



Derby City Council

February 2012

LDF: Core Strategy

Brownfield Housing Land Regeneration Statement



Introduction:

The Government has signalled its intention to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. They have also made it clear that in order to meet these objectives many more dwellings will need to be built.

The City Council is currently developing its Core Strategy. This will set out how many new homes should be built in Derby to meet future needs in the period up to 2028 and outline where they should go. There is little available land within the city itself and there are no easy solutions. The Council is keen to consider local people's views as well as those of other stakeholders. We have, for instance, been working closely with neighbourhood boards and forums, most of which have established planning and transportation sub-groups to help them engage in this process.

In many places Derby is already built to its boundaries, meaning that there is very little suitable land for housing within the City Council boundary. Yet the city is going to need many new homes to meet future needs. It is very unlikely that all of our housing needs can be met within our administrative boundaries. We are therefore working closely with both South Derbyshire District and Amber Valley Borough Councils who with Derby City form the Derby Housing Market Area (HMA). This enables us to take a joined up approach to planning across our boundaries. In other words, some of Derby's housing needs will have to be met outside its boundaries, whether this is as urban extensions to the city itself or as development well beyond the city.

A message we have heard through consultation has been that, if new housing is needed, it should be built on previously developed brownfield sites rather than greenfield land. Another message we have heard is that every effort should be made to bring empty homes back into use before we build new ones.

Making efficient use of brownfield land, and regenerating our older urban areas, is also at the heart of sustainable development and is a key priority for the Council. On this basis, the Core Strategy will aim to make the most use of brownfield land, although such sites will not be sufficient to meet all of our future housing needs. Bringing vacant properties back into use also helps to regenerate communities and make the most of scarce land resources. Over the last few years, we have been successful in returning a considerable number of empty properties to the useful housing stock, both through voluntary means and through statutory enforcement powers. The more empty homes we can bring back into use and the more of our housing that can be provided on brownfield sites means that less greenfield land will be needed, whether inside or outside our boundaries. On the other hand, new homes must be desirable to live in and it is important that we regenerate older areas and make them more pleasant places to live in. This means not cramming as many houses into them as possible to avoid development of greenfield land.

Ultimately we need to strike the right balance and leaving brownfield sites undeveloped is not an option. Apart from being a waste of valuable land, derelict and vacant land can result in vandalism and anti-social behaviour, visual blight, rundown neighbourhoods, health risks from contamination and the subsequent increased pressure on greenfield sites. The removal of these problems can bring about socio-economic benefits such as economic stimulation, job creation, environmental improvement and the provision of new infrastructure.

This document provides an update on what we are doing to bring brownfield sites forward for housing and empty homes back into use. Our consultation paper on 'Options for Housing Growth', produced in July 2011, estimated that the urban area of Derby could deliver some 10,000 new homes. This was a baseline assumption in all four location options put forward in that paper in order to prioritise regeneration of the older parts of the city. Approximately half of these homes have either already been built as the plan period started in 2008, are allocated in our local plan (e.g. Heatherton extension) or are likely to come forward on smaller unplanned sites during the Plan period.

The other half is made up of brownfield sites that we consider are likely to come forward for housing. Some of these sites already have planning permission and have been reviewed in terms of their likely deliverability between now and 2028. Others do not currently have planning permission, but we feel they are likely to be developed over the lifetime of the plan.

All of these assumptions will be tested at an independent Examination of our plan and so we need to be realistic about which sites are likely to be built and how many homes they are likely to provide.

Section 1 of the main body of the report is a commentary on the larger brownfield sites included in our estimates, including the main issues they face and sets out what is being done to help bring them forward. Section 2 explains what is being done to bring empty homes back into use.

Appendix A sets out a schedule of all the brownfield sites that we consider will contribute to the 10,000 estimate and our estimate of how many new homes each site will provide. This is based on information set out in our recently up-dated 'Strategic Housing Land Availability Assessment', or SHLAA, which can be seen at,

http://www.derbyshire.gov.uk/environment/planning/planning_policy/land_availability/SHLAA/default.asp

There are other brownfield sites which have not been included in this list. Appendix B identifies these brownfield sites where we are insufficiently confident to include them in the schedule of sites likely to be developed during the plan period. This may be due to a number of reasons, such as

cost or other constraints preventing development, or where the landowner is pursuing other development options. Some of these sites may even have planning permission.

