

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0029		Site Description: The site comprises a 3 storey brick built building currently divided up to be used as several small business units. There is also an associated car park.		
Site Name: Osmaston Road Business Park				
Site Address: Osmaston Osmaston Road Derby DE23 8LD				
		Current Use: Industrial units		
PUA/Non PUA: PUA		Total site area (hectares): 0.754		
Site allocation: Employment		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0	0.754	
Access to services: 1.2 km to District Centre, public transport on Osmaston Road, local shops five mins away, station 10 mins walk. Primary school 6.9 minutes and 16.9 minutes to a secondary school.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Currently designated employment land.				
Physical constraints (i.e. topography): Relocation of exisitng uses and possible demolition works.				
Environmental constraints including flood risk: The site is adjacent to the railway line which could cause air and noise pollution.				
Access constraints: Access is currently very narrow-would need widening if the site is not to be redeveloped in it's entirety. Otherwise, it is on a main road which should provide adequate access.				

Ownership constraints:

The site is in use and would need relocation of existing businesses.

Other:

None known

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

N/A

Economic viability issues:

As a brownfield redevelopment site demolition/decontamination may be required which could affect viability

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	50

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This brownfield site is currently in employment use and is allocated in the Local Plan as Employment Land..

It is located on Osmaston Road which has good transport access out of the City to the South and into the City Centre to the north. The road is also very well served by public transport.

There is a small local centre very close by on the corner of Horton Street and Osmaston Road although the range of shops is not very good. Access to the City Centre by bus is about 10 minutes along Osmaston Road.

This site is in a location suitable for medium/high density developemt and could potentially deliver around 50 units but it is not currently available. Viability would be dependent on relocation and site clearance and on any contamination which may be present being made good. There seem to be a number of businesses in operation from the site currently. A further constraint could be proximity to the nearby railway line.

It is not included in the deliverable or developable categories but has a potential capacity of around 50 dwellings. To be classed as developable more certainty would be required on intention ro deliver, relocation of existing uses and timescales for development.