



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0143		<b>Site Description:</b>		
<b>Site Name:</b> Bramblebrook House/Humbleton View		Site comprises Humbleton View vacant former day centre and Bramblebrook House residential care home which is currently in use		
<b>Site Address:</b> Mickleover Rough Heanor Road Derby		<b>Current Use:</b> Council Care Home (in use) and vacant former day centre.		
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 0.96			
<b>Site allocation:</b>	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> None	0	0.96	0.96	
<b>Access to services:</b> The site is located close to Uttoxeter Road, A main Road with very good bus connections to The City Centre and Mickleover District Centre. It is not particularly well served by local facilities although it is close to South Mead Way Retail Park		<b>Status:</b> Identified by LPA		
		<b>Planning History:</b> No relevant history		
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> None Known				

**Ownership constraints:**

In Derby City Council Ownership but currently comprises two buildings. One in use as a Care Home and the other vacant.

**Other:****SITE VIABILITY**

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

**Economic viability issues:**

Would require demolition of existing buildings on site and possible relocation.

**DWELLING DELIVERY AND SITE CAPACITY**

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	50	0	0	50

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

**Deliverable dwellings:**                      0                      **Developable dwellings:**                      50

**Summary**

This site consists of two Council owned buildings and their grounds. The Council's Estates department has identified an intention to dispose of the land for redevelopment in the next few years.

One of the buildings is currently in use as a council care home and will be for the medium term but there is longer term potential for relocation and redevelopment for residential uses. The site is located in a predominantly residential area with good access to the road network including the A38 and Uttoxeter Road which has good public transport links with the City Centre. Although it is not well served by local facilities it has good access by public transport to both the City Centre and to Mickleover District Centre.

There is no known specific developer interest but the site has not been marketed yet. Derby City Council has identified the desire to look at redevelopment options for the future and particularly consider the possibility of an ExtraCare scheme on site. Council officers have discussed potential appropriate densities with developers.

It is expected that the site will be released for development in the next few years and given its brownfield status and location in a residential area close to the local and trunk road network, it is considered to be in a suitable location for redevelopment. Although not currently entirely available it is classed as developable and has the potential to be developed in the the medium term.