

| GENERAL SITE INFORMATION | | SITE USAGE | | |
|--|--------|---|--------------------|------------------------------|
| Site reference: DER/0139 | | Site Description: The site is in use for petrol station and car repairs/sales and is within a neighbourhood centre. | | |
| Site Name: Petrol Station | | | | |
| Site Address: Allestree Blenheim Drive | | | | |
| | | Current Use: Petrol Station | | |
| PUA/Non PUA: | PUA | Total site area (hectares): 0.17 | | |
| Site allocation: | Retail | Greenfield: | Brownfield: | Net Developable Area: |
| Developer interest: | Medium | 0 | 0.17 | |
| Access to services: The site is situated in a Neighbourhood Centre in Allestree. By public transport, it is 1.8 minutes from a primary school and 4.6 minutes from a secondary school. | | Status: Identified by LPA Planning History: No relevant history | | |
| CONSTRAINTS | | | | |
| Policy constraints: Neighbourhood Centre allocation. | | | | |
| Physical constraints (i.e. topography): None known | | | | |
| Environmental constraints including flood risk: There may be contamination on the site due to it's use as a petrol station. | | | | |
| Access constraints: Site is accessed from Blenheim Drive | | | | |

Ownership constraints:

The owner of the site is currently unknown.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

An exception to existing policy would have to be made for this proposal to become acceptable in policy terms.

Economic viability issues:

This would be dependant on relocation/contamination removal.

DWELLING DELIVERY AND SITE CAPACITY

| Dwelling delivery timescales (number of dwellings per year block): | 1-5 | 6-10 | 11-15 | 16+ | CAPACITY |
|--|-----|------|-------|-----|----------|
| | 0 | 0 | 0 | 0 | 12 |

Site suitable? Potentially **Site available?** No **Site achievable?** No

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

Summary

This site has been identified through pre application discussions and discussions relating to S106 requirements.

The site is a petrol station/car sales and repairs use in an existing Neighbourhood Centre which is identified in the adopted Local Plan.

It is well related to facilities including shopping and schools and on a main road and is in a generally residential area.

Residential development is not normally allowed on the ground floor in neighbourhood centres in current policy so this would be a constraining matter and one which would need to be considered. The site is also hindered by being in the middle of the centre so residential uses could break up the primary function of the centre.

In order to develop the site it may be necessary to relocate the existing use and make the site good for residential uses which could affect viability and delivery.

The exact intentions of the owner are unknown and the site can only be classed as potentially suitable to accommodate around 12 new dwellings. Because the site is in use and there is not known knowledge that the owner will vacate it is not currently classed as available.