

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0002		Site Description: The site contains listed buildings in a poor condition including railway arches. There are also light industrial uses on the wider site.		
Site Name: Friar Gate Station				
Site Address: Friar Gate/Great Northern Road Derby				
		Current Use: Generally vacant but a small part of the site is in employment uses.		
PUA/Non PUA: PUA		Total site area (hectares): 9.85		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	9.85	
Access to services: 900m to city centre, around 800m to primary school and 800m to secondary school. Access to regular buses adjacent to the site on Stafford Street and Uttoxeter Old Road.		Status: Allocated Site		
		Planning History: 01/03/00122-undetermined Planning Permission was granyed subject to S106 in late 2011 for A supermarket and around 150 homes.		
CONSTRAINTS				
Policy constraints: E19 - Listed Buildings and Buildings of Local Importance. R2 Mixed Use Regeneration includes safeguarding of Mickleover/Mackworth express busway.				
Physical constraints (i.e. topography): Steep slope up towards the site from Great Northern Road although the majority of site is reasonably flat. A strip of the site has a Tree Preservation Order on it.				
Environmental constraints including flood risk: Potential contamination from previous industrial use. Possible nature conservation constraint (butterflies). The majority of the site is in Flood Zone 3..				
Access constraints: The site can be accessed from a newly formed roundabout on the completed Inner Ring Road (Uttoxeter New Road) and from Friar Gate.				

Ownership constraints:

The majority of the site is in the ownership of Clowes Development (UK) Ltd who have promoted the site for development Other elements are in smaller individual ownerships.

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

N/A

Economic viability issues:

Dependent on overcoming constraints such as the renovation of the listed buildings and flooding issues. Multiple ownership also has an impact but the site is generally considered viable by the owners.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	150	0	0	0	150

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 150

Developable dwellings: 150

Summary

This brownfield site is allocated in the City of Derby Local Plan Review for mixed use development including a minimum of 500 dwellings. It is also identified as delivering housing in the Derby Cityscape Masterplan.

It has several constraints which need to be overcome. It has been in a predominantly vacant and derelict state for some years and has a large listed building on site which needs to be retained. The majority of the site is within Flood Zone 3a on the Environment Agency flood maps. Although this could be a constraint the planning permission has been granted. The new access from the Inner Ring Road is significantly beneficial and has probably been a catalyst in moving things forward in the delivery of the site.

The site is edge of centre and offers good accessibility to the City Centre and retail/employment facilities.

A planning application was recently granted subject to S106 for circa 150 dwellings and a supermarket and other non residential uses.

Although there are constraints, the allocation and permission mean that the site should be deliverable but it is now only likely to deliver 150 dwellings in total. Technically the application did not meet the policy requirement to provide a minimum of 500 dwellings but the regeneration of this priority site to bring it back into use should at least see 150 dwellings delivered.