



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0035		Site Description: Former Public House Garden. Greenfield Site		
Site Name: R/O Blue Pool				
Site Address: Sunnyhill Bosworth Avenue Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.4		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		0.4	0	0
Access to services: Stenson Road is a main bus route into the city centre. Local Neighbourhood facilities are on Stenson Rd/Blagreaves Lane about 10 mins walk away. Tesco basket store adjacent.		Status: Identified by LPA		
		Planning History: Planning permission 1/10/00010 for 15 dwellings refused on Appeal		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): The design and layout of a suitable scheme will be required				
Environmental constraints including flood risk: None known				
Access constraints: None known subject to a suitable scheme				

Ownership constraints:

No constraints. Site has been proposed for residential development.

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

Viability should not be a problem in the medium/long term

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	14	0	0	14

Site suitable? No

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 14

Summary

This site is the former rear garden of the Blue Pool PH on Stenson Road. The PH has changed use to retail and a planning application was submitted separately for residential development on the former garden. The site is classed as greenfield because it is thought that it was sectioned off as land before the intention to develop it and has not been used/associated with the public house for some time. The application was refused on appeal but the reasons for refusal related to the particular scheme and there was no judgement that residential uses were inappropriate on the site in principle.

The site is therefore included in the SHLAA as still having an opportunity for residential development subject to the right scheme being provided.

This is a greenfield site located in a residential area of the city on a main road which is a main bus route into the City Centre. There is a local Neighbourhood Centre about 10 minutes walk along Stenson Road and a Tesco basket store adjacent to the site.

Given the size of the site it is considered that it has a capacity of circa 14 dwellings to fit in with surrounding densities.

If and when economic circumstances improve and subject to a developer being able to design a suitable scheme, the site has potential to deliver housing in the future and it is included in the longer term supply as available, suitable and achievable..