Nonetheless, we will keep this list under review and continue to encourage their redevelopment for housing where possible. We feel that some of the sites in this category will probably come forward and whilst not contributing to our current estimates, we believe they could compensate for any sites in Appendix A which fail to deliver in the Plan period.

Section 1:

Location 1: Castleward

Castleward is located between the city centre and the railway station. It covers approximately 13 hectares and is currently home to a variety of industrial and commercial uses.

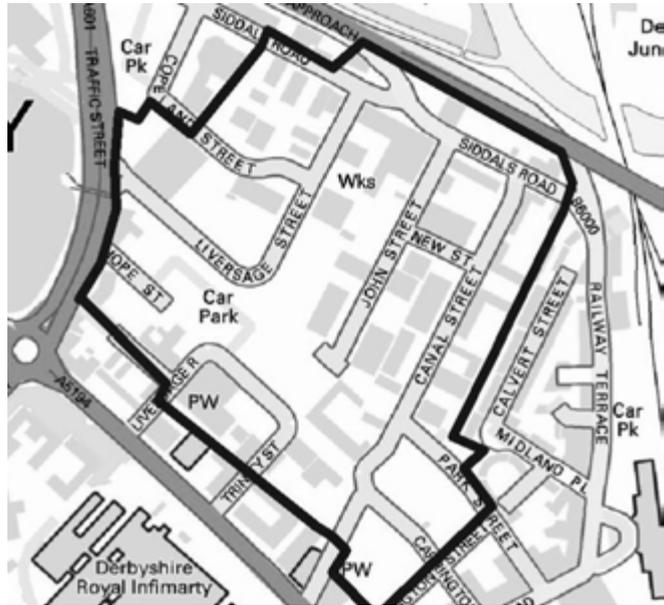
The area was identified in the Derby Cityscape Masterplan in 2005 and was subsequently included as part of the City Centre Eastern Fringes Area Action Plan (AAP).

The preferred option of the AAP was used as a blueprint to help appoint the preferred developer. Following a competitive dialogue process, Compendium Living have been appointed as the preferred developer. Compendium Living brings together two recognised leaders in urban renewal, Lovell Partnerships and the Riverside Group.

Compendium Living will work with the Council to deliver a sustainable urban village; including 800 new homes, 20,000sqm of commercial space, community facilities, a new school and open spaces.

The preferred developer has initially committed to the delivery of phase 1, which will include over 100 residential units, 2,500sqm of commercial space, a section of boulevard and a new urban park. Work to assemble subsequent phases is ongoing, but the Council has resolved to use its Compulsory Purchase Powers (CPO) if necessary, to ensure that the site is developed comprehensively.

The wider scheme will be delivered over the next 10-15 years, with construction on the first 2 hectare phase expected to begin in September 2012. Delivery options for phases 2-5 are expected to be explored by the Summer of 2012.



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Artist's impression of Castleward Boulevard - Copyright Compendium Living

One of the main challenges facing the project is the issue of multiple ownerships. There are over 100 different businesses and interests in the area and these have differing aspirations for their land. The City Council and its partners have worked closely over a number of years with those businesses and

land interests that will be affected by the proposals. Efforts have been made to find alternative accommodation and where appropriate, land has been purchased. A site at Raynesway has also been acquired to aid the relocation of certain businesses.

