



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0150		<b>Site Description:</b> The site is a large factory complex. It is brick built with an important frontage onto Chester Green. The façade contains a number of large arched windows.		
<b>Site Name:</b> Aida Bliss site				
<b>Site Address:</b> Little Chester City Road Derby				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 1.24		
<b>Site allocation:</b> Employment		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High			1.24	
<b>Access to services:</b> Local facilities and public transport links are on Mansfield Road. Access to the City Centre is reasonable. It is 11.7 minutes away from a primary school and 6.5 minutes from a secondary school.		<b>Status:</b> Identified by LPA		
		<b>Planning History:</b> 09/08/01402-not yet determined Erection of 27 houses and 129 apartments 12/04/02101-refused Erection of 15 house and 147 apartments		
CONSTRAINTS				
<b>Policy constraints:</b> Conservation Policy constraints.				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> The site is located in Flood Zone 3a.				
<b>Access constraints:</b> None known				

**Ownership constraints:**

None known

**Other:**

None known

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

Resolve flooding matters/meet sequential test. Retention of City Road frontage.

**Economic viability issues:**

Viability is subject to overcoming significant constraints

**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	59

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

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

**Summary**

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

Access to local facilities, public transport and the City Centre are reasonable. Yje city centre is a moderate walk away. The nearest school is Landau Forte College in the City Centre.

The site is located between City Road and the River Derwent to the north of the City Centre. It has been promoted for development and for residential uses previously but it is within Flood Zone 3a and is therefore significantly constrained. The location in the flood zone as well as the site being in a conservation area and within the World Heritage Site buffer zone all lead to both policy and viability constraints which are significant.

However, it is classed as potentially suitable subject to the constraints being overcome. The potential capacity is based on medium density development of about 40 dwellings per hectare but it is not deliverable of developable currently.