



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0169		Site Description: Cleared site. There are a number of trees on site but all buildings have been demolished.		
Site Name: The Knoll				
Site Address: Stenson Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.58		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		0	0.58	0
Access to services: Local facilities are about 400 metres north at Cavendish District centre which offers a range of shops and services.		Status: Identified by LPA		
		Planning History:		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Overcoming the tre constraints and achieving a satisfactory form of access are the main physical issues.				
Environmental constraints including flood risk: None known				
Access constraints: Access could be gained from Village Street. It is possible that access could be formed from part of Stenson Road but this would need further consideration.				

Ownership constraints:

None, the site is in local authority ownership.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

Viability is uncertain at present although the site has been cleared so there will be no demolition costs.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	20	0	0	20

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 20

Summary

This site is on the corner of Stenson Road and Village Street, very close to the outer ring road. It is a brownfield site, formerly used as a residential care home but buildings have been demolished and the site cleared. There are however a number of mature trees on site. The site is in local authority ownership and has been identified for potential disposal.

The site is within reasonable walking distance of the District Shopping Centre at Cavendish although this means cross in the ring road. Access to the City centre by public transport is also reasonable as buses run along Stenson Road between the City Centre and the south west of the city on a regular basis.

The site is in a suitable location and is available. The main constraints are the trees and development viability. As a brownfield site in a generally residential area, this site could be developed when the market improves. It is considered to have a capacity of about 20 dwellings but density would be subject to the type of development and designing the layout of the site.

For the purposes of the SHLAA it is a developable site in the medium term and is expected to deliver around 20 dwellings. Because it is in Council ownership there are no ownership constraints.