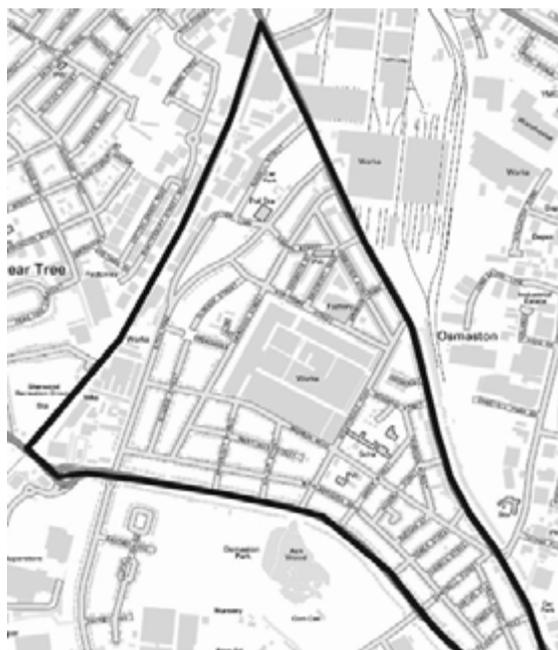
Costs associated with re-developing brownfield sites can also be challenging. The Council and its partners have worked closely with the Homes and Communities Agency (HCA) to attract public funding into the scheme. The HCA support the project and discussions are ongoing between the Council, the HCA and Compendium Living.

The site is adjacent to the historic Railway Conservation Area. There is a need to ensure that any proposals in the Castleward area do not adversely impact upon the Conservation Area or its setting. The Council has completed a comprehensive Conservation Area Appraisal and Management Plan in order to express the importance of the area and to help guide developers who may wish to develop in and around the area.

Location 2: Osmaston:

The area is centred on the former Rolls-Royce main works site on Nightingale Road. Rolls-Royce have gradually relocated their manufacturing facilities to a more modern facility on Wilmore Road and the Nightingale Road site is now vacant. The majority of the buildings on site have been demolished, except for the Marble Hall which is a listed building.

Many of the houses in Osmaston were built to house workers from the Rolls-Royce works. Much of this housing is managed by Derby Homes on behalf of the City Council and would benefit from investment and improvement.



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A range of development options for the wider area have been considered and a clear set of priority objectives towards a detailed Delivery Plan have been developed. This exercise was led by a local residents group, OSCAR (The Osmaston Community Association of Residents) in conjunction with Derby Homes, Rolls-Royce and ATLAS, a government agency who advise on regeneration projects such as this.

The overall aim of the regeneration of Osmaston is to create a residential neighbourhood in which families will aspire. This will be achieved through the renovation or removal of poor quality housing and facilities, the provision of new high quality, mixed tenure homes complemented with local amenities, facilities and landscaping. This will be supported economically through the wider provision of employment facilities. Raising the quality of the primary school provision through a replacement school is seen as a key component of regeneration in the area. £2.4 million of Council funding has already been secured to deliver the replacement school.

Due to viability issues, it is envisaged that new development will be limited to the vacated Rolls-Royce sites and the Council land in the area on Glossop Street and Elton Road. Nevertheless, this will still provide wide ranging and positive outcomes helping to transform Osmaston and the perception of the area. Beyond the development of these sites, it is now envisaged that regeneration of the wider area will focus on improvements to existing properties, rather than widespread demolition and redevelopment as envisaged in some options of the earlier masterplan. This will be in the wake of the wide programme of works to existing properties both from the CESP (Community Energy Saving Programme) work on private and public owned properties and the renovation programme led by Derby Homes on Council owned stock in the area.

The approach to the regeneration of the area has been approved by Council Cabinet. The delivery vehicle selected by the Council, OSCAR and Rolls-Royce will be a joint venture arrangement with a private sector partner.

Soft market testing was completed in October 2011, which conclusively established the appetite of the development industry to deliver the scheme. It has helped to determine the extent of the challenges ahead whilst also providing a robust confidence in the feasibility of the proposals. The Rolls-Royce sites are significant development opportunities and therefore we have estimated that a minimum of 600 new dwellings will be developed within the Plan period on the vacated Rolls-Royce sites and Glossop Street sites. We have limited our capacity estimate to these sites, although it could potentially be higher, dependent upon further public consultation and developer interest.

