



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0013		Site Description:		
Site Name: Land at A38/A6 roundabout		The site comprises agricultural land with a farm track running through it. The site is adjacent to and slopes away from the A6/A38 junction		
Site Address: Darley Abbey Duffield Road/North Avenue Derby		Current Use: Agricultural land		
PUA/Non PUA: PUA	Total site area (hectares): 2.2			
Site allocation: Non Specific	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	2.2	0		
Access to services: 0.3 km to Darley Abbey shops, 0.20 from Duffield Road shops, 1.3km to district centre, 1km to primary school, access to a secondary school is difficult.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: The site is within the allocated World Heritage Site Buffer under policy E29 of the City of Derby Local Plan Review. It is also in the green wedge.				
Physical constraints (i.e. topography): The site slopes steeply and this could be difficult to develop satisfactorily.				
Environmental constraints including flood risk: Potential noise and air pollution from the A38.				
Access constraints: Site is next to the A6. The capacity of North Avenue to which the site is adjacent might limit the number of dwellings that the site could accommodate. Access off the A6 could be possible.				

Ownership constraints:
None known

Other:
Agricultural land classification 4.

SITE VIABILITY

Are the constraints able to be overcome?
N/A

Economic viability issues:
None known - greenfield site

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	70

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

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

Summary

This greenfield site is in agricultural use. It is in the Green Wedge that separates Darley Abbey from employment uses and residential uses to the west.

The site is being promoted for residential uses which would form a small urban extension to Darley Abbey. It is generally in a reasonably accessible location next to the A6 and A38, however direct access into the site from the local road network may be difficult. Because it lies within a Green Wedge allocation it would only be acceptable for residential development subject to Policy review through the LDF. It is also potentially constrained by its location within the World Heritage Site buffer zone and a steep slope.

It is not clear whether the site is currently available but being in open use it would not require any physical works to make it available

It is not very well related to local facilities.

The site can not currently be classed as being deliverable or developable for the reasons above and could only really be considered suitable if all were overcome. The site capacity would be around 70 dwellings based on a low density development.