



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0085		Site Description: The site is a mixture of a cleared area in the centre, an existing car park and buildings in use.		
Site Name: Becket Well				
Site Address: Derby				
		Current Use: A mix of uses. Partly cleared.		
PUA/Non PUA: PUA	Total site area (hectares): 0.4			
Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0	0.4		
Access to services: City Centre site, Excellent access to facilities and public transport. The site is 6.7 minutes from a primary school and 10.5 minutes from a secondary school by public transport.		Status: Promoted Site Planning History: Allocated in the Local Plan as a mixed use regeneration site		
CONSTRAINTS				
Policy constraints: Archaeological Alert Area. Primary Shopfronts policy.				
Physical constraints (i.e. topography): Sloping site				
Environmental constraints including flood risk: The site is in floodzone 1				
Access constraints: Central location but poor access to main roads.				

Ownership constraints:

Multiple ownerships.

Other:

N/A

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

Viability of delivering residential uses in this location is a concern but it is considered a Regeneration priority of the Council.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	0	100	0	100

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 100

Summary

This is a brownfield site very centrally located in the City Centre. It was previously a shopping centre and car park and included a large retail store. The site is allocated in the Local Plan as a major mixed use redevelopment opportunity. It is also a City Centre Regeneration Framework site.

Most of the site is cleared but buildings exist on part of it. Ownerships are mixed. A large proportion of the site is available now.

Schemes for residential uses have previously been explored but no progress has been made, probably due to viability issues.

The location would best suit high density residential development on at least part of the site but it is not likely to be wholly developed for residential uses. A mixed use development including a high density residential element would be the preferred option.

The location is suitable for residential uses and some of the site is available although the multiple ownership factor affects availability. Because the extent of residential development is unknown no numbers are in the 5 year supply. However because of its location, its identification in various plans and the fact that it is a Council development/regeneration priority, an estimate has been made that about 100 dwellings will be developed as part of a mixed scheme in the 15 year period.