







GENERAL SITE INFO	ORMATION	SITE USAGE				
Site reference: DER/0087		Site Description:				
Site Name: Bennett's car park		The site is currently being used as a car park for the department store Bennett's. It slopes gently down towards the river.				
Site Address:						
Amen Alley Derby		Current Use: Car park for Bennett's department store.				
PUA/Non PUA:	PUA	Total site area (hectares): 0.14				
Site allocation:	Non Specific	Greenfield:	Brownfield:	Net Developable Area:		
Developer interest:	None	0	0.14			
Access to services:		Status: Promoted Site				
City Centre site, bus stops adjacent, railway station 15 minutes walk. 9.5 minutes to a primary school on public transport and 5.8 minutes to a secondary school.		Planning History: No relevant history				
	CO	NSTRAINTS				
Policy constaints:						

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City Centre Conservation Area

Physical constraints (i.e. topography):

Slight slope on the site but not enough to prevent development.

Environmental constraints including flood risk:

None known

Access constraints:

None known-access from Full Street and good access to bus stops/new bus station.

None known SITE VIABILITY Are the constraints able to be overcome? N/A Economic viability issues: Viability is uncertain on this site. DWELLING DELIVERY AND SITE CAPACITY Dwelling delivery timescales (number of dwellings per year block): 0 0 0 0 0 15 Site suitable? Yes Site available? Yes Site achievable? No Deliverable dwellings: 0 Developable dwellings: 0 Summary This site is currently being used as a car park for Bennett's department store. It is in good condition and slopes slightly down towards the river. It has good access to services being in a good City Centre location. Public transport access is excellent with bus stops opposite. The site is also only 15 minutes walk from the railway station. Access to schools are also good being 9.5 minutes to a primary school and 6.8 minutes to a secondary school. It is in a suitable location and is being used as a car park but the existing use may not necessarily need relocating. There is no known current developer interest and the site is known to have viability problems. Therefore it cannot be catagorised as being deliverable or developable but is assessed as having a potential capacity of 15 dwellings based on medium/high capacity City Centre development.	Ownership constraints:										
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