



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0156	Site Description: Agricultural land, greenfield site.	Current Use: Agricultural uses		
Site Name: Agricultural Land				
Site Address: Littleover Moorway Lane/Blagreaves Lane Derby				
PUA/Non PUA: PUA	Total site area (hectares): 26.12			
Site allocation: Leisure	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	26.12	0		
Access to services: Derby Moor School on Moorway Lane, Nearest neighbourhood centre Blagreaves Lane, Littleover	Status: Promoted Site			
	Planning History: Allocated as proposed public open space and in a green wedge.			
CONSTRAINTS				
Policy constraints: Allocated in Local Plan as proposed public open space and Green Wedge. Protection of route for pedestrians/horseriders.				
Physical constraints (i.e. topography): None known				
Environmental constraints including flood risk: None known				
Access constraints: Moorway Lane is not a major road and significant development would be likely to have severe traffic impact.				

Ownership constraints:

The site has been promoted for residential development by the landowner. However land in the vicinity is parceled into different ownership packets.

Other:

None known

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

Policy review would be required to remove green wedge and proposed open space. Access to a large housing site would need to be acceptable.

Economic viability issues:

As a greenfield site, generally viable although infrastructure requirements could affect viability..

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	400

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

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

Summary

This is a large greenfield site on the south western edge of the city in Littleover within the Green Wedge. The land is currently in agricultural use and the site is allocated in the adopted Local Plan as a proposed new City Park to serve the south of the City. Part of the allocation to the north has been implemented as public open space and is maintained by the local authority.

The nearest neighbourhood facilities are some distance away at Blagreaves Lane and the nearest secondary school is Derby Moor which is very close on Moorway Lane. Public Transport is available along Blagreaves lane. The proposal for development does include some local facilities onsite.

The location within the Green Wedge and proposed open space allocation as well as the strategic intention of the Local Authority to provide a city park in the area are significant constraints. However the promoters have indicated that a part of the site approx 400 dwellings could be developed for housing which could help to facilitate a wider area of open space being delivered and a narrower green wedge maintained.

Moorway Lane poses some highway/access constraints including its junction with Blagreaves Lane and that fact that as it heads out of the city it becomes a country lane with limited capacity.

The wider wedge is in a variety of ownerships but promoters have indicated that about 400 dwellings could be built on one area of ownership with a willing owner. The site is currently only classed as potentially suitable because of the constraints and therefore not deliverable or developable. It would be unrealistic to lose the entire green wedge so a capacity of 400 dwellings has been applied.