



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0140		Site Description: The site comprises a light industrial unit in reasonable condition that is currently being used as an electrical engineering company.		
Site Name:				
Site Address: Bridge Street/Little Bridge Street				
PUA/Non PUA: PUA		Total site area (hectares): 0.18		
Site allocation: Mixed Use		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	0.18	
Access to services: 500m to city centre, public transport adjacent. The site is 5.3 minutes from a primary school on public transport. It is 12.5 minutes from a secondary school.		Status: Identified by LPA		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Telephone mast on the site. The site is adjacent to Markeaton Brook.				
Environmental constraints including flood risk: The site is adjacent to Markeaton Brook and is therefore in Flood Zone 3a.				
Access constraints: None known				

Ownership constraints:

Unknown

Other:

N/A

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

Overcoming the flooding issue will be the main problem

Economic viability issues:

Viability will be dependent on the type of scheme promoted on a brownfield site in this location and overcoming flooding issues.

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?** No **Site achievable?** Yes

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

Summary

This site currently comprises a light industrial unit which is in use.

It has good access being adjacent to the recently completed Inner Ring Road. The site is also close to the City Centre and the facilities and transport links that it offers including employment, leisure and retail uses.

It is adjacent to Markeaton Brook and is in Flood Zone 3a which is a considerable constraint to residential development.

As the site is in Flood Zone 3a, it can only be classed as potentially suitable. Added to which it is not currently available and there is no known time in the future when it will be available. For these reasons, the site cannot be described as being deliverable or developable at the present time.

As this site is on the edge of the city centre a high potential density is considered to be appropriate for the assessment and it is estimated that the site could be developed for around 10 dwellings.