The main challenge facing these sites is determining the final costs arising from land contamination and securing funding for alternative uses for the historic Marble Hall building on Nightingale Road. However, the Osmaston project is part of the Derby HMA Local Delivery Plan, which takes forward the Local Investment Plan that was agreed with the Homes and Communities Agency. The Council and its partners are continuing to work closely with the HCA to ensure that public funding is attracted into the scheme to help overcome the challenges.



The Marble Hall - Nightingale Road

25 new dwellings have already been built on vacant land on Elton Road, with help from the HCA. They are the first Council properties to be built in the last 20 years and have achieved Level 4 and 5 of the Code for Sustainable Homes.

The Council has recently opened a Traveller site on Russell Street, to house the families who were previously living on an unauthorised site on Glossop Street. This has released the Glossop Street site for development, which will form part of the phase 1 development, potentially part of the Elton Road Quadrant proposal made by OSCAR as part of its community led funding bid to the HCA.

It is envisaged that a development partner will be appointed by the end of 2012, with planning permission for phase 1 expected to be in place by Spring 2013. Phase 1 is expected to deliver a mixture of new homes and the replacement school.

Location 3: Former Friar Gate Station, Goods Yard and Surrounding Area

The majority of this site is a former railway station and sidings, including a listed bonded warehouse. The western end of the site is occupied by a range of industrial uses.



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The site has been largely vacant for approximately 30 years and has been awaiting the completion

of the inner ring road, which now provides direct access into it.

Proposals for a supermarket and 150 new dwellings have recently been granted planning permission by the Council (subject to S106). Although this represents considerably fewer homes than the 500 set out in the Local Plan, the applicant has suggested that the proposals are the most viable way of comprehensively developing the site, whilst securing the future of the listed bonded warehouse. The Council has accepted reduced developer contributions due to the substantial costs of converting the listed building.

The Council has worked closely with the landowner to ensure that proposals involving the listed structures on the site are sensitively designed and that nature conservation interests are appropriately addressed, such as the relocation of a rare butterfly habitat on the site.



Artist's impression of Friar Gate Goods Yard development - Copyright Clowes Developments

There is likely to be significant developer interest in this site now that the land owner has secured planning permission (subject to S106) and therefore we have estimated that the 150 dwellings will be delivered in the Plan period.

Location 4: Former Manor / Kingsway Hospitals

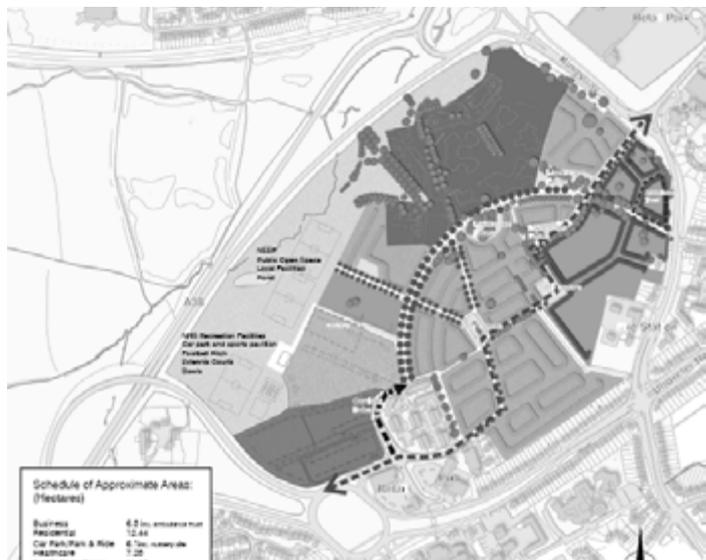
Following the demolition and rationalisation of the existing hospitals, the majority of the site is now vacant and awaiting redevelopment. Much of the site is greenfield, although the footprints of the former buildings are classed as brownfield.

The site is owned by the Homes and Communities Agency (HCA). Following a competitive tender process, the HCA, in conjunction with the Council have recently appointed Kier Homes Partnership as preferred developer for this scheme.

