



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0116		Site Description:		
Site Name:		This site was previously a builders yard and has now been cleared.		
Site Address: Allenton Coleman Street Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.47		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.47	
Access to services: Schools and services located in the Osmaston Park Road area. There are bus routes within walking distance of the site and Allenton District Centre is within close walking distance.		Status: Identified by LPA		
		Planning History: 07/03/01209-finally disposed of Residential development		
CONSTRAINTS				
Policy constraints: T15 (8)-Provision for pedestrians L9-Safeguard route for Derby and Sandiacre Canal E6-Wildlife Corridor				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: The site may be contaminated due to previous uses.				
Access constraints: None known, Coleman Street is accessed from Harvey Roadm the outer ring road.				

Ownership constraints:

None known

Other:

None known

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

Assessment needed to determine the extent of the contamination.

Economic viability issues:

None known

DWELLING DELIVERY AND SITE CAPACITY

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

Site suitable? Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 16**Summary**

The site is currently vacant and includes some land next to the petrol station on Harvey Road. It was previously a builders yard and is brownfield in nature. Due to the former use there is the possibility of contamination on the site.

There is good access to schools and services in the Osmaston Park Road area and there are bus routes within walking distance of the site that would allow access to the city centre. The site is located next to the outer ring road so general access to the road system is good. Access to Allenton District Centre with a wide range of local facilities is very good as is access to public transport routes into the City Centre and out of the city to the south. There is a recent planning permission for a new Tesco store close to the site.

It is classed as suitable and is in a very good location for residential development. It has capacity to deliver about 16 dwellings. Although not deliverable at the moment it is expected to be developed within 10 years. There has been recent developer interest.