



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0032	Site Description: Vacant building	Current Use: Vacant building		
Site Name: 19-21				
Site Address: Uttoxeter New Road Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.77			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.77	0	
Access to services: Edge of City Centre site with excellent access to City Centre facilities including retail, leisure and employment.	Status: Identified by LPA			
	Planning History: 0704/1263 Full PP for 171 dwellings			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Potential demolition				
Environmental constraints including flood risk: None known				
Access constraints: None known. Access directly onto Uttoxeter New Road				

Ownership constraints:

None known. The site has been promoted for residential uses in the past.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

As a brownfield site, viability is an issue, however in this case the location is very good and as the economy recovers this is expected to become less so.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	30	0	30

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 30

Summary

This site is on the edge of the City Centre just outside the newly completed Inner Ring Road.

The main element of the site is a large building which has an established storage use but is currently vacant.

Planning permission existed on the site for a high density residential scheme which never happened probably due to viability, the economic downturn and the lack of market interest in apartment schemes.

It is considered to be a sustainable and suitable location for residential development with good transport access, road links and within easy walking distance of all of the retail, leisure and employment offers of the City Centre.

In the current market it is not considered realistic to come forward in the short term but because residential development has been approved before in the longer term this is considered to be a developable site.

It is probably unrealistic that development at the scale and density of the previous permission would be realistic so a dwelling capacity of 30 units has been applied as a medium density edge of centre development and has been included after the first 10 years. The site could be capable of delivery before then depending on economic recovery.