

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0011		Site Description: The site is in active use as Rolls Royce offices. It comprises a two storey brick built building and associated car parking.		
Site Name: Rolls Royce site				
Site Address: Osmaston Elton Road Derby				
		Current Use: Factory and car park-currently in use		
PUA/Non PUA: PUA		Total site area (hectares): 2.14		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0	2.14	
Access to services: 400m to a supermarket, 1.5km to a district centre, 740m to a junior school, 2.1 km to a secondary school.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Development of a site allocated as employment is permitted.				
Physical constraints (i.e. topography): None other than a slight slope down towards the east along Elton Road and demolition issues.				
Environmental constraints including flood risk: Potential contamination.				
Access constraints: The site has good access to Elton Road and through this to the ring road on Osmaston Park Road and also to Osmaston Road.				

Ownership constraints:

Land to the freehold with no third party interests.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

Development will depend on the current users vacating the site.

Economic viability issues:

May depend on demolition and potential contamination. Remediation costs will have to be determined.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	100	0	0	100

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 100

Summary

This brownfield site is currently used by Rolls Royce who have indicated through submission that they think that it could be developed for 100 dwellings. More recently, Rolls Royce has confirmed to the Council that they intend to vacate the site in around five years and make it available for development.

The site is in a suitable location to create a sustainable development. It is very close to the outer ring road (Osmaston Park Road) with good public transport connections. Allenton District Centre can be accessed by public transport along the outer ring road. The general vicinity is a mix of uses including residential areas of the Osmaston Triangle.

There may be contamination and demotion issues which will need to be overcome and further detailed assessment will be required.

The site is expected to be viable in the longer term but further details will be required when the current users come to vacate..

The site is therefore in a suitable location and is expected to become available and achievable in the longer term. The capacity of the site is considered to be around 100 dwellings and therefore 100 dwellings are considered developable within the Plan period.