

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0120		Site Description: These buildings on the site are a mixture of 19th, 20th and 21 century buildings including the Wilderslowe building, one of the tallest in the city.		
Site Name: Former Derbyshire Royal Infirmary				
Site Address: London Road Derby				
		Current Use: Part vacant and part medical facilities		
PUA/Non PUA: PUA		Total site area (hectares): 7.5		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	7.5	
Access to services: Excellent access to retail and leisure facilities in the city centre. The site is 3.5 minutes from a primary school and 14.5 minutes from a secondary school/		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): The site slopes downward from west to east.				
Environmental constraints including flood risk: The retaining wall, Wilderslowe Tower and Leaded Domes are listed. There are also other buildings that are locally listed.				
Access constraints: The site is accessible				

Ownership constraints:

None known. The site is available for redevelopment

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Sensitive treatment of the listed buildings.

Economic viability issues:

The viability of the site will depend on the mix and density of uses

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	175	225	0	0	400

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 175

Developable dwellings: 400

Summary

The site is part of the former Derbyshire Royal Infirmary site and is allocated in the CDLP for mixed uses including residential.

It was identified in the Derby Cityscape Masterplan for residential, leisure and community uses.

A significant amount of the DRI services have now relocated to the new City hospital in Mickleover meaning that parts of the site are available for development. Some of the DRI services are being maintained on part of the but a significant area should be available for development and has potential for housing.

The site is highly accessible by road and well located for City Centre access with links to employment uses, leisure and retail. Public transport is excellent and the railway station is within walking distance.

A planning application for a supermarket and residential uses (400 dwellings) was is being considered in a Planning Appeal against non determination. However the principle of residential uses on the site is welcomed.

The site is suitable for residential uses, much of it is currently available and it is anticipated that development will be able to commence and completions be recorded within 5 years.