



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0119		Site Description:		
Site Name:		The site comprises a grass verge and the Quadralene chemical factory which is currently in use. The site is predominantly flat.		
Site Address:				
Barlow Street Derby		Current Use: Chemical factory and an open grass area.		
PUA/Non PUA:	PUA	Total site area (hectares): 1.45		
Site allocation:	Employment	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	0	1.45	
Access to services: The railway station is within walking distance. Public transport facilities are adjacent, services are within the city centre. The site is 4.4 minutes from a primary school and 13.5 minutes from a secondary school.		Status: Promoted Site		
		Planning History: A residential scheme was drawn up circa 2005 but no application was actually submitted		
CONSTRAINTS				
Policy constraints: The Eastern Fringes Action Plan covers this area. The site is bounded to the North West by the boundary of the central parking area Policy CC18.				
Physical constraints (i.e. topography): There are some semi-mature trees on the site, with a Tree Preservation Order on the border of the site.				
Environmental constraints including flood risk: There could be contamination on the site. A small portion of the site is in flood zone 2.				
Access constraints: Access to the site is considered to be poor. Bateman Streey and Barlow Street are not ideal particularly where they meet London Road.				

Ownership constraints:

There is no known ownership interest and relocation would be required.

Other:

The site may be required for Highways purposes

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

Need view from Highways. May require junction realignment.

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	58

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

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

Summary

The site is split into two parts, one part being an open grass verge and the other being the Quadrelene Chemical factory which is currently operational. The brownfield element is predominantly flat but the greenfield part undulates considerably. The SHLAA assesses the site as brownfield seeing potential development on the brownfield element with possible open space on the greenfield area. Previously a scheme was drawn up by agents including a mix of residential and open space uses.

Access from London Road is considered to be poor and it is likely that further work would have to be done to make the site suitable for residential development. There is potential for access from Bateman Street also which could be a preferred alternative.

There are services located on London Road, Midland Road and within the City Centre. Public transport provision is excellent with the a main bus route along London Road, the railway station being close and the new bus station (under construction) reasonably close in the City centre.

Some trees on the site are the subject of a Tree Preservation Order and a small part of the site is in flood zone 2.

Interest has been shown in developing the site but there are no known current intentions. The site is considered to have the capacity to provide around 58 dwellings but not available and has no developer interest at the moment.