



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0153		Site Description: The site is currently an overgrown field, there is a steep slope up towards the A6. A footpath over the A6 adjoins the site.		
Site Name: Land adj St John Fisher Primary				
Site Address: Alvaston Green Lane Derby				
PUA/Non PUA: PUA		Total site area (hectares): 1.31		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		1.31	0	
Access to services: Site is adjacent to primary school and within walking distance of a secondary school and Alvaston district centre.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Access issues are a potential problem				
Environmental constraints including flood risk: The site is in Flood Zone 3a, there could also be noise/air pollution from being adjacent to A6 and from nearby industrial uses.				
Access constraints: The site is situated behind a school. Possible access off adjoining streets may be a problem. Would need to take advice from Highways officers..				

Ownership constraints:
None-Council owned land.

Other:
None known

SITE VIABILITY

Are the constraints able to be overcome?
Flood risk assessment and noise/air quality assessment.

Economic viability issues:
Viability could be affected by cost of overcoming constraints

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	45

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

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

Summary

This is a greenfield site in Alvaston which is located in an existing residential area and within reasonable walking distance of a primary school and the Alvaston District shopping Centre which provides a range of facilities. There are good road and public transport links to the City Centre from Alvaston and out of the City to the A50 to the south and A52 to the east.

The major constraining factor to residential development on this site is its location in Flood Zone 3a. For the purposes of the SHLAA, residential development is classed as potentially suitable in Flood Zone 3a subject to the constraint being resolved. It is, however, a significant constraint and can also affect viability if measures are required.

Access into the site may also be an issue which needs careful consideration to make a scheme work.

Norwithstanding the constraints, the site is in local authority ownership which means that there are no ownership constraints to development.

The site is not currently deliverable or developable due mainly to the flooding constraint but has a potential capacity of around 45 dwellings.