



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0109	<b>Site Name:</b> Tomlinson's Site  <b>Site Address:</b> Little Chester City Road Derby	<b>Site Description:</b> Previously developed land		
		<b>Current Use:</b> Unknown employment use		
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 0.47		
<b>Site allocation:</b> Employment		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> Medium		0.47	0	
<b>Access to services:</b> Public transport is located within Chester Green. Services are in the City Centre. The site is 10 minutes from a primary school. It is also 3 minutes away from a secondary school.	<b>Status:</b> Identified by LPA			
	<b>Planning History:</b> No relevant history			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> The site is allocated for employment uses. E21-Archeological Alert Areas, E6-Wildlife Corridor, E29-World Heritage Site Buffer Zone				
<b>Physical constraints (i.e. topography):</b> River Derwent flows to the south of the site.				
<b>Environmental constraints including flood risk:</b> Potential contamination, noise and air pollution. Flood Zone 3a.				
<b>Access constraints:</b> Access would be from City Road.				

**Ownership constraints:**

None known

**Other:**

None known

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

Flood alleviation/sequential test to overcome flooding. Also overcoming conservation constraints.

**Economic viability issues:**

Viability would be subject to overcoming constraints and is uncertain in the short term.

**DWELLING DELIVERY AND SITE CAPACITY**

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	46	0	0	46

**Site suitable?** Potentially                      **Site available?** No                      **Site achievable?** No

**Deliverable dwellings:** 0    **Developable dwellings:** 46

**Summary**

This brownfield site is allocated in the Local Plan as an existing employment site.

It is reasonably well located in terms of access to facilities with shops and public transport on Mansfield Road and the City Centre a moderate walking distance away.

The site is constrained however, particularly by being within Flood Zone 3a. It is also in the Derwent Valley Mills World Heritage Site Buffer Zone.

The Council and the Environment Agency have been working to facilitate development opportunities along the river through its 'Our City Our River' Masterplan. This site has been identified as being able to deliver new development whilst improving flood defences in the locality. If a scheme can therefore be designed which fits in with the Masterplan the site could present a good development opportunity which not only delivers new sustainable housing but includes climate change adaptation measures.

There is some developer interest in the site and it has been identified as delivering in the region of 46 new dwellings in conjunction with the OCOR objectives.

However the site is not currently considered deliverable (5 year supply) so it is included in the medium term housing supply.