

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0099		Site Description: The site is a field currently in use for agricultural purposes. The site is constrained by the presence of pylons and other electrical infrastructure.		
Site Name: West of				
Site Address: Mickleover The Hollow Derby				
		Current Use: Agriculture		
PUA/Non PUA: PUA		Total site area (hectares): 5.48		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		5.48	0	
Access to services: 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.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Green Wedge				
Physical constraints (i.e. topography): 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.				
Environmental constraints including flood risk: None known				
Access constraints: 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

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

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.