

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0015		Site Description: The land is rather overgrown and in scrubby condition. It forms an open buffer between Spondon and Chaddesden.		
Site Name: Land off				
Site Address: Spondon Acorn Way/Derby Road Derby				
		Current Use: Open land (green wedge)		
PUA/Non PUA: PUA		Total site area (hectares): 6.79		
Site allocation: Non Specific		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		6.79	0	
Access to services: Adjacent to public transport links, site adjacent to schools, Asda supermarket is opposite the site, 1.3km to district centre. The site is 8.9 minutes from a primary school and 7.1 minutes from a secondary school by public transport.		Status: Promoted Site		
		Planning History: Submitted as omission site to CDLP Review but not allocated.		
CONSTRAINTS				
Policy constraints: E4(45) West Park Meadow Local Nature Reserve, T15(14) Protection of footpaths, cycle ways and routes for horse riders, the site is in a Green Wedge.				
Physical constraints (i.e. topography): There is mature vegetation on the site but but no significant constraint.				
Environmental constraints including flood risk: None known. The site is close to West Park Meadow Nature reserve.				
Access constraints: The site is on a busy main road and may be difficult/dangerous to access. Poor access was a key reason that the inspector found against the site at Local Plan Inquiry.				

Ownership constraints:

It is understood that the owner wishes to pursue sale/development. The site has been promoted previously and was a Local Plan Omission site.

Other:

Important in separating Spondon from Chaddesden.

SITE VIABILITY

Are the constraints able to be overcome?

A suitable form of access would be required as well as acceptability of loss of green wedge.

Economic viability issues:

As a greenfield site, it is generally viable but may be subject to infrastructure needs.

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	200

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

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

Summary

This greenfield site which is within the Green Wedge between Spondon and Chaddesden has been previously promoted for housing in the Local Plan process but was found to be inappropriate for allocation in the CDLP Review mainly due to impact on green wedge and highway considerations..

Proximity to the road network is good being adjacent to a main road with good links to the City Centre, the A52 to Nottingham and the M1 motorway. However, access into the site from the road is problematical and potentially dangerous.

The ASDA Walmart store is very close directly opposite the site and offers some local services as well as the retail supermarket.

As a Green Wedge location the site would require a review of policy to be classed as developable.

Generally viability is not thought to be an issue on this greenfield site but costs could be affected if significant access improvements were to be needed.

The capacity of the site is felt to be around 200 dwellings if developed at 30 dwellings per hectare. It remains in the SHLAA as a potentially suitable site which is not currently deliverable or developable.