



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0063	<b>Site Name:</b> California Works  <b>Site Address:</b> St Lukes Parliament Street Derby	<b>Site Description:</b> The site is a former Mill Building which is ready for redevelopment		
		<b>Current Use:</b> Vacant		
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 0.17		
<b>Site allocation:</b>		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High		0	0.17	0
<b>Access to services:</b> Within Walking distance of Firs Estate Primary School and Bemrose Secondary School. Moderate walking distance to City Centre, Local shops at Rowditch approx 5 mins away		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> The site has previously had planning permission for residential uses. The permission lapsed probably due to viability. A new, lower density scheme is now promoted.		
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> None known				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> None known				
<b>Access constraints:</b> Access through from Parliament Street should not be an issue				

**Ownership constraints:**

None known.

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

Previous scheme lapsed but lower density thought to be viable

**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>
	14	0	0	0	<b>14</b>

**Site suitable?** Yes**Site available?** Yes**Site achievable?** Yes**Deliverable dwellings:** 14**Developable dwellings:** 14**Summary**

This is the site of a former Mill building on Parliament Street. It has had planning permission for residential uses but the permission expired.

Adjacent sites involving mill buildings have already been developed for residential uses and this site was also expected to come forward. It is thought that economic viability is the main reason why the site has not been developed.

The site is in the residential area of St Lukes, which is characterised by high density dwellings and has good access to the City Centre and public transport on Uttoxeter Road. It is a suitable location.

There is high developer interest and smaller scheme of circa 14 dwellings is being promoted. It is likely that the site will come forward quickly when economic conditions improve. For this reason it has been included in the shorter term land supply and is expected to be delivered within 5 years.