



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0159		Site Description:		
Site Name: Foresters Leisure Park		Leisure Park including multiscreen Cinema and large car park with some landscaping. Surrounding uses include a bowling alley, 'drive thru' and railway lines.		
Site Address: Osmaston Park Road Derby				
PUA/Non PUA:	PUA	Total site area (hectares): 3.92		
Site allocation:	Non Specific	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	None	0	3.92	
Access to services: There are local shops on Osmaston Park Road and a Sainsburys supermarket within reasonable walking distance. However the nearest local centre is at Allenton which is not within easy walking distance.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: None known				
Physical constraints (i.e. topography): Possible contamination. Site clearance. Proximity of other uses including leisure, fast food and railway line.				
Environmental constraints including flood risk: None known				
Access constraints: Current access into the site is via a one way in junction on Osmaston park Road and an in/out junction on Sinfin Lane.				

Ownership constraints:

The site is being promoted by the owners.

Other:

None known

SITE VIABILITY

Are the constraints able to be overcome?

N/A

Economic viability issues:

There are no known viability constraints other than those associated with brownfield development generally.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	0	40	0	0	40

Site suitable? Yes

Site available? No

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This site is part of the Foresters Leisure Park which is on the corner of Osmaston Park Road and Sinfin Lane, Osmaston Park Road being the City's outer ring road. Access to the road network and to public transport is therefore good. Access to local facilities is not particularly good although there is a Sainsburys superstore within easy walking distance along Osmaston Road.

The site being promoted is currently in use as a Showcase multiscreen cinema and a large car park. Other leisure related uses edge the site but are not included in it and these include a bingo hall, a bowling alley and a KFC restaurant/drive thru. One side is bounded by a railway line. It is being promoted as a possible mixed use development including an element of residential use.

The site is potentially constrained for residential uses by the surrounding uses. A large residential scheme would not seem to fit well within these uses but a smaller area of a mixed scheme could have potential.

The site is therefore suitable in principle but is not available. More information would be required about issues such as contamination to see if they affected viability but it is felt that in a normal market the site would be viable. Because of uncertainty it is not currently considered developable. There is currently no known developer interest in the site.

A nominal capacity of 40 units has been included as a residential component of a mixed use scheme for the time being.