



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0021		<b>Site Description:</b> The site is flat, surrounded by hedgerows and is in good condition. It does not appear to be being used for a specific purpose.		
<b>Site Name:</b> Mickleover Sports 2				
<b>Site Address:</b> Mickleover Onslow Road/Station Road Derby				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 2.26		
<b>Site allocation:</b> Leisure		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High		2.26	0	
<b>Access to services:</b> 1.7km for district centre, bus stops adjacent to the site. The site is 9.5 minutes from a primary school and 10.4 minutes from a secondary school by public transport.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> The site is allocated as both Green Wedge and Proposed Public Open Space in the Local Plan.		
CONSTRAINTS				
<b>Policy constraints:</b> Green Wedge Proposed Public Open Space				
<b>Physical constraints (i.e. topography):</b> Slight downward slope south to north.				
<b>Environmental constraints including flood risk:</b> None known				
<b>Access constraints:</b> None known, The site is adjacent to Station Road which would be where an access would logically be created,				

**Ownership constraints:**

None known, the site is being promoted by a developer on behalf of the owner

**Other:**

Highway/transport issues need consideration

### SITE VIABILITY

**Are the constraints able to be overcome?**

Policy review to remove open space and Green Wedge designations.

**Economic viability issues:**

As a greenfield site, residential development should be viable in a neutral market.

### 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	80

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

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

**Summary**

This site is in the Mickleover/Mackworth Green Wedge. It is also in an area proposed for public open space in the CDLP Review. It is on the edge of a residential area about 1.3km north of Mickleover District Centre. Being on the edge of the residential area, it is promoted as an urban extension to the city.

Access to the site could probably be achieved from Station Road although there is no access currently formed.

The site has been promoted by a householder with an option so there is high developer interest.

A capacity of 80 dwellings has been assumed for the site however the current Green Wedge and Proposed Public Open Space policy constraints mean that the site is not currently appropriate or suitable for residential uses. Depending on policy review and the emerging strategy it could potentially be a suitable location in the future.

The location is generally accessible although the local and strategic highway and transport impacts would need to be considered carefully, particularly impacts on the A38 and Station Road. Because planning permission exists to the north in Amber Valley for circa 600 dwellings and other sites are being promoted in the area a coordinated approach is required in looking at opportunities for policy review. Currently the site is not classed as either deliverable or developable.