



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0134		<b>Site Description:</b>		
<b>Site Name:</b> Corner of		The site appears to be an abandoned car park. It is surrounded by metal fencing. It is partially overgrown and has been used for flytipping.		
<b>Site Address:</b>  Elton Road/Crowshaw Street				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 0.08		
<b>Site allocation:</b> Non Specific		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		0	0.08	
<b>Access to services:</b> 500m to supermarket. 1.5km to district centre. The site is 7.7 minutes from a primary school and 25.7 minutes from a secondary school by public transport.		<b>Status:</b> Identified by LPA		
		<b>Planning History:</b> 12/07/02321-refused Erection of 17 apartments 05/06/00685-granted Residential development (outline) 01/06/0012-refused Erection of 12 apartments		
CONSTRAINTS				
<b>Policy constraints:</b> None known				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> None known				
<b>Access constraints:</b> There may be some issues with access-Highways should be consulted.				

**Ownership constraints:**

Ownership of the site is unknown.

**Other:**

None known

### SITE VIABILITY

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

Unknown.

**Economic viability issues:**

No specific constraints known

### DWELLING DELIVERY AND SITE CAPACITY

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

**Site suitable?** Yes

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:** 0

**Developable dwellings:** 15

**Summary**

This site is a small site within the wider Osmaston Triangle Area. The wider area offers several regeneration opportunities including the former Rolls Royce works on Nightingale Road.

The site is an abandoned car park. It is surrounded by metal fencing, is in poor condition, partially overgrown and seems to have been used for flytipping.

The site has good access to public transport and a supermarket but is about 1.5 km from a District Centre (Allenton) and wider facilities although these can be directly accessed by bus.

There have been several applications on this site for various dwelling densities however to date they have all been refused.

Taking into account the numbers that have previously been submitted, it is estimated that the site could deliver around 15 dwellings. It is suitable and the number of planning applications suggest that it has a high level of interest. When the Nightingale Road works site is developed it could act as a catalyst for other local sites including this one to be delivered.

As a brownfield site in a suitable location it is considered to be developable for around 15 dwellings in the medium term..