



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0054	Site Description: Vacant building in the City Centre	Current Use: Vacant building		
Site Name: 27-29				
Site Address: Queen Street Derby				
PUA/Non PUA: PUA	Total site area (hectares): 0.11			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Low	0	0.11	0	
Access to services: The site is located in the City Centre with excellent access to services and facilities including public transport.	Status: Identified by LPA			
	Planning History: Previous planning permission for 18 apartments which expired.			
CONSTRAINTS				
Policy constraints: The site is within the Northern Quarter Policy Area. Central Parking Area				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

None known.

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

Brownfield redevelopment. Permission possibly expired due to viability issues so delivery uncertain

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	18

Site suitable? Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 0**Summary**

This site is located on a main street in the northern Quarter (Policy), now the Cathedral Quarter of the City Centre.

It is very well located in terms of access to shops, services and public transport. The type of development most likely would be a high density apartment scheme because it is an existing building in the city centre but this type of development is currently not generally viable.

The building has a recently lapsed planning permission for change of use to 18 apartments and the permission probably lapsed due to viability/market conditions.

Although the building has the potential to provide dwellings for sustainable city centre living, there is no known intention to bring it forward in the near future. There is a possibility that the property has been subjected to damage by squatters.

It is included in the SHLAA because it is suitable for residential development but it is not classed as deliverable or developable because of market and economic conditions and because there seems to be no development interest at present.. A capacity of 18 dwellings has been applied as this is what the recent permission was for and it would seem reasonable that an apartment type scheme would be the most appropriate form of development should it come forward..