



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0177		Site Description: Church and grounds		
Site Name: Broadway Baptist Church				
Site Address: Broadway Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.5		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High			0.5	0
Access to services: Access to local services is not very good and the city centre would probably be the main destination for shopping. The city centre is accessed from Kedleston Road by bus in about 10 minutes		Status: Promoted Site		
		Planning History:		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: Access would be direct from Broadway and is not considered to present any constraints for such a small development				

Ownership constraints:

No constraints

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

The developer involved is confident that they can deliver this small scheme on the site in the short term.

DWELLING DELIVERY AND SITE CAPACITY

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

Site suitable? Yes**Site available?** Yes**Site achievable?** Yes**Deliverable dwellings:** 11**Developable dwellings:** 11**Summary**

This site is subject to a planning application. It involves development of 11 dwellings in the grounds of Broadway Baptist Church on Broadway off Kedleston Road.

The site is not very well located in terms of access to local facilities however it is in a residential area of the city.

Access to the city centre is reasonable by bus along Kedleston Road with services running regularly. This would allow access to all of the employment, leisure and retail facilities and wider transport connections which the city centre offers.

This site is expected to be delivered within five years through the development of the current application. There are no reasons in principle for the application to be refused. It is therefore classed as a deliverable short term site which will provide 11 new homes.