

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0170		Site Description: Former Petrol Station, now vacant land.		
Site Name: Former Petrol Station				
Site Address: Ashbourne Road Derby				
		Current Use: Vacant Land		
PUA/Non PUA: PUA		Total site area (hectares): 0.15		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		0	0.15	0
Access to services: 15 minute walk to City Centre and on a main radial bus corridor. Local facilities at Ashbourne Road 5 minutes walk.		Status: Identified by LPA		
		Planning History:		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Possible issues relating to previous use as petrol station including decontamination.				
Environmental constraints including flood risk: None Known				
Access constraints: None Known. Direct access available onto Ashbourne Road				

Ownership constraints:

Unknown

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

Viability will be dependent upon possible site mitigation and the fact that it is a brownfield site. It is uncertain at the current time.

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

Deliverable dwellings:**Developable dwellings:****Summary**

This site is a former petrol station situated on the frontage of Ashbourne Road, a main radial road into Derby.

The land is vacant and because of its location it has been identified as an opportunity for residential development.

The location is well served by facilities and has good access to the City Centre with its retail, employment and leisure offers.

Viability of brownfield sites is generally uncertain although smaller sites like this do have a higher potential than larger ones. The viability issue is also affected by the former use which means that in order to make the site suitable for residential development major works and possible decontamination may be required.

There has been development interest but there are no firm proposals for a residential scheme on the site.

This site is therefore not considered to be currently deliverable or developable and is included in the SHLAA as a brownfield opportunity with potential to provide housing.