



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0016		Site Description:		
Site Name: 'Brook Farm Site'		The site is rather overgrown and appears to be underused. It is a steeply sloping site.		
Site Address: Chaddesden Tennessee Road/Oregon Way Derby		Current Use: Open land-Green Wedge designation.		
PUA/Non PUA: PUA	Total site area (hectares): 6.5			
Site allocation: Leisure	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	6.5	0		
Access to services: 570m to neighbourhood centre, 1.1km to District Centre, good bus links nearby. Chaddesden Park Infants and Junior Schools are nearby, Lees Brook Community Sports College is to the north.		Status: Promoted Site		
		Planning History: The site has been promoted for residential development through the previous Local Plan Inquiry without success. It is also allocated as Proposed Public Open Space.		
CONSTRAINTS				
Policy constraints: Green Wedge and proposed public open space designations.				
Physical constraints (i.e. topography): The steep topography of the site provides a potential constraint to development. There is a brook running along the edge of the site.				
Environmental constraints including flood risk: None known				
Access constraints: Access is reasonable from Tennessee Road subject to the amount of development.				

Ownership constraints:

None known-a developer has control of the site. The site has been promoted previously.

Other:

Footpaths running through the site

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

Design layout would overcome topographical constraints

Economic viability issues:

As a smaller 