



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0158		Site Description: Offices and light industrial uses.		
Site Name: Rail Technical Centre				
Site Address: London Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 12		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	12	
Access to services: The site is within easy access of the railway station and Derby City Centre. The site is 6.3 minutes from a primary school using public transport and 14.8 minutes from a secondary school.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: The site is allocated for employment uses				
Physical constraints (i.e. topography): Site clearance. Possibly flood risk issues.				
Environmental constraints including flood risk: There may be contamination due to the nature of the existing operations on the site. The majority of the site is in Flood Zone 2.				
Access constraints: Access would be from London Road.				

Ownership constraints:

Site submitted as part of the Employment land Call for Sites but they have suggested that part of the site could be developed for residential uses.

Other:

None known

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

A flood risk assessment would need to be completed. Potential decontamination.

Economic viability issues:

Viability is subject to overcoming constraints. Flood Zone 2, relocation and clearance. Potential contamination remedy if required.

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	50

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

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

Summary

This is a brownfield employment site which is allocated in the Local Plan as an existing employment site.

It was promoted through the Employment Land Call for Sites but the supporting information suggested that it could be suitable, at least in part, for residential uses.

The site is located on London Road which is a main road with very good public transport links to the City Centre and out to the A50 to the south of Derby. The nearest local facilities are along London Road near Wilmorton roundabout. These are basic facilities and there is no main district shopping centre nearby although both the City Centre and Alvaston district Centre are accessible by public transport.

The site may have contamination constraints and a large part of it is in Flood Zone 2.

It is potentially suitable subject to the constraints being overcome. It is therefore not currently developable or deliverable.

The dwelling capacity is unknown because it is being promoted as a mixed use site. If the whole site were to be developed it could accommodate in the region of 400 new dwellings but this is very unlikely even if constraints were overcome. A token 50 units has therefore been applied as the potential residential capacity. There is no known developer interest.