



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0056	<b>Site Description:</b> Vacant Building	<b>Current Use:</b> Vacant Building		
<b>Site Name:</b> Wyvern House				
<b>Site Address:</b>  Railway Terrace Derby				
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 0.25			
<b>Site allocation:</b>	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> Medium	0	0.25	0	
<b>Access to services:</b> Site is edge of Centre with very good access to City Centre facilities and to transport interchanges.	<b>Status:</b> Identified by LPA			
	<b>Planning History:</b> Previously had Planning Permission for 18 dwellings			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> Conservation Area (E18)				
<b>Physical constraints (i.e. topography):</b> Close proximity to busy railway line				
<b>Environmental constraints including flood risk:</b> Close to Railway Line				
<b>Access constraints:</b> None, Access from Railway Terrace				

**Ownership constraints:**

None Known

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

It is thought that the previous permission expired because of non implementation due to viability/economic issues

**DWELLING DELIVERY AND SITE CAPACITY**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	18	0	0	<b>18</b>

**Site suitable?** Yes**Site available?** Yes**Site achievable?** No**Deliverable dwellings:** 0**Developable dwellings:** 18**Summary**

This site is a building on Railway Terrace within the Railway Conservation Area.

The building previously had planning permission for conversion to 18 dwellings. The permission lapsed, probably due to financial/deliverability issues related to the housing market and the economy.

The site is located within walking distance of the City Centre and has very good accessibility to the Railway Station and the Bus Station. It is on the eastern edge of the Castleward regeneration area and also has good access to Bass's Recreation ground and the riverside cyclepath network.

A constraint to development may be the close proximity to the busy railway line which might affect marketability.

Generally, however, because the site has had developer interest and planning permission it is considered to have good development prospects subject to market/economic recovery. It is available and in a suitable location for a conversion scheme but is not classed as deliverable in the short term because of doubts about delivery. It should be developed when market and economic conditions improve.