



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0018		Site Description:		
Site Name: Land at Hackwood Farm (Derby)		The site is agricultural land on the edge of Derby. It includes a farm shop/café.		
Site Address: Mickleover Radbourne Lane Derby		Current Use: Agricultural, farm house and farm shop.		
PUA/Non PUA:	PUA	Total site area (hectares): 28.3		
Site allocation:	Non Specific	Greenfield:	Brownfield:	Net Developable Area:
Developer interest:	High	28.3	0	
Access to services: Generally poorly located to services-2.3km to services at Mickleover. 13.5 minutes from a primary school, 17.5 minutes from a secondary school.		Status: Promoted Site		
		Planning History: The site has previously been considered as a possible allocation for residential safeguarding but no allocation was made.		
CONSTRAINTS				
Policy constraints: Radbourne Lane Nature Conservation (E4(36)). Part of the site is within a green wedge but promoters indicate this area would be left open.				
Physical constraints (i.e. topography): The site has slightly undulating topography. Part of the site is the subject of an area Tree Preservation Order.				
Environmental constraints including flood risk: A number of gas cylinders were found on the site.				
Access constraints: Radbourne Lane is a minor road. The impending development of 530 dwellings on a nearby site will have a significant impact on the level of traffic in the area. Potential access on Station Road is also constrained.				

Ownership constraints:

The land is secured under an option agreement.

Other:

Strategic Transport Constraints (A38)

SITE VIABILITY

Are the constraints able to be overcome?

Economic viability issues:

As a greenfield site, generally viable in the long term

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	600

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

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

Summary

This is part of a greenfield cross boundary site in Derby and South Derbyshire. The part in Derby is being promoted as an urban extension to the City. The land is predominantly open and in agricultural use and is currently an unallocated site in the adopted CDLP Review. Part of the original promoted site is designated as a green wedge and there is a wildlife allocation which could be a constraint but promoters indicate that there is no intention to develop the wedge so the developable site area has been reduced.

The site has previously been identified in the Local Plan process as a reserve housing site but was removed by the inspector for reasons including it not being well related to local services.

A significant development could have severe impacts on traffic in the local area and the strategic network and this as well as access matters need further consideration and evidence. It's accessibility to existing local facilities is considered to be poor.

Because of the factors surrounding the sustainability of the site it is considered to be only potentially suitable. As a greenfield site, the general viability of the site is considered to be good in a neutral market and therefore over the longer term viability is not considered to be a constraint to development.

For the reasons above, the site is not currently deliverable or developable but could become so if the issues are all overcome.