



GENERAL SITE INFORMATION		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				
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: 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.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: 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.				

Ownership constraints:

None known

Other:

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):	1-5	6-10	11-15	16+	CAPACITY
	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 5.8 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 categorised as being deliverable or developable but is assessed as having a potential capacity of 15 dwellings based on medium/high capacity City Centre development..