The Council has produced a Supplementary Planning Document (SPD) setting out how it wishes to see the site developed. The vision for the site includes the development of 700 new homes, new open space and a business park, in line with the Local Plan policy. The SPD is being used to help select the preferred developer. Outline planning permission already exists (subject to S106) in line with this vision.



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Land use plan from Manor Kingsway SPD

Like many large sites, the economic downturn is affecting confidence in delivering this site. The Council will work with the preferred developer to address these issues and it may be that the S106 obligations drafted for the purposes of the outline application have to be reassessed. The Council has taken this approach on other major housing sites to increase the chances of deliverability. Progress on delivering this site is relatively advanced and therefore we have estimated that a minimum of 700 homes will be delivered during the Plan period.

Demolition of existing buildings on the Kingsway part of the site (that are not listed) commenced in 2011. Phase 1 of the development is expected to be completed by Spring 2014.

Location 5: Former Derbyshire Royal Infirmary

The former DRI site has been identified in the Derby Cityscape Masterplan and the City Centre Eastern Fringes Area Action Plan (AAP) for residential led redevelopment. It is also identified as a priority development site in the City Centre Regeneration Framework.

The majority of the health uses on the former Derbyshire Royal Infirmary (DRI) site have now relocated to the Royal Derby Hospital at Mickleover. The site is now largely vacant and available for redevelopment.



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The Council has been in dialogue with the NHS Trust about the future of this site for a number of years. A planning application has been submitted by the Trust for a mix of uses on the site, but it is yet to be determined. The proposals include a supermarket, office units and around 400 new residential dwellings, including extra care units. If permitted, the scheme as a whole will be known as the 'Nightingale Quarter'. The health trust has announced that a supermarket operator has agreed to develop the retail element of the site.

The planning application was deferred by Planning Committee after Members raised concerns about the loss of a locally listed building on part of the site. The application will now be determined at an appeal, after the applicant appealed on the basis of non-determination.



Artist's impression of Nightingale Quarter - Copyright NHS Trust

Regardless of the outcome of the appeal, the City Council have accepted the principle of residential development on this site and believe it is capable of delivering a minimum of 400 new dwellings in the Plan period.

Location 6: Derby Distribution Centre

Derby Distribution Centre is a large employment site on Sinfin Lane. The owners of the site have indicated that they wish to redevelop it to provide new housing and local facilities, because the majority of existing buildings no longer meet modern industrial needs.

Many of the buildings on the site are vacant and the owners have

appointed consultants to draw up a planning application. They have carried out public consultation in the local community to explain their initial ideas.

The redevelopment of the site has the potential to help regenerate this part of the city and could provide important new homes. Existing policies in the Local Plan allow for the redevelopment of old industrial sites such as this, subject to various criteria being met.

A planning application is expected to be submitted during 2012. If the application is granted permission, it is estimated that it could accommodate up to 600 new dwellings, over and above the 106 dwellings which already have planning permission at the southern end of the site.



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Location 7: The City Centre

We have assumed that city centre sites will not contribute towards the Core Strategy housing supply. This is mainly due to challenges in relation to deliverability at the current time and uncertainties over the final outcome of the proposed 'Our City Our River' flood risk management scheme.

Many of the available brownfield sites within the city centre have planning permission for commercial development. Currently there is in excess of 100,000sqm (gross) of unimplemented office space in the city centre. In order to help these sites be developed the City Council has set up a £10m Regeneration Fund. The Council has also formally applied to Government to designate the city centre as an Enterprise Zone. A successful application would lead to tax breaks, business rate discounts and simplified planning procedures to help encourage investment.

The majority of the city centre schemes are office led; however some also include residential units. With help from the Regeneration Fund and a successful Enterprise Zone application, it may enable some of the deliverability issues on the mixed use schemes to be overcome. Therefore some residential units could be delivered in the city centre during the Plan period, but we have not included these in our calculations. Other sites falling into this category are detailed in Appendix B.

