

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0049	Site Name: - Site Address: Land at A516/Staker Lane Mickleover, Derby -	Site Description: The site is agricultural land that is surrounded by open land and countryside.		
		Current Use: Agriculture.		
PUA/Non PUA: PUA		Total site area (hectares): 18.7		
Site allocation: N/A		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		18.7	0	
Access to services: Around 500m from bus stop for V1& V2 to Derby & Burton & the 423 service to Derby (very infrequent). The site is adjacent to A516 & close to A38. The site is within 20 minutes travel time of essential services.		Status: Promoted Site		
		Planning History: No relevant planning history		
CONSTRAINTS				
Policy constraints: The site has been considered against Local, Regional and National planning policy and it has been assessed that the site is constrained by: - Countryside policy (EV1) in the South Derbyshire Local Plan 1998.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is physically constrained by: - the significant slope on the site from south to north. Also, there are pylons running across the site.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: This site has been assessed and it is considered that the access to the site is constrained, due to: - the possible need for a new road to improve access to the site. Access onto the road network could potentially be made via The Hollow.				

Ownership constraints:

From the information available to us it is considered that the site is currently in one ownership.

Other:

The site has been assessed and it is considered that there are no further constraints.

SITE VIABILITY**Are the constraints able to be overcome?**

Following the assessment of the site, it is considered that all of the constraints are able to be overcome in the future.

Economic viability issues:

The site has been assessed and it is considered that residential development on this site would be economically viable.

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	374

Site suitable? Potentially **Site available?** Yes **Site achievable?** Yes

Deliverable dwellings: 0 **Developable dwellings:** 0

Summary

The site is a green field site currently used as agriculture which is located to the south of Mickleover and the west of Littleover. The site has potential access onto Staker Lane and has a gradient from south to north. We have estimated a site capacity of 374 dwellings. There is medium developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as the site is in an area protected by countryside policy.

The site is considered available as the existing use would not need to be relocated and the site is in one ownership.

The site is considered achievable as it is a green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future. However, the impact on viability of the gradient and electricity pylons would need further assessment.