



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0004		Site Description: The area contains a mix of uses including retail, light industry and car parking. The site is situated on the banks of the River Derwent.		
Site Name: Riverside Allocation (W of Derwent St)				
Site Address: Derwent Street Derby				
PUA/Non PUA: PUA		Total site area (hectares): 2.48		
Site allocation: Housing		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	2.48	
Access to services: Good central location generally but access to City Centre shopping constrained by river. 10.2 minutes to a primary school and 3.2 minutes to a secondary school on public transport.		Status: Allocated Site Planning History: 05/03/008410-not yet determined Demolition of 66 apartments and erection of 74 apartments and car parking spaces 11/00/01449-granted conditionally Erection of 65 flats and 11 maisonettes 02/03/00204-aranted conditionallv		
CONSTRAINTS				
Policy constaints: None. Allocated for business and residential.				
Physical constraints (i.e. topography): Part of the site has a Tree Preservation Order on it.				
Environmental constraints including flood risk: The site is located in Flood Zone 3a				
Access constraints: Both sites can be accessed easily from the exising road system.				

Ownership constraints:

The two elements of the site which are identified and available are in the ownership of people who have expressed the desire to see them developed.

Other:

None known

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

Flood alleviation measures

Economic viability issues:

Viability dependent on outcome of discussions with the Environment Agency. Present information is that the flood risk issue is significant and would affect viability.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	45	0	0	45

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

Deliverable dwellings: 0 **Developable dwellings:** 45

Summary

This brownfield site is allocated in the City of Derby Local Plan Review for business, residential development and supporting facilities including a minimum of 150 new dwellings. It is included in the Derby Cityscape Masterplan.

Part of the allocated site has been developed for residential uses and two main areas remain which could have residential uses on them.

The two remaining parts of the site which are being promoted for residential development are a cleared site at Greenwood Court and an existing surface car park to the rear of Machine Mart. However, the whole allocation is in EA Flood Zone 3a which is a constraint requiring careful consideration. Opportunities exist to develop some of these areas and to incorporate new flood defences through the 'Our City Our River' masterplanning project.

This is an edge of centre site with good access to the City Centre across Derwent Bridge and the footbridge to Cathedral Green. There is developer interest in the area.

The owners have expressed an interest in developing the two sites and it is thought they could be brought forward in the short-medium term. The current thinking is a mix of uses incorporating flood defences and around 45 dwellings which should be delivered in the medium term. Until there is more certainty the site is not deliverable but is developable in the longer term.