It is the Government's intention to relax planning regulations to make it easier for commercial properties to be converted to residential uses. Meanwhile there may also be opportunities to convert under utilised space above shops in the city centre into residential use. This could further increase the residential capacity of the city centre.

Mixed use schemes in the city centre that include elements of residential development include:

Becketwell: The Becketwell / Duckworth Square site has been derelict for a number of years. Various investigations have been carried out to assess the viability of a number of different schemes including office and retail led projects. The site is expected to be marketed by the current landowners in the near future. The Local Plan allows for a range of uses including residential and could therefore contribute towards housing targets in the longer term. It is estimated that the site could contribute in excess of 100 dwellings.

Number One Cathedral Green: Planning permission exists for approximately 15,000sqm (gross) of new office floorspace on the site of the former police station and Magistrates Court on Full Street. The scheme also includes scope for the development of 74 apartments and a small amount of retail at ground floor level.



Artist's impression of Number One Cathedral Green - Copyright Wilson Bowden



Artist's impression of Sadler Square - Copyright Ash Sakula Architects

Sadler Square: Planning permission exists for approximately 4000sqm (gross) of new office floorspace on the site of the former Princes' supermarket on Bold Lane. The scheme also allows for the development of 25 new apartments and some small scale retail and food and drink uses at ground floor level. The site is being considered as a potential location for a new Cathedral Quarter Enterprise Centre.

Riverlights: Part of the site has been developed for a new bus station, hotels and leisure uses. However, there is still some land remaining at the rear of the site. The vacant area has planning permission for office and residential buildings (150 apartments), although there is no certainty that these will be developed.

The site has been shortlisted as a potential location for a new 50 metre swimming pool to replace the existing pool on Queen Street, as part of the Council's £50m Leisure Strategy and if chosen is unlikely to come forward for residential development.

Section 2:

Empty Homes:

During consultation on the Core Strategy, the issue of empty homes has been a regular topic for discussion. A number of people we have spoken to have suggested that Derby has a high number of empty homes that should be brought back into use in order to soak up some of the demand for new housing and reduce the pressure on greenfield sites. The issue of empty homes has also been highlighted in the national press, leading to high profile campaigns to lobby government to do more about the issue.

We recognise that making the best use of our housing stock is good for sustainable development, good for regeneration and good for the community as a whole. This section outlines what the Council is doing to help ensure that vacant properties are returned to the useful housing stock.

At the end of 2010, it was estimated that there were 4,603 vacant residential properties in the city, which equates to approximately 4.5% of the housing stock. This was about the same as the vacancy rate for the city recorded in the Census of 2001. By the end of 2011 it was estimated that the figure had fallen to 3,892, which is around 4% of the overall housing stock.

This is a significant reduction and if sustained, it may have the potential to alter recently produced housing projections. Such projections are based on the 4.5% estimate of the last Census. We are still considering the best way to take account of lower vacancy rates in determining overall housing targets. It is unlikely to be a simple a question of subtracting the number of homes brought back into use from the number of new homes required.

The majority of empty properties in the city are in private ownership. Such properties may be empty for several reasons. For example, some form part of the normal operation of the housing market, such as on-going 'vacant possession' sales. Other properties may be empty for more complex reasons, such as lack of available finance to renovate, complex probate issues, owner apathy or property abandonment.

About half of the 4,000 or so empty homes recorded in 2011 have been empty for six months or less, the remainder having been empty for longer periods. Derby's 'long term' vacancy rate is similar to that of Nottingham and Leicester.

Council resources need to be appropriately targeted and therefore resources are mainly targeted at those properties that have been vacant for longer periods of time, have been the subject of public complaint, represent a danger to the public, or have a detrimental effect on the locality.

Properties that have been vacant for long periods can deteriorate rapidly, as well as becoming hubs for crime and anti-social behaviour. In order to address the detrimental impact of long term empty homes and to minimise the waste of valuable housing, the Council has a dedicated Empty Homes Service (EHS).

Recently cited as an example of good practice by the Homes and Communities Agency, the City Council's EHS locates owners of long term empty properties. It utilises advice, encouragement and persuasion to return the properties to use voluntarily while in current ownership, or to facilitate the sale or lease of the property to a third party who shares such aims.

