



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0099		<b>Site Description:</b> The site is a field currently in use for agricultural purposes. The site is constrained by the presence of pylons and other electrical infrastructure.		
<b>Site Name:</b> West of				
<b>Site Address:</b> Mickleover The Hollow Derby				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 5.48		
<b>Site allocation:</b> Non Specific		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High		5.48	0	
<b>Access to services:</b> Services in Mickleover and Heatherton district centres. The site is 6 minutes by public transport from a primary school and nearly 18 minutes from a secondary school.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant history		
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> Green Wedge				
<b>Physical constraints (i.e. topography):</b> Steep hill in Derby City element and poor road system to serve significant development. There are trees on the site which are the subject of Tree Preservation Orders.				
<b>Environmental constraints including flood risk:</b> None known				
<b>Access constraints:</b> Access to The Hollow/Staker Lane but the roads are poor for significant traffic volume increases.				

**Ownership constraints:**

None known

**Other:**

None known

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

Highway improvements, groundworks.

**Economic viability issues:**

None known

**DWELLING DELIVERY AND SITE CAPACITY**

<b>Dwelling delivery timescales (number of dwellings per year block):</b>	<b>1-5</b>	<b>6-10</b>	<b>11-15</b>	<b>16+</b>	<b>CAPACITY</b>
	0	0	0	0	<b>164</b>

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

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

**Summary**

This site is being promoted for business/employment uses but still has the potential to be considered as a housing site.

It is currently significant impaired by access problems. Although a road runs past the site, the potential traffic generation of development here would have an impact on the local road network. It also has a severe physical constraint in the form of a steep slope on part of the site.

In terms of access to local facilities it is not particularly well located with Mickleover District Centre providing the closest local shops. However, a comprehensive wider strategic cross boundary urban extension to the city has been promoted including this part in Derby and there is a possibility that a bigger site could provide new facilities.

The element in Derby City is in a green wedge and is only classed as potentially suitable subject to Policy Review and acceptability on the other issues. It is noted that the site takes up a significant part of the width of the wedge.

The element within the City would probably have a capacity of around 164 dwellings but issues such as topography as well as general suitability would need further consideration.