



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0081	<b>Site Description:</b> Cleared site. Former retail store.	<b>Current Use:</b> Vacant brownfield Land		
<b>Site Name:</b> Former Princes Discount Store				
<b>Site Address:</b>  Bold Lane Derby				
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 0.5			
<b>Site allocation:</b> Mixed Use	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> Medium	0	0.5	0	
<b>Access to services:</b> Access to services is excellent. The site is in the City Centre and has access to retail, leisure uses and employment opportunities as well as being well related to the bus station.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> Had Planning Permission for 25 dwellings and offices Now expired.			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> The site is within the Northern Quarter and the City Centre Conservation Area and these policies will need to be satisfied.				
<b>Physical constraints (i.e. topography):</b> Potential contamination				
<b>Environmental constraints including flood risk:</b> The site is close to some potential noise generating uses on Sadler Gate (nighclubs)				
<b>Access constraints:</b> Access is from Bold Lane. There is potential to link the site with the adjacent Middleton House/St Marys gate site which is intended to form phase 2 of the St Georges development.				

**Ownership constraints:**

None Known. Site is promoted for development

**Other:****SITE VIABILITY**

**Are the constraints able to be overcome?**

**Economic viability issues:**

Viability is uncertain at the present time and a previous permission for residential uses was not implemented. However there is still developer interest and in the medium term the site should be a viable development site.

**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	15	0	0	<b>15</b>

**Site suitable?** Yes

**Site available?** Yes

**Site achievable?** No

**Deliverable dwellings:** 0

**Developable dwellings:** 15

**Summary**

This site is a cleared brownfield area in the City Centre. It was formerly a supermarket.

It's central location means that it is very sustainably located in terms of access to retail and leisure uses and the City Centre also offers a range of employment opportunities nearby. It is also reasonably well located in terms of access to the main bus station. The Railway station is a little further but is still accessible from this location.

The site previously had planning permission for a scheme including employment uses and 25 dwellings. It is believed that this permission lapsed and was not implemented for economic/market reasons. There is still a question over short term viability on the site but because of its location and development sector interest the medium/long term prospects are good.

There is developer interest and more recent discussions have indicated the possibility of a future mixed use scheme including around 15 dwellings.

The site is classed as being in a suitable location and being available and because of the developer interest it is considered developable in the medium term for around 15 dwellings.