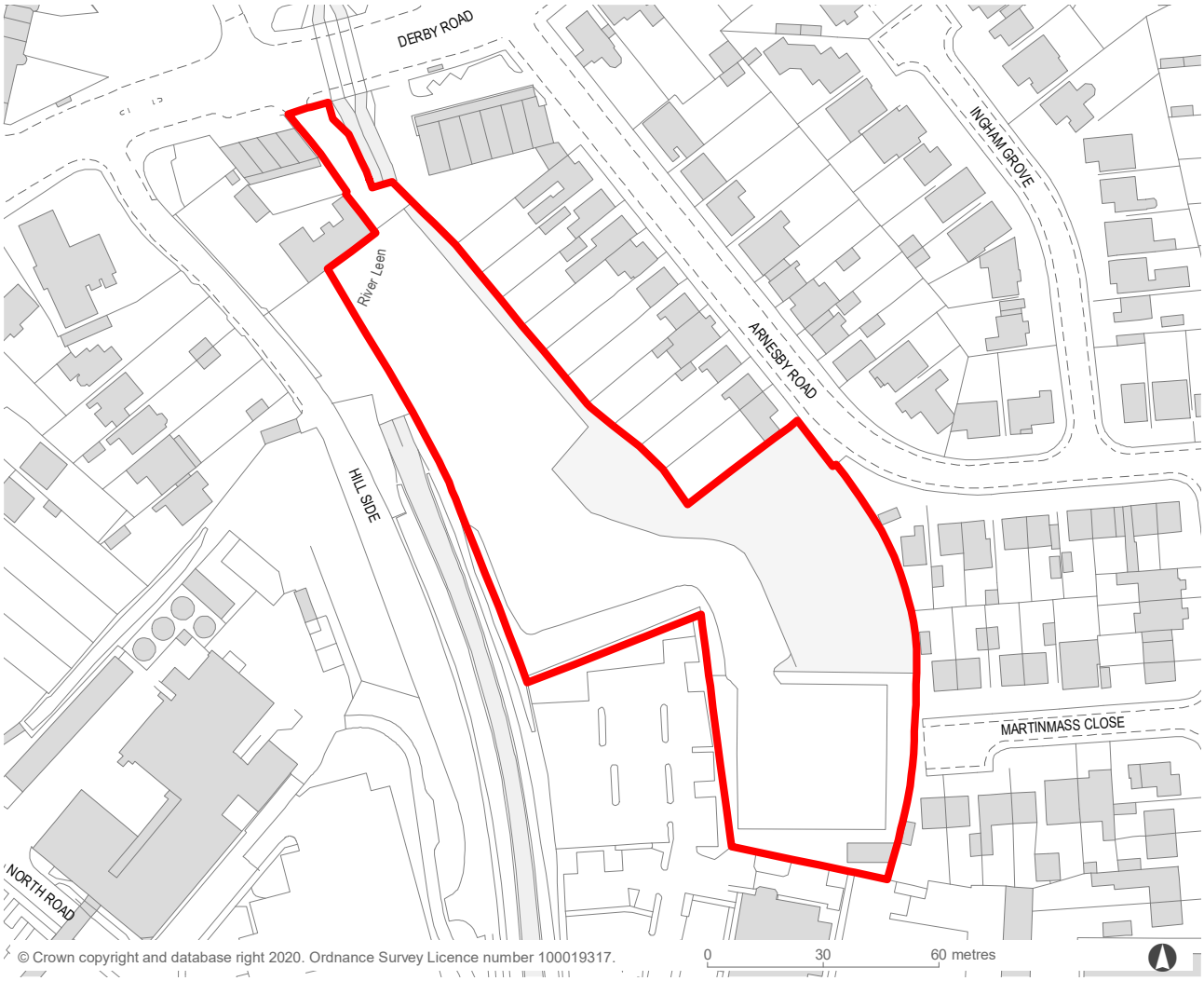
SR39 Derby Road - Former Hillside Club



Site Area (ha):
1.08

Ward:
Lenton & Wollaton East

Address:
Leen Gate

Current Use:
Vacant

Proposed use:

Residential (C3, predominantly family housing).

Development principles:

Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen runs in a culvert through the north western part of this site and the alignment should be established and the opportunity should be taken to open up the watercourse. An 8m easement for river and flood risk management adjacent to the Leen may be required and this provides opportunities to improve the River Leen LWS and create a green corridor which could also deliver improved walking and cycling links. The site is in an area of medium flood risk and any planning application should be accompanied by a site specific flood risk assessment. There are protected trees on site which require consideration when designing any proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access should be from Arnesby Road. Part of the site is within an archaeological constraint area and within Minerals Safeguarding Area - prior consultation required.

	Housing	Office (m^2)	Industrial/ Warehousing (ha)	Retail (m^2)
Max	40*			
Mid-Point	35*			
Min	30*			

*All ranges given are indicative