



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0154		<b>Site Description:</b>		
<b>Site Name:</b> Land surrounding Turney Nook		The site is flat and is currently being used a a dwelling house and adjoining land.		
<b>Site Address:</b> Alvaston Field Lane Derby		<b>Current Use:</b> Dwelling house and associated land.		
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 2.4			
<b>Site allocation:</b> Non Specific	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> Low	2.4	0		
<b>Access to services:</b> There are few services within walking distance of the site. A primary school is 9.4 minutes away by public transport and a secondary school is 9.7 minutes away. A new secondary school is under construction closeby.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant history		
CONSTRAINTS				
<b>Policy constaints:</b> Part of the site is in the Green Wedge.				
<b>Physical constraints (i.e. topography):</b> Overhead powerlines/Pylon.				
<b>Environmental constraints including flood risk:</b> None known				
<b>Access constraints:</b> It is not clear how access would be created and it may be problematic.				

**Ownership constraints:**

None known. The owners have promoted the site

**Other:**

None known

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

Policy revision

**Economic viability issues:**

None known, as a small greenfield site development should be viable.

**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	10

**Site suitable?** Potentially      **Site available?** Yes      **Site achievable?** No

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

**Summary**

This site is on the southern periphery of Alvaston and is partly in the Boulton Moor Green Wedge Local facilities and services, including schools, would be in Alvaston. The main District Centre is not really within easy walking distance but there are other smaller local facilities on Crayford Road which is closer.

The site has been promoted as being suitable for housing. This is a small site and only just falls within the threshold for inclusion in a SHLAA. There is not any known developer intention or interest.

Because of the Green Wedge constraint, the site is only classed as potentially suitable and the acceptability of residential development would be subject to policy review. Access may also be a constraint and would need further investigation.

It is not thought that the owner is actively seeking a developer and so timescales when the site may be developed if deemed suitable are unknown.

The site is not currently suitable, deliverable or developable and only has a capacity of about 10 units.