



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0008		Site Description:		
Site Name: Main Rolls Royce Works		The site is a cleared former former Rolls Royce factory but contains the Marble Hall which has recently been Grade Two listed.		
Site Address: Osmaston Nightingale Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 9.09		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	9.09	
Access to services: 1 km to District Centre, 800m to supermarket, 325m to primary school, 1.7 km to secondary school, local shops 100m. Regular buses on Osmaston Road 100m walk.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: The site is designated for employment uses.				
Physical constraints (i.e. topography): None known although some buildings will need to be retained				
Environmental constraints including flood risk: None known				
Access constraints: None known. Good access to Osmaston Road and Osmaston Park Road via Nightingale Road. Good access to main bus routes into the City Centre.				

Ownership constraints:

None Known

Other:

None known

SITE VIABILITY**Are the constraints able to be overcome?****Economic viability issues:**

City Council Regeneration Officers are working with development sector. Soft market testing has demonstrated that a scheme is viable. Development partner to be selected.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	200	200	0	0	400

Site suitable? Yes**Site available?** Yes**Site achievable?** Yes**Deliverable dwellings:** 200**Developable dwellings:** 400**Summary**

Rolls Royce have vacated this brownfield site and it has been cleared and is now in the ownership of the Council for redevelopment..

The Osmaston Masterplan sees this particular site being developed for residential uses with some open space, education and other local facilities.

The site is in a suitable location with good access to public transport and the road network including the ring road and Osmaston Road which is the main road into the City Centre. It is also within a reasonable distance of Allenton District Centre.

There is a demonstrable intention that it will be developed for residential led purposes. The City Council s working closely with the local community who want to see the site brought forward. Market testing work carried out by the Council's Regeneration officers demonstrates viability. A small part of the site has been listed but this is not considered to be a constraint any may only affect dwelling numbers to a small degree.

A development partner is expected to be chosen towards the end of 2012 to bring the site forward.

It should be capable of delivering circa 400 dwellings in the medium term but it is expected that 200 will be delivered within 5 years. A preferred developer is expected to be appointed late 2012.