

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0048	Site Name: -	Site Description: The site is agricultural land surrounded by roads and contains trees on the site.		
Site Address: Land at Hospital Lane Mickleover, Derby -		Current Use: Agriculture		
PUA/Non PUA: PUA		Total site area (hectares): 0.97		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	0.97	0		
Access to services: 11m to bus stop for V1 & V2 service to Derby and Burton. The site is within 30 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 not physically constrained.				
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 sites location close to the A516 slip road and whether access could be made onto the A516 via Hospital Lane.				

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	19

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 agricultural land which is located to the south of Mickleover near to the slip road on to the A516. The site has potential access onto Hospital Lane. We have estimated a site capacity of 19 dwellings. There is high 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 access would need further assessment due to its proximity to the slip road.

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 access would need further assessment.