



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0014		<b>Site Description:</b>		
<b>Site Name:</b> Royal Crown Derby		The site generally consists of buildings related to the Crown Derby factory and retail uses. However there is a row of cottages that appear to be unoccupied and are in poor condition.		
<b>Site Address:</b>  194 Osmaston Road Derby DE24 8JZ				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 1.758		
<b>Site allocation:</b> Employment		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> Low		0	1.758	
<b>Access to services:</b> Opposite Walk in Medical Centre, 650m to city centre, adjacent to a primary school. The site is on a main bus route into and out of the City Centre..		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant history		
CONSTRAINTS				
<b>Policy constraints:</b> Redevelopment of employment land for residential is permitted.				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> An environmental report will be commissioned prior to any redevelopment.				
<b>Access constraints:</b> The main access is on Osmaston Road with secondary access on Arboretum street.				

**Ownership constraints:**

None known. The site is being promoted. It is in use but it is understood that the owners may be looking to relocate.

**Other:**

Existing use may need to relocate

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

N/A

**Economic viability issues:**

The site should be viable site but depends to a degree on the cost of relocation and details of redevelopment In the longer term viability should be possible..

**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	85

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

**Summary**

This brownfield site is currently in use Royal Crown Derby factory and associated uses. It is allocated in the Local Plan as an Existing Business Use. The site has been promoted for potential residential development.

The site is directly accessed from Osmaston Road, a main route into the City Centre and is well served by public transport. Surrounding uses are predominantly residential although it is directly across the road from the Osmaston Road walk in medical centre on the former Derbyshire Royal Infirmary Site..

Access to local services is fairly poor but the City Centre is a modest walking distance away and very accessible by public transport..

It is in a generally suitable location and has been promoted as being able to deliver 250 new dwellings within 5 years. However this high density (nearly 150 dwellings per hectare) raises serious viability concerns. A density of 50 dwellings per hectare has therefore been applied which gives a total potential capacity of around 85 units.

Because of its lack of availability and the need to relocate the existing use it is not classed as currently available. Because of the current low developer interest it is currently not classed as developable and more evidence would be required to include the site in either of these categories.