

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0089		Site Description: The site comprises light industrial units, offices, a car park, some public open space and a link route between the city and railway station.		
Site Name: Castleward				
Site Address: London Road and Station Approach Land between Derby				
		Current Use: Mix including B1, B2 and B8 uses, car park and open space.		
PUA/Non PUA: PUA		Total site area (hectares): 13.4		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	13.4	
Access to services: City Centre site so access to services is excellent. Close to Bus and Railway Stations.. 8.7 minutes from a primary school and 11.8 minutes from a secondary school.		Status: Promoted Site		
		Planning History: The area has been masterplanned over a number of years		
CONSTRAINTS				
Policy constraints: No policy constraints.				
Physical constraints (i.e. topography): The site is relatively flat and does not present a constraint to development.				
Environmental constraints including flood risk: The area is adjacent to the Railway Conservation Area which contains a number of listed buildings.				
Access constraints: Access to public transport is excellent. However there are some issues regarding the best access to the site for vehicles. Access to educational facilities is also an issue.				

Ownership constraints:

Land assembly is difficult due to multiple ownerships.

Other:

None known

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

None known

Economic viability issues:

First phase is financed. Later phases do pose issues but should be able to be overcome.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	300	300	200	0	800

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 800

Developable dwellings: 800

Summary

This large brownfield site is allocated in the adopted local plan for a mix of uses including residential. It is also a prime regeneration area which was identified in the Derby Cityscape Masterplan and work has been ongoing for comprehensive and co-ordinated residential led development of the site. A developer is onboard and applications have been submitted for the first phase in detail and the whole site in outline.

The location on the south eastern edge of the city gives excellent accessibility to the City Centre and inner ring road, the railway station and London Road running south out of the city to the A50 and M1 motorway.

The Masterplan vision for this site sees the generation of an urban village and the potential to regenerate the area and create a gateway into the city. Part of the site is under the control of the council and ready for development.

This is a Council priority for delivery and mechanisms are in place to commence delivery.

The site is in a suitable location but only a part is currently available. However, this is a long term Council priority and should be completely delivered within the next 15 years. The SHLAA includes 300 dwellings to be delivered in years 1-5 and the residual 500 in the rest of the Plan period.