



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0005	Site Name: North side of Site Address: South of City Centre Barlow Street Derby	Site Description: The site is in good condition and is currently being used as a car park.		
		Current Use: Part of the DRI car park		
PUA/Non PUA: PUA		Total site area (hectares): 0.7		
Site allocation: Housing		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	0.7	
Access to services: 800m to City Centre, 400m to primary school. City Centre easy to access by public transport and railway station within walking distance.		Status: Allocated Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None. The site is allocated for residential uses in the Local Plan.				
Physical constraints (i.e. topography): Potential issue with highway access onto London Road.				
Environmental constraints including flood risk: None known				
Access constraints: Road access to London Road is close but needs careful consideration of detail. Good access to public transport and walking distance to Derby Midland Railway Station.				

Ownership constraints:

Part of the site is in the ownership of the Council, part in NHS.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

Generally viable. Potential costs involved with highway access..

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	60	0	0	60

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

Deliverable dwellings: 0 **Developable dwellings:** 60

Summary

This brownfield site is allocated in the Adopted Local Plan (H2) for housing with a minimum of 60 new dwellings identified for delivery..

Part is owned by the Council, part by NHS. Now the former DRI facilities have moved to the new City Hospital site at Mickleover the site is considered to be in a position where it could be developed and it's use as a surface car park is not considered a major problem..

The site is included in the Cityscape Masterplan and is suitable for residential development.

Road access to London Road is a concern. Although the site is close to the main road into the City Centre, junction improvements may be required due to the close proximity to the Bateman Street/London Road junction.

Public transport access is good, as are road links into the City Centre and out of the City along London Road.

The site could be ready for development to commence in a very short time and should deliver circa 60 dwellings in line with the Local Plan allocation. However until the ownership and development intention matters have been resolved it is not classed as a 5 year supply site.