

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0030		Site Description: The site is in agricultural use and slopes streeply down to Lime Lane at the north..		
Site Name: Land adjacent to				
Site Address: Oakwood Lime Lane Derby DE22 1HN				
		Current Use: Greenfield agricultural land		
PUA/Non PUA: PUA		Total site area (hectares): 18.5		
Site allocation: Leisure		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		18.5	0	
Access to services: 960m to District Ccentre at Oakwood. 7.9 minutes to a primary school and 17.5 minutes to a secondary school on public transport. Regular bus services on Mansfield Road.		Status: Promoted Site		
		Planning History: Designated as Green Wedge and Proposed Leisure uses.		
CONSTRAINTS				
Policy constraints: E2-Green wedge L5-Proposed Leisure and Recreation Uses of an Open Nature				
Physical constraints (i.e. topography): The site is enclosed by a hedgerow. Public Right of Way running down the western boundary A Tree Preservation Order covers the whole site.				
Environmental constraints including flood risk: Breadsall Railway Cutting SSSI is to the north of the site.				
Access constraints: Reasonable access should be possible Mansfield Road/Lime Lane.				

Ownership constraints:

None known

Other:

None known

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

Retention of hedgerows to be included in any scheme.

Economic viability issues:

As a greenfield site the land should be viable in neutral 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?** Yes **Site achievable?** Yes

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

Summary

This is a greenfield site located off Lime Lane on the northern periphery of the City.

It is currently allocated in the City of Derby Local Plan Review for leisure and open recreational uses and it is within the Oakwood Green Wedge. Both of these local plan designations mean that it is currently not suitable for residential development.

The site has been submitted as having the potential for mixed use development including a residential component and being capable of retaining a green corridor/wedge through into the city from the open countryside.

The site is well related to the road network into the city and out to the north. It is also related to other residential areas. Local facilities are in Oakwood but the site is also close to the Meteor retail park which has a Morrisons foodstore.

Because of its proposed leisure designation and Green Wedge location the location would only be suitable for this type of development subject to policy review but the owner has expressed an intention to promote it for mixed uses through the LDF. As a greenfield site it is considered generally viable.

In terms of density it would be unrealistic to assume that the entire site would be potentially developable because it would lead to the loss of the wedge and the promoters have indicated that a green area of separation should be maintained. A potential capacity of around 200 dwellings is considered appropriate. It is not currently developable due to the policy constraints..