site. A primary school is 3.8 minutes away, secondary school 5.9 minutes away.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: E19-Listed buildings and buildings of local importance E20-Uses within buildngs of architectural and historic importance.				
Physical constraints (i.e. topography): The site includes a number of mature trees which are the subject of a TPO. There is a telecoms mast which would need relocating.				
Environmental constraints including flood risk: Mature Trees on Site				
Access constraints: None known/ Access would be onto Burton Road				

Ownership constraints:

The site is currently owned by Derbyshire Fire and Rescue who are seeking to relocate and make the site available for development

Other:

None known

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

Sensitive treatment of the listed buildings and trees.

Economic viability issues:

Dependent on overcoming constraints including heritage matters.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	35	0	35

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 35

Summary

The site is currently being used by the Derbyshire Fire and Rescue authority for offices and training.

It is relatively flat with a slight slope to the north east. The topography of the site is not expected to be a hinderance to the successful development of the site.

Access to the site is from Burton Road and is considered to be capable of being worked into a scheme..

The nearest public transport facilities are located on Burton Road opposite the entrance to the site. The nearest local services are also on Burton Road within a reasonable walking distance.

There are a number of physical constraints on the site. There are a number of mature trees that have Tree Presevation Orders on them. The Old Hall and Gatehouse are listed buildings. The careful treatment of the heritage assets would be required but would not rule out development in principle.

With the number of constraints on the site, it is difficult to estimate the numbers that could be delivered. As this is a brownfield site with developer interest and an intention to release it is included in the longer term supply as delivering 35 dwellings.