

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0025		Site Description: The northern part of the site comprises a recreation ground and public open space. The rest of the site is open fields. There are trees, hedgrows and a pond.		
Site Name: Land between				
Site Address: Spondon A52/Borrowash Road/Dale Road Derby				
		Current Use: Agriculture and public open space		
PUA/Non PUA: PUA		Total site area (hectares): 61.3		
Site allocation: Green Belt		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		61.3	0	
Access to services: Good public transport at the north end of the site, 1.1 km from district centre minimum 4.8 minutes from a primary school and 15 minutes to a secondary school.		Status: Promoted Site		
		Planning History: The site is within a Green Belt. It has been promoted for development before.		
CONSTRAINTS				
Policy constraints: Green Belt designation.				
Physical constraints (i.e. topography): Trees, hedgerows and a pond on the site. Site slopes down north to south. Powerlines cross the site.				
Environmental constraints including flood risk: None known				
Access constraints: Access onto the local road network would be difficult and likewise onto the strategic network (A52), particularly for a large development..				

Ownership constraints:

None known

Other:**SITE VIABILITY****Are the constraints able to be overcome?**

Hedgerows would be retained. If developed in its entirety significant highway improvements are likely to be needed and this could affect delivery.

Economic viability issues:

As a greenfield site it should generally be viable in normal economic conditions however upfront infrastructure costs could cause problems.

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	800

Site suitable? No

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 0

Developable dwellings: 0

Summary

This greenfield site has been promoted as a potential urban extension to Spondon on the eastern side of Derby. It is understood that a cross boundary site is being promoted including land in the adjacent borough of Erewash. This assessment only considers the element within Derby City.

It is very close to the A52 linking into the City and out to Nottingham and the M1 Motorway. The nearest local facilities and schools are in Spondon. Generally if it were to be developed it would form an eastward urban extension to the Spondon suburb.

However, the site is within the Green Belt which is not considered to be a suitable location for residential development. The previous SHLAA did not identify any capacity for the site. The SHLAA update still considers the site to be extremely constrained because of the Green Belt location. However for the purposes of quantifying land potential a broad capacity has been identified for the area of circa 800 dwellings. The capacity would depend on developable area, densities and overcoming constraints. Overcoming constraints may also affect viability.

It could potentially be considered suitable in the future subject to Green Belt review but for the purpose of this SHLAA the site is considered neither deliverable nor developable. Any strategic level development of the site is likely to require significant highway infrastructure which could also seriously affect viability.