



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0167		<b>Site Description:</b>		
<b>Site Name:</b> Land at Royal Hill farm		The site comprises open countryside on the norther edge of Spondon. It is in agricultural use.		
<b>Site Address:</b> North of longley Lane  Spondon				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 8.64		
<b>Site allocation:</b> Green Belt		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> None		8.64	0	0
<b>Access to services:</b> The nearest local services are in Spomdon District Centre which is not particularly close. Access to the main road network and into the city centre is poor. The site is within the catchment of West Park school in Spondon.		<b>Status:</b> 0		
		<b>Planning History:</b>		
<b>CONSTRAINTS</b>				
<b>Policy constaints:</b> Green Belt designation and there is a wildlife site in the area				
<b>Physical constraints (i.e. topography):</b> None known other than potential access issues and relationship to the urban area				
<b>Environmental constraints including flood risk:</b> There are nature conservation designations in the area				
<b>Access constraints:</b> Access would be onto the local highway in Spondon and depending on the size of a development could be problematical. Linking the development site to the highway could be an issue				

**Ownership constraints:**

None known - land is being promoted by owner

**Other:**

Potential wildlife issues and access matters to co

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

Would require policy review change the Green belt

**Economic viability issues:**

No known viability issues as this is a greenfield site

**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	260

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

This site is located in open countryside to the north of the built area of Spondon.

An area has been identified and submitted by agents on behalf of the owners to promote it for residential development.

The site is significantly constrained by the fact that it is within the Green Belt. The wider area has nature conservation constraints and it is not clear whether these would be included with a development site.

Access to local facilities at Spondon District Centre is not particularly good and access to the main road network is also quite poor with the site being accessed off local roads to the north of Spondon.

There is no known developer interest and this as well as the policy constraints means that the site is not considered developable. It is available and would probably be viable as a greenfield site.

The promoters have indicated very large dwelling numbers but only 8.6 hectares of developable area. For the purposes of the SHLAA a density of 30 dwellings per hectare has been applied to achieve a potential site capacity of 260 dwellings.