

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0083		Site Description: The site comprises a mixture of a car park, offices and residential uses. The site is in a mixture of conditions.		
Site Name: North Riverside				
Site Address:				
PUA/Non PUA: PUA		Total site area (hectares): 2.5		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Low		0.5	0.5	
Access to services: City Centre site. Close to shopping facilities amd the bus station (under construction). Landau Forte College in easy walking distance. 10.5 minutes to a primary school on public transport		Status: Identified by LPA		
		Planning History: The site has been previously allocated for high quality residential uses.		
CONSTRAINTS				
Policy constraints: Part of the site is allocated as Public Open Space.				
Physical constraints (i.e. topography): The site is potentially constrained by the inner ring road. Part of the site is allocated as Public Open Space.				
Environmental constraints including flood risk: The site is located in Flood Zone 3a.				
Access constraints: The site can be accessed from Derwent Street, Exeter Place and Darwin Place. Pedestrian access may be gained from a number of areas.				

Ownership constraints:

Multiple ownerships including some local authority ownership.

Other:

N/A

SITE VIABILITY

Are the constraints able to be overcome?

Flood alleviation measures and retention of the Public Open Space.

Economic viability issues:

Viability is dependent on overcoming significant constraints.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	70	0	70

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

Deliverable dwellings: 0 **Developable dwellings:** 70

Summary

Although part this site was previously allocated for residential uses, it is subject to significant constraints. The allocation was removed in the CDLP Review and the area now has no specific allocation.

The site is in a central area which good access to City Centre facilities and a riverside location. All of the site is in Flood Zone 3 and this is a significant problem. However the 'Our City Our River' masterplan will facilitate new flood defences and facilitate development of parts of the river corridor including this area and it is considered that in the long term it will deliver new development including residential uses.

There has been development interest in parts of the site in the past. The site has about 3 elements which could be delivered separately or as a comprehensive development.

The constraints are currently too considerable to give any short term weight to development potential but the longer term prospects are good and it is a very sustainable, central location with access to transport infrastructure and facilities.

If residential development were to happen at this riverside location, high density, medium rise development would probably be most appropriate to be in keeping with surrounding developments including the Council House and Court on the opposite river bank and the Riverlights scheme which is under construction.