



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0123		<b>Site Description:</b> vacant land.		
<b>Site Name:</b> Technograv site (Phase 2)				
<b>Site Address:</b> Spondon Nottingham Road Derby				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 0.9		
<b>Site allocation:</b>		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> Medium		0.9	0	
<b>Access to services:</b> 1.6 km to nearest services. Services are also available in Borrowash. The site is 8.2 minutes from a primary school by public transport and 18.4 minutes from a secondary school.		<b>Status:</b> Identified by LPA		
		<b>Planning History:</b> 01/08/00011-not yet determined Residential development 02/07/00306-not yet determined Residential development		
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> None known				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> The site is close to some employment uses and a railway.				
<b>Access constraints:</b> None known				

**Ownership constraints:**

None known

**Other:**

None known

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

N/A

**Economic viability issues:**

As a greenfield site, viability should not be an issue although the agent indicates that it is a medium rather than short term prospect and phase one which has permission will be delivered first.

**DWELLING DELIVERY AND SITE CAPACITY**

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
		0	30	0	0

**Site suitable?** Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 30**Summary**

This site is off Nottingham Road in Spondon with reasonable accessibility to the A52 road into Derby and out to Nottingham and the M1 motorway. A larger part of Technograv has planning permission for residential use.

The site is not particularly well served by local facilities but the facilities at Borrowash are accessible and Spondon District Centre is another option. It is allocated as employment uses.

There has been considerable residential development in the general area in recent years and the site is considered to be in a generally suitable location for residential uses. There are other employment uses and a railway line close by which could be considered as potential constraints to residential development but they should be capable of being overcome.

It is estimated that the site could deliver around 30 dwellings and the promoters indicate that it should be delivered in the medium term.. Logically the phase 1 Technograv site adjacent which has planning permission will be developed first and therefore this site is included in the medium term 15 year supply.