



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0028		Site Description:		
Site Name: Land off		The site is vacant overgrown grass land. It slopes sharply downwards towards the north. The site is proposed open space. There are groups of trees on the site.		
Site Address: Littleover Andrew Close Derby				
PUA/Non PUA: PUA		Total site area (hectares): 7.86		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		3.93	3.93	
Access to services: 1.9 km to Mickleover District Centre, 1km to Heatherton district centre, 1.6km to primary schools. The site is adjacent to secondary school.		Status: Promoted Site		
		Planning History: The site was promoted as a housing omission site at the CDLP Review but it was not successful and was not allocated in the Plan.		
CONSTRAINTS				
Policy constraints: Green wedge Proposed neighbourhood park				
Physical constraints (i.e. topography): Site slopes sharply east to west.				
Environmental constraints including flood risk: None known				
Access constraints: Access can be gained via Allan Avenue/Andrew Close with the addition of a road link from Fresco Drive to Dennis Close to remove traffic from Matthew Way.				

Ownership constraints:

None known

Other:

Infrastructure related to the sewerage works.

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

A change to existing policy would have to be made through the Core Strategy.

Economic viability issues:

None known greenfield elements viability should be workable

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 site is in a Green Wedge and is also allocated in the Local Plan as Proposed Public Open Space.

The nearest facilities are located about 1km away at Mickleover District Centre.

The site is not currently in a suitable location because of the Green Wedge and open space policy restrictions and is only classed as potentially suitable subject to policy review.

The site is being promoted by a developer and the submission sees residential development on part of the site as facilitating the development of part of the proposed new open space. The site was unsuccessfully promoted as a Local Plan Omission site.

The main issues affecting the delivery of the site apart from the policy restrictions are the existing sewerage infrastructure, proximity to the A516 slip road and traffic access considerations. These matters could affect both the capacity and deliverability of the site.

The site is not deliverable or developable at the moment but has a potential capacity of about 120 dwellings based on part of the site being brought forward as a neighbourhood park. The capacity is subject to extent of developable site area and densities.