



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0094	Site Name: Parking area Site Address: Little Chester Vivian Street Derby	Site Description: The sites is a disused parking court at the end of a residential street.		
		Current Use: Disused parking court.		
PUA/Non PUA: PUA		Total site area (hectares): 0.1		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	0.1	
Access to services: 5 mins to corner shop, 10 mins to city centre, public transport on Mansfield Road. The site is 9.9 minutes from a primary school on public transport and 5.6 minutes from a secondary school.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Part of the site has a Tree Preservation Order on it.				
Environmental constraints including flood risk: Next to the railway, the site is in a high flood risk area.				
Access constraints: None known				

Ownership constraints:

None-in Local Authority ownership.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Noise/air/flood risk mitigation measures. Sensitive treatment of the site due to its location in a Conservation area.

Economic viability issues:

None known

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	10

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This is a small brownfield site identified by the local authority and in local authority ownership but with no known developer interest. The site could be suitable for a high density scheme but it is constrained by being in a high flood risk area which would mean a sequential test would be needed to demonstrate its suitability.

There is no known developer interest or intention to develop so the site is not classed as deliverable or developable.

It is only big enough to provide for around 10 dwellings. It is uncertain whether the current use, local garages, is still required or could be replaced elsewhere so there is no certainty that the land will be available for redevelopment.