Where such efforts prove unsuccessful, the EHS may resort to the use of statutory enforcement powers, including compulsory purchase or enforced sale to achieve the desired reoccupation. A successful programme of CPOs since 2007 has seen several of the worst properties in the City returned to the useful housing stock. Encouragement and persuasion has helped to return many hundreds of other properties to use. The City Council's Private Sector Empty Homes Strategy (2012-2015) provides further information on the remit of the EHS and its associated enforcement activities.

In addition to the benefits listed above, there are additional incentives in bringing properties back into use such as the Government's New Homes Bonus (NHB) scheme. The NHB financially rewards local authorities for net additions to their occupied stock, whether these are new build or empty homes that have been brought back into use after being vacant in the long term. The financial reward amounts to six years equivalent council tax income.

The latest NHB data has revealed a considerable reduction in the number of empty homes when compared to the 2010 data. In 2011, the total number of previously empty properties that qualified for NHB payments was 311, a total award of around £1.9m. The combination of the core voluntary and enforcement aspects of the EHS, in addition to their property verification visits and data audits that were specifically designed to maximise data accuracy, contributed to the majority of these successes.

In recent months, the positive work of the Council's EHS has been highlighted in the local and regional media. Attention has particularly focussed on properties on Arboretum Square and Leopold Street which were compulsorily purchased, both as part of the Council's commitment to area regeneration and following complaints highlighting anti-social behaviour and crime associated with these properties.



Some of the needles and syringes found at the Leopold Street properties

The properties on Arboretum Square, a culturally and historically important area of the City, have been leased to a local housing association, comprehensively refurbished and have now been let to new tenants from the housing list. The properties on Leopold St were unfortunately beyond economic repair and have been demolished. Three new properties are currently under construction on the site and, once completed, will provide additional, modern affordable housing where neglected vacant properties once stood.

Another project involving a property on Mount Carmel Street has also been highlighted in the press. The property was overgrown with ivy, had rubbish and drugs paraphernalia in the rear garden and had become a cause for complaint for residents living nearby.



Before: Mount Carmel Street



After: Mount Carmel Street

Pressure from the EHS and the ultimate threat of CPO encouraged the previous owner to sell the property. The new owner has renovated the shop and converted the upstairs into two flats. Both flats have now been let to tenants and are positively contributing to meeting housing needs. The shop has become something of a community hub, and has enjoyed good levels of trade.

Through its new housing strategy, 'Laying the foundations', the Government has recently outlined a number of tools for tackling empty properties in the future. In addition to the £100m that is being made available to Registered Providers and has been bid into via a joint City Council and Derby Homes scheme; funding is also being made available to community and voluntary groups to enable them to return properties to use. This funding has been set aside to tackle long-term empty properties which would not come back into use without additional financial intervention.

APPENDIX (A) - Brownfield Sites (>9 Units) Contributing to the Core Strategy Housing Supply:

SHLAA REF	LOCATION	DWELLINGS DEVELOPED POST 2011
SITES WITH PLANNING PERMISSION:		
165	Carsington House, Park Farm	11
77	Roebuck Pub, Amy Street	13
137	78 Nottingham Road, Spondon	14
164	140 Nottingham Road	14
147	Prince Charles Avenue, Mackworth College	200
45	Land at Cradock Avenue, Langley Road & Arnhem Terrace	60
55	Riverlights, Block B&C	150
124	159-167 Baker Street	12
76	Durley Close, Alvaston	50
	10 to 16, St Helens Street	17
	Land off Goodsmoor Road, Sinfin	52
	Land at Swarkestone Road	44
42	Technograv, Nottingham Road	80
40	Merrill College, Jubilee Road	78
	Former Baseball Ground, Shaftsbury Street	26
	Land at Orchard Street and St Helens Street	142
	Former University Campus, Mickleover	145
36	Tanglewood Mill, Coke Street	22
34	Former Ken Ives, Middleton Ave / Burton Road	24
44	St Josephs Church, Mill Hill Lane	14
135	Reservoir, Huntley Avenue	43
133	Car park, Drewry Court	14
	St Helens House	40
	35-41, Brighton Road	11
107	Arthur Neal House / Lois Ellis House	98
161	Max Road, Rhino PH	11
7	Former Linca Builders Yard, Brook Street	90
71	Former Palm Court Restaurant	14
	North of Goodsmoor Road, Sinfin	106

