

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0010		Site Description: The site comprises open space and the former Rolls Royce factory. The open space is in poor condition and the factory is predominantly vacant.		
Site Name: Rolls Royce Russell Street Works				
Site Address: Osmaston Osmaston Road/Russell Street Derby				
		Current Use: Rolls Royce factory-predominantly vacant		
PUA/Non PUA: PUA		Total site area (hectares): 6.14		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	6.14	
Access to services: 2km to district centre, 1.7km to city centre, 800m to primary school, 2.4km to secondary school. Good access to open space.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Redevelopment of redundant employment land is permissive. The site is also part of the Osmaston Masterplan area.				
Physical constraints (i.e. topography): Part of the site is overgrown and in poor condition. Demolition and decontamination may be costly.				
Environmental constraints including flood risk: No known issues				
Access constraints: None-good access to Osmaston Road and public transport network.				

Ownership constraints:

Land to the freehold with no third party interests.

Other:

None known

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

No significant constraints other than relocation/demolition and viability of the site.

Economic viability issues:

Viability of the site will depend on land values and the Osmaston Masterplan. However it is considered viable in the long term subject to further detailed assessment.

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	159

Site suitable? Yes

Site available? Yes

Site achievable? No

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site was part of Rolls Royce's Osmaston factory. It is nearly all vacant and available for redevelopment.

It has been promoted for future residential development by the owners and it is within the Osmaston Triangle Masterplan area.

The wider location is considered to be in a generally suitable location for housing although surrounding uses do not provide a good environment.. Rolls Royce have estimated that 150 units could be developed on the site. There are concerns over the viability of residential development in the location without some funding intervention and these were emphasised at the SHLAA viability panel event. Given the previous use, contamination matters will need to be investigated.

Because of the ongoing work by the Council and partners on developing a regeneration led masterplan for the Osmaston Triangle which includes this site, it could be redeveloped as part of a larger regeneration scheme. However current thinking is that residential development would not work well in the location. It is considered that other development opportunities would be both preferable and more viable than residential uses because of the contamination/demolition and the location of the site.

Currently it is therefore classed as having potential but not being realistically developable for the above reasons. The capacity of the site is considered to be around 150 dwellings.