

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0081		Site Description: Cleared site. Former retail store.		
Site Name: Former Princes Discount Store				
Site Address: Bold Lane Derby				
		Current Use: Vacant brownfield Land		
PUA/Non PUA: PUA		Total site area (hectares): 0.5		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	0.5	0
Access to services: 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.		Status: Promoted Site		
		Planning History: Had Planning Permission for 25 dwellings and offices Now expired.		
CONSTRAINTS				
Policy constraints: The site is within the Northern Quarter and the City Centre Conservation Area and these policies will need to be satisfied.				
Physical constraints (i.e. topography): Potential contamination				
Environmental constraints including flood risk: The site is close to some potential noise generating uses on Sadler Gate (nighclubs)				
Access constraints: 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

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

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.