

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0017		Site Description: The site is vacant in scrubby condition and is predominantly flat however there some undulations. The site is next to the River Derwent and Pride Park.		
Site Name: Chaddesden Sidings				
Site Address: Chaddesden Wyvern Way Derby				
		Current Use: Former mineral extraction site		
PUA/Non PUA: PUA		Total site area (hectares): 27.63		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	27.63	
Access to services: Adjacent to the Wyvern, close to Pride Park. Well served by public transport and near the railway station. Poor access other services. Primary school 8.9 minutes away.		Status: Promoted Site		
		Planning History: No relevant history however there has been a considerable level of employment and retail development in the surrounding area.		
CONSTRAINTS				
Policy constraints: Allocated for the development of employment land.				
Physical constraints (i.e. topography): The site is in poor condition. Such a significant development also has access constraints because of the river and employment uses to the south east.				
Environmental constraints including flood risk: The history of the site as a former minerals extraction plant may lead to a need for remediation work. Ground is being restored to above 1 in 100 flood risk.but the site is currently in EA Flood Zone 3.				
Access constraints: The site is generally accessible a comprehensive development could lead to difficulties in access and egress. Impact on the road network may be a constraint.				

Ownership constraints:

None known, promoted for development by owners.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Sequential test or mitigation for flooding, policy review would be required to justify loss of employment land and satisfactory access would be needed.

Economic viability issues:

Viability would depend on issues such as land contamination and the developable area of the site and any infrastructure or on site requirements.

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	1000

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

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

Summary

This brownfield site is a former mineral extraction site which is allocated for employment uses in the Local Plan.

The large site is generally well located in relation to the main road network being close to the A52 linking with the City Centre and M1 motorway. However access into the site is not particularly good and is restricted by the river and existing uses at the Raynesway end.

It is close to Pride Park and the Wyvern Retail Park which provide employment and retail offers. It is poorly related to other existing residential uses or to schools and therefore does not fit in as being within any existing neighbourhood or community..

Constraints include site access for such a potentially large development, possible contamination issues and the existing local plan employment allocation. The site is also situated within Flood Zone 2 which is another constraining issue, although investigations are underway into how the flooding issue could be resolved.

The site is not considered to be deliverable or developable and may be suited to other uses. More information about contamination and accessibility are required but it is available and has the capacity to provide for in the region of 1000 dwellings if deemed to be appropriate. Most recent indication is that the owners are exploring the possibility of non residential uses on the site.