

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0049	Site Description: Vacant Upper Floors above City Centre retail uses.	Current Use: Vacant floors in an existing building		
Site Name: Abbotts Hill Chamber				
Site Address: Babington Lane Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0			
Site allocation:	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0	0	
Access to services: City Centre site with excellent access to Retail, leisure and Employment uses in the City centre and transport connections,	Status: 0			
	Planning History: 06/07/1256 72 Apartments approved but unimplemented and lapsed			
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None Known				
Access constraints: None, This is a City Centre upper floor development scheme.				

Ownership constraints:

None known. Site is being promoted for residential development

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

Viability is not currently certain but longer term opportunities/prospects are good.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	25	0	0	25

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 25

Summary

This site is on the upper floors of a large building in the City Centre. It is currently vacant and has previously had planning permission for conversion to 73 residential units.

The central location means that the site is excellently located in terms of access to facilities including employment, leisure and retail. It is also well located in terms of access to the main public transport hubs including the bus station and the Railway station.

It is understood that the previous planning permission was not developed for financial reasons but it is known that there is now interest in developing a smaller scheme at the location. This would see about 25 dwellings delivered as a conversion of the building on the upper floors.

The location is suitable and available but because financial viability is not certain, the SHLAA assessment has included 25 dwellings as being delivered in years 6-10 of the forward plan. It is felt that an apartment scheme in this location would work well and will be delivered as the economy improves.