



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0009	Site Name: Car park	Site Description: The site is currently being used as a car park. The site is flat. There are a number of trees on it.		
Site Address: Nightingale Road/Osmaston Road Derby		Current Use: Car park		
PUA/Non PUA: PUA		Total site area (hectares): 0.32		
Site allocation: Retail	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: Medium	0	0.32		
Access to services: Regular buses next to the site, 1.1km to district centre, 1.2km to supermarket, 275m to primary school, 570m to infant school, 1.7m to secondary school.	Status: Promoted Site			
	Planning History: No relevant history			
CONSTRAINTS				
Policy constraints: The site is allocated as a neighbourhood centre but there is no history of this use on the site. The former public house opposite has been redeveloped as apartments.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: On Osmaston Road-main road into the city centre/to A50 also close to ring road.				

Ownership constraints:

Land to the freehold with no third party interests.

Other:

Potential contamination from previous uses.

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

The site being within a neighbourhood centre is not considered to be a serious constraint because of its use as a car park.

Economic viability issues:

None known

DWELLING DELIVERY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	TOTAL
	0	30	0	0	30

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 30

Summary

This brownfield site is within the Osmaston Masterplan area and is in use as a surface car park which is owned by Rolls Royce.

It is located on Osmaston Road with good road and public transport links into and out of the City. Tolls Royce have promoted it for future residential development.

The surrounding area is predominantly residential in nature with employment uses nearby. There is a small convenience shop nearby and Allenton District Centre is a short distance away. The city centre is accessible directly by bus along Osmaston Road.

There is developer interest in the site according to the promoters. As the site is currently in use as a car park it is not classed as being currently available. However it is not envisaged that there are any significant constraining factors. It is identified in the adopted plan as part of a neighbourhood centre but as there is no core retail on either corner of Nightingale Road, the allocation is not relevant.

The site is in a suitable location and is developable within a fifteen year period although it could be developed sooner.

It is estimated that the site will deliver around 30 new dwellings based on a medium/high density development.