



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0171		Site Description: Vacant former petrol station		
Site Name: Former Petrol Station				
Site Address: Sinfin Wordsworth Avenue Derby				
PUA/Non PUA: PUA		Total site area (hectares): 0.07		
Site allocation: Retail		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: None		0	0.07	0
Access to services: The site is within a local neighbourhood centre which serves local needs. Sinfin District centre as about 1 mile away and serves wider community needs.		Status: Identified by LPA		
		Planning History:		
CONSTRAINTS				
Policy constraints: Policy S3 allows residential on both and first floors in Neighbourhood Centres subject to criteria.				
Physical constraints (i.e. topography): Former petrol station with underground tanks may be difficult/expensive to make acceptable for development. Contamination may be an issue.				
Environmental constraints including flood risk: None known				
Access constraints: None known, former petrol station with direct access onto Wordsworth Avenue.				

Ownership constraints:

None known

Other:**SITE VIABILITY****Are the constraints able to be overcome?****Economic viability issues:**

Viability will be affected by possible mitigation of remnants of the previous use and the fact that it is a brownfield site.

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	10

Site suitable? Potentially**Site available?** Yes**Site achievable?** No**Deliverable dwellings:****Developable dwellings:****Summary**

This site is a vacant former petrol station on Wordsworth Avenue in Sfin.

The site is within and on the edge of a local Neighbourhood Centre. Local Plan Policy allows residential uses in this type of location subject to criteria.

Local facilities are available in the Neighbourhood Centre. Wider shopping facilities are available in Sinfin District Centre which is a moderate walk or short drive away. There are Primary and Secondary schools located in Sinfin.

Because this is a brownfield site, the deliverability of residential uses on a former petrol station is a concern. There may be significant and expensive remediation including decontamination required.

For the purposes of the SHLAA the site is not classed as deliverable or developable at the moment but has the potential to deliver residential development in the future.