

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0269	Site Name:	Site Description: The site comprises agricultural land.		
Site Address: Land to the west of Staker Lane Mickleover Derby		Current Use: Agricultural land.		
PUA/Non PUA: PUA		Total site area (hectares): 14.94		
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	14.94	0	14.94	
Access to services: The site is located within 1000m of bus service, V3 to Derby. The eastern part of the site is located within 20 minutes travel time of essential services, whilst the majority of the site is located within 30 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: No relevant 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: The site has been assessed and it is considered that the access to the site is not constrained.				

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	448

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is greenfield which currently comprises agricultural land. The site has potential access onto Staker Lane. It has been proposed through the SHLAA submission that up to 448 dwellings could be provided on the site. There is no 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 single 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.