



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0020		Site Description: The site is flat and consists of a sports pitch and associated stands as well as a club house, car park and open land to the front.		
Site Name: Mickleover Sports Club				
Site Address: Mickleover Station Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 6.08		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: Medium		6.08	0	
Access to services: Public transport on Station Road, 2km to district centre. 14.7 minutes to a primary school and 12.2 minutes to a secondary school.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Green wedge and loss of sports pitches policies apply.				
Physical constraints (i.e. topography): There is a small ditch running through the site. On the eastern and northern boundaries are sites which are the subject of a Tree Preservation Order.				
Environmental constraints including flood risk: None known				
Access constraints: Any access onto Radbourne Lane could be problematic.				

Ownership constraints:

None known, site is being promoted on behalf of owner.

Other:

Highways impact consideration

SITE VIABILITY

Are the constraints able to be overcome?

Policy review to remove green wedge. Possible relocation of pitches is required.

Economic viability issues:

The viability of the site is subject to planning obligations, infrastructure/budgets and prevailing market conditions.

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	200

Site suitable? Potentially **Site available?** No **Site achievable?** Yes

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

Summary

This is a Green Wedge site which is located between Mickleover and Mackworth on Station Road/Radbourne Lane.

It is currently in use as a private sports club with playing pitch and ancillary built development. As the primary use is open sport/recreation it is a greenfield site. It has been promoted to the SHLAA by an interested developer but there is no knowledge of how or when the football club may relocate. There has been no recent indication that the developer is still pursuing the site.

The main current constraint is its location in the green wedge and the use by Mickleover sports which would need to relocate and mean possible loss of playing pitches. Transport/highway impacts in this area are particularly sensitive particularly because the local and strategic networks are under pressure from other local development. Access to local facilities from the site are poor with the main facilities at Mickleover District Centre being located at the other end of Station Road..

Subject to policy review through strategic planning work and the location being considered sustainable it could be developable in future and could potentially be capable of delivering around 200 dwellings. It is not currently deliverable or developable.