



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0118		Site Description:		
Site Name: Evans of Leeds Site and surrounding		The site primarily comprises a range of warehouse buildings and industrial works. Some are vacant.		
Site Address: Sinfin Lane/Goodsmoor Road Derby		Current Use: The site includes employment uses and car parking including Rolls Royce offices..		
PUA/Non PUA: PUA	Total site area (hectares): 18			
Site allocation: Employment	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	18		
Access to services: services on OsmastonPark Road but these are a distance from the site. Public transport provision on Sinfin Lane. A primary school 7.6 minutes secondary school is 17.3 minutes away. Services at Sinfin are also accessible but not close.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Wildlife site on a small part of the site.				
Physical constraints (i.e. topography): There are trees on the site which are the subject of Tree Preservation Orders. Drainage issues.				
Environmental constraints including flood risk: There may be noise/air pollution from surrounding industrial uses. There may also be contamination due to former industrial use of the site.				
Access constraints: Access would, need to be provided from Sinfin Lane with potential links to Goodsmoor Road				

Ownership constraints:

None. Owner seeking to develop for residential uses.

Other:

None known

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

Studies will be needed to determine the extent of any contamination and the impact of the surrounding land uses.

Economic viability issues:

The promoters state that the site has no viability constraints and can be delivered

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	200	400	0	0	600

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 200

Developable dwellings: 600

Summary

This site currently comprises a mix of employment uses, some of which are vacant. It is allocated in the Local Plan as existing employment uses. Land adjacent to the site has been granted planning permission on appeal for over 100 dwellings but this larger area is the subject of a planning application for 600 new dwellings and community facilities.

The site is affected by the railway line along one edge but this is not thought to be a major constraint as housing has been granted permission recently in the same area and in the last 10 years a development was built on the other side of the railway line.

Highway impact issues are a concern given the size of the proposed development. Access would be directly onto Sinfin lane which has close proximity to the outer ring road. Local community facilities are included in the proposals.

It is considered that the site is generally viable and although not particularly well served by local services it is reasonably close to Sinfin District Centre and to neighbourhood shopping facilities on Blagreaves Lane and Osmaston Park Road.

The wider site is suitable and considered achievable. Although the details of the planning application are yet to be determined the site is suitable in principle and would constitute a large scale regeneration project in the area. It is considered that the site will be delivered partly within the 5 year supply and partly in years 6-10.