

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0138		Site Description: The site comprises back gardens of residential properties.		
Site Name: 7-15				
Site Address: Allestree Kings Croft Derby				
		Current Use: Gardens of residential properties.		
PUA/Non PUA: PUA		Total site area (hectares): 1.36		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		1.36		
Access to services: 700m to Duffield Road shops, 9.3 minutes to a primary school on public transport and 7.3 minutes to a secondary school.		Status: Identified by LPA		
		Planning History: 05/08/00703-finally disposed of Erection of 55 dwellings 01/08/00001-refused Erection of 51 dwellings 07/07/01442-refused Erection of 41 dwelling houses and 4 apartments		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Demolition of building, also trees present on the site.				
Environmental constraints including flood risk: None known				
Access constraints: Access will be created from Devonshire Avenue through demiolition of exisiting property.				

Ownership constraints:

None known.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Only constraints relate to ownership and demolition and are almost resolved.

Economic viability issues:

It is felt that a low density scheme would be viable in this desirable location,

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	14	0	0	14

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 14

Summary

This site comprises the rear gardens of a number of residential properties in Allestree.

After changes to the definition of brownfield land in the revised PPS 3 this site is classed as greenfield. A previous application was made for 55 units on the site which was granted subject to a section 106 agreement. However, that scheme fell through and the site is now being promoted by a housebuilder.

There is high developer interest in the site and a planning application is likely to be submitted for around 14 dwellings in the near future. It is in a generally suitable location (an existing residential area in Allestree). However development would be subject to details being satisfactorily met. The site has had planning permission previously for a higher density residential scheme which was not implemented.

The SHLAA assesses the site as being available and suitable. It is also considered that the likely acceptable development density would be lower than the previous applications because of the character of the area and to make the site viable. It has therefore been given a capacity of 14 dwellings based on numbers provided by promoters. It should come into the developable supply within 10 years but is not currently considered a 5 year supply site.