

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0168		Site Description: Small area of public open space between Wordsworth Avenue and Goodsmoor Road. A number of trees on site.		
Site Name: Open Space				
Site Address: Wordsworth Avenue Derby				
		Current Use: Public Open Space		
PUA/Non PUA:	PUA	Total site area (hectares): 0.18		
Site allocation:	Leisure	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	0.18	0	0
Access to services: Limited local services are at the neighborhood centre on Sinfen Lane or on Blagreaves Lane. Both are in reasonable walking distance. The nearest District Centre is Sinfen which is not within easy walking distance.		Status: Identified by LPA		
		Planning History:		
CONSTRAINTS				
Policy constraints: The site is in use as a local amenity open space and the area seems to be quite deficient in this type of POS.				
Physical constraints (i.e. topography): There are mature trees on site.				
Environmental constraints including flood risk: None known				
Access constraints: Access could be direct from Wordsworth Avenue				

Ownership constraints:

None Known, The site is in Local Authority ownership

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

As a greenfield site the site should be generally viable

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	10

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

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

Summary

This site has been identified because it is in local authority ownership. It is owned by Derbyshire County Council.

The site is a local area of green open space in a predominantly residential area. There are mature trees on the small site which forms a green area between Wordsworth Avenue and Goodsmoor Road.

Access to local facilities is reasonable with local shops and services at Sinfin Lane and Blagreaves Lane both within reasonable walking distance. The nearest District Centre is further away at Sinfin and would probably not be accessed on foot from the site.

The site could be made available easily but it is felt that its use as local amenity space is important as there is not much incidental open space in this area. There are other planning permissions very close by on Goodsmoor Road which are not yet fully developed.

It is not considered to be developable at the moment and has a capacity of about 10 dwellings.