



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0150		Site Description: The site is a large factory complex. It is brick built with an important frontage onto Chester Green. The façade contains a number of large arched windows.		
Site Name: Aida Bliss site				
Site Address: Little Chester City Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 1.24		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High			1.24	
Access to services: Local facilities and public transport links are on Mansfield Road. Access to the City Centre is reasonable. It is 11.7 minutes away from a primary school and 6.5 minutes from a secondary school.		Status: Identified by LPA		
		Planning History: 09/08/01402-not yet determined Erection of 27 houses and 129 apartments 12/04/02101-refused Erection of 15 house and 147 apartments		
CONSTRAINTS				
Policy constraints: Conservation Policy constraints.				
Physical constraints (i.e. topography): Flood defences may need to be constructed.				
Environmental constraints including flood risk: The site is located in Flood Zone 3a.				
Access constraints: Access would be from City Road				

Ownership constraints:

None known

Other:

None known

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

Resolve flooding matters/meet sequential test. Retention of City Road frontage.

Economic viability issues:

There is a desire to develop this site as part of the Our City Our River Masterplan and this should aid viability in the medium term

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	82	0	82

Site suitable? Potentially **Site available?** Yes **Site achievable?** No

Deliverable dwellings: 0 **Developable dwellings:** 82

Summary

This is a brownfield site is allocated as an employment site in the adopted Local Plan.

Access to local facilities, public transport and the City Centre are reasonable. The City Centre is a moderate walk away. The nearest school is Landau Forte College in the City Centre.

The site is located between City Road and the River Derwent to the north of the City Centre. It has been promoted for development and for residential uses previously but it is within Flood Zone 3a and is therefore significantly constrained. The location in the flood zone as well as the site being in a conservation area and within the World Heritage Site buffer zone all lead to both policy and viability constraints. However the site is identified in the 'Our City Our River' Masterplan as being able to deliver development and facilitate flood defences. There has been interest in developing the site and it is felt that the ability to overcome the flooding constraints now provides a realistic prospect of delivery

However, it is classed as potentially suitable subject to the constraints being overcome. The potential capacity is based on work done for the OCOR masterplan. Although probably not viable at the present time it is felt that the site will be delivered in the medium/long term within the Plan period.