



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0130		Site Description: The site is flat, cleared and ready to develop.		
Site Name: Former Rocket Public House				
Site Address: St Andrew's View Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.2		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	0.2	
Access to services: 1km to Sussex Circle services, Meteor Centre close but inaccessible to non car users, a primary school is 4.4 minutes away by public transport, a secondary school is 8.6 minutes away.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known-the site has been cleared.				
Environmental constraints including flood risk: None known				
Access constraints: The site has good access off a main road network and there are no constraints.				

Ownership constraints:

The site is owned by the Council.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

N/A

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	10	0	0	10

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 10

Summary

The site is owned by Derby City Council. It is currently leased to a third party. The lease restricts the use of the site and so negotiations are ongoing to allow the covenant to be removed.

The site has been cleared and is ready to develop. It is around 1km from the nearest neighbourhood centre and does have reasonable access to public transport although this could be better. It sits generally within a residential area of the city and is therefore classed as a generally suitable residential development site.

There are no known constraints with regards to accessibility, contamination or other physical/environmental constraints.

The site is suitable, available and could be developed for around 10 dwellings. There is a high level of developer interest.

It is felt that this is a good development opportunity which could happen quite quickly but it can not be included as deliverable until there is more certainty. It is therefore considered developable but with a likelihood that it will come forward sooner rather than later.