

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0127		Site Description: The site is flat and in good condition. It is currently being used as a car showroom and it's associated development.		
Site Name: Spondon Cars				
Site Address: Spondon Sitwell Street				
		Current Use: Car showroom		
PUA/Non PUA: PUA		Total site area (hectares): 0.24		
Site allocation: Retail		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	0.24	
Access to services: A wide range of services are available within Spondon District Centre. The site is 5.1 minutes from a primary school and 8.7 minutes from a secondary school by public transport.		Status: Identified by LPA		
		Planning History: 06/08/00948-refused Residential development (36 flats)		
CONSTRAINTS				
Policy constraints: District centre policies.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

Ownership of the site is unknown.

Other:

None known.

SITE VIABILITY

Are the constraints able to be overcome?

Demonstrating how this site can overcome district centre policy constraints or a change in policy through the Core Strategy process.

Economic viability issues:

Viability is problematical and is thought to be the reason that the scheme is not being progressed

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	31	0	0	31

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

Deliverable dwellings: 0 **Developable dwellings:** 31

Summary

The site is currently being used as a car showroom. It is in a sustainable location being located Spondon District Centre close to facilities and public transport. This does however pose a problem as District Centre policy is restrictive in terms of residential development especially on the ground floor.

An application for the erection of 36 apartments on the site has been refused. For the purposes of the SHLAA the site is currently not considered to be viable. This could change in the future. A new planning application is expected for a smaller development of 31 dwellings.

Because the site can be classed as being in a generally suitable location subject to being acceptable in the District Centre, it has reasonable delivery prospects in the medium term. Because there is developer interest and an intention to submit a planning application the site is considered to be generally developable in the medium/long term..