

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0115		Site Description: The site is flat and cleared however part of it appears to be being used as a car park.		
Site Name: Former Derby Tertiary College				
Site Address: Normanton Road Derby				
		Current Use: Former college-site now cleared.		
PUA/Non PUA: PUA		Total site area (hectares): 1.35		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	1.35	
Access to services: Local services and public transport are on Normanton Road and in the City Centre. The site is 4.9 minutes from a primary school on public transport and 14.8 minutes from a secondary school.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: CC18 Central Car Parking Area Central Area. Residential development should be outside primary frontage areas.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: Potential contamination, potential air quality issues.				
Access constraints: The Inner Ring Road is now complete and runs close to the site which improves access potential.				

Ownership constraints:

The owner has previously promoted the site for development but has not shown any interest recently in seeing it brought forward.

Other:

N/A

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

The site is edge of centre and is mainly clear. Viability might be affected by any contamination.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	60	0	0	60

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

Deliverable dwellings: 0 **Developable dwellings:** 60

Summary

This is a brownfield site which was formerly part of Derby College.

It is located on the edge of the City Centre and is allocated in the CDLP Review as part of the Normanton Road/Pearl Road Linear Centre. The allocation allows residential development outside areas of primary frontage.

The site is cleared and ready to develop and offers a good regeneration opportunity on the edge of the City Centre

The site is in a suitable location, close to both the City Centre and the Normanton Road shopping area. It has very good access to a range of services/facilities including employment opportunities, retail and leisure uses and public transport links. The new Connecting Derby scheme which completes the inner ring road has recently been finished and runs past the site. Access could be made off Normanton Road/Burton Road.

Although the current economy/housing market conditions probably mean that the site would have deliverability problems at present, it should be a viable development concern when the market improves and has the potential to deliver around 60 new dwellings at a medium density.