	59 Wilkins Drive	20
Total number of dwellings on brownfield sites (>9 units) with planning permission:		1,615
SITES WITHOUT PLANNING PERMISSION:		
2	Friar Gate Station	150
5	Barlow Street Allocation	60
89	Castleward	800
120	Former DRI	400
6	Glossop Street Allocation, Osmaston	25
8	Rolls-Royce Main Works, Osmaston	400
11	Rolls-Royce Elton Road, Osmaston	100
9	Nightingale Road car park, Osmaston	30
118	Derby Distribution Centre	600
51	Grange Avenue Schools	153
63	California Works, Parliament Street	14
32	19-21 Uttoxeter Road	30
128	Peartree Street, Sikh Temple	13
130	The Rocket PH	10
2	Friar Gate Station	150
5	Barlow Street Allocation	60
Total number of dwellings on brownfield sites (>9 units) without planning permission:		2,995
GREENFIELD / BROWNFIELD ALLOCATIONS:		
3	Manor / Kingsway Hospital	700
Total number of dwellings on mixed allocations:		700
Total number of dwellings on brownfield and mixed allocations (>9 units) contributing towards the Core Strategy supply:		5,310

APPENDIX (B) - Brownfield Sites (>9 Units) Not Currently Contributing to the Core Strategy Housing Supply:

SHLAA REF	LOCATION	DWELLINGS WITH POTENTIAL TO BE DEVELOPED POST 2011
SITES WITH PLANNING PERMISSION:		
47	Riverlights, Block D	150
80	Former Magistrates Court, Full Street	74
Total number of dwellings on brownfield sites (>9 units) with planning permission not contributing towards the Core Strategy supply:		224
SITES WITHOUT PLANNING PERMISSION:		
4	Riverside Allocation, including Greenwood Court	170
10	Russell Street, Rolls-Royce works	150
18	Royal Crown Derby works	85
17	Derwent Triangle, Chaddesden Sidings	1,000
24	Anglers Lane, Spondon	70
29	Osmaston Road Business Park	50
31	Derby Conference Centre	90
79	76-78 Osmaston Road	21
82	St Georges PH, including Middleton House	80
83	North Riverside	70
85	Becketwell, including Duckworth Square	100
87	Amen Alley	15
91	Osmaston Masterplan, outside promoted sites	600
94	Vivian Street Garages	10
109	Tomlinson Site, City Road	25
110	DCC London Road depot	100
111	Derventio, Little Chester	10
113	Burton Road, Old Hall	35
115	Derby College, Burton Road	60
119	Quadralene Site, Barlow Street	58
127	Spondon Cars, Sitwell Street	31

139	Blenheim Drive Petrol Station	12
140	Bridge Street / Little Bridge Street	10
150	Aida Bliss, City Road	59
159	Foresters Leisure Park	40
50	RC Hartley, Parcel Terrace	142
67	Mill Hill House, Mill Hill Lane	18
54	27-29 Queen Street	18
48	Hudson Way, Pride Park	150
46	Bath Street Mill	20
81	Former Princes Supermarket, Bold Lane	25
49	Abbots Hill Chamber, Gower Street	25
	Ashbourne Road Petrol Station	10
	Wordsworth Avenue Petrol Station	10
Total number of dwellings on brownfield sites (>9 units) without planning permission not contributing towards the Core Strategy supply:		3,369
Total number of dwellings on brownfield sites (>9 units) not contributing towards the Core Strategy supply:		3,593

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Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ, ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ 01332 255076 ਮਿਨੀਕਮ 01332 256666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

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