







GENERAL SITE INFORMATION	SITE USAGE					
Site reference: S/0172a	Site Description:					
Site Name:	The site is agricultural land.					
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Site Address:						
Staker Flatt Farm						
Staker Lane	Current Use:					
Mickleover	Agriculture					
DE3 0DJ						
PUA/Non PUA: PUA	Total site area (hectares): 1.56					
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:			
Developer interest: High	1.56	0				
Access to services:	Status: Promoted Site					
Water, gas and electricity are either on or above site. It is over 1km to the nearest bus stop. The site is within 20 minutes travel time of essential services.	Planning History: 9/2008/0693 - storage, retail & office development (granted).					

CONSTRAINTS

Policy constaints:

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):

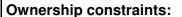
The site has been assessed and it is considered that the site is not physically constrained.

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:

The site has been assessed and it is considered that the access to the site is not constrained.



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	31

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

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

Summary

The site is a green field site that is currently as agricultural land that is located to the south of Mickleover. The site has potential access onto Staker Lane. We have estimated a site capacity of 31 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 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.