



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0027		Site Description:		
Site Name: Land north of		This site is an open agricultural field. The site is relatively flat. It is bounded by residential development to the south and open land to the north..		
Site Address: Mickleover Onslow Road Derby				
PUA/Non PUA: PUA		Total site area (hectares): 12.4		
Site allocation: Leisure		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		12.4	0	
Access to services: 1.7km to District Centre, regular public transport is available on Station Road. The site is 7.9 minutes from a primary school and 6.5 minutes from a secondary school.		Status: Promoted Site		
		Planning History: Allocated as Green Wedge and Proposed Public Open Space in the Local Plan Review		
CONSTRAINTS				
Policy constraints: Green Wedge designation, Proposed Public Open Space. Proximity to line of possible Mick/Mack route.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: Potential access could be taken from onslow Road. A site immediately to the west is also being promoted for development which if developed could open access potential from Station Road.				

Ownership constraints:

The owners are promoting the site for development

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

Policy Review would be required to remove the Green Wedge and Proposed POS designations..

Economic viability issues:

As a greenfield site it is assumed to be a viable site in absence of any information to the contrary.

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	120

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

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

Summary

This is a greenfield site which is situated in the Mickleover/Mackworth Green Wedge and is allocated in the CLDPR as Proposed Public Open Space.

It has been promoted along with an adjacent site (although the two are promoted by different agents) which has similar policy constraints and only if both were developed together would this site have access to Station Road. Otherwise an access onto Onslow Road would probably be required and this could be a further constraint to development.

It is about 1.3km from Mickleover District Centre which has a range of facilities including a new library.

The Green wedge and POS allocations would need to be removed to make the site suitable for residential development. The agent has indicated that a development could be considered which enabled some POS to be implemented as part of a wider residential scheme, thus retaining some of the Green Wedge.

The policy constraints mean that it is not deliverable or developable at the moment. The residential capacity of the wider site could be around 300 dwellings, however, the need to deliver POS on site means the site capacity has been reduced to circa 120 dwellings for the purposes of this assessment. This assessed capacity is only a guide subject to the principle of suitability and the detail of an appropriate sustainable development scheme.