

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0104		Site Description:  The site is currently being used as open grass land. It is in good condition. Power lines cross the site.		
Site Name: Land south of				
Site Address: Sinfin  Wragley Way (Derby City element) Derby				
		Current Use: Agricultural		
PUA/Non PUA: PUA		Total site area (hectares): 18.7		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		18.7	0	
Access to services: Close to Sinfin District Centre, 6.3 minutes to a primary school and 8.4 minutes to a secondary school by public transport.		Status: Promoted Site		
		Planning History: No relevant history		
CONSTRAINTS				
Policy constraints: Some minor localised ecological policies. Part in Green Wedge				
Physical constraints (i.e. topography): Power Lines crossing site.				
Environmental constraints including flood risk: Partly in Flood Zones 2 and 3a. However, this small area is being Masterplanned as an open space element.				
Access constraints: Access off Wragley Way and Deepdale Lane are a concern as is wider impacts, particularly on Stenson Road..				

**Ownership constraints:**

None-it is understood that the developers have control of the site.

**Other:**

None known

### SITE VIABILITY

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

Flood risk mitigation and sensitive treatment of ecological issues. Traffic management.

**Economic viability issues:**

As a greenfield site this should be viable in reasonable 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	150

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

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

**Summary**

This is a greenfield site which is partially in the Green Wedge and which has been promoted for residential development in the past through the Local Plan process and again through the SHLAA call for sites.

The site has been promoted as potentially forming a cross boundary sustainable urban extension to Derby into South Derbyshire. This assessment refers only to the Derby City element. A wider site was also subject to a Planning Appeal Inquiry along with four other sites for which residential planning permission was sought in South Derbyshire. Although the inspector did not feel that the site was appropriate at that time, the site is considered to be in a potentially sustainable location subject to highway and access matters and scale of development.

It is reasonably well related to Sinfen District Centre and the schools in the area and there is a possibility of a new road access from the A50 Derby-Stoke road which could open up an area south of Sinfen for possible comprehensive development. The site is currently potentially suitable subject to further information. It is understood that the promoters are keen to develop the site outside the green wedge designation for residential uses and to provide open space in the wedge..

The areas which are within Flood Zones 2 and 3a could be excluded from developable area and used for POS. The site capacity would depend on developable area and density but is thought to be in the region of 250-300 dwellings outside the Green wedge however none of the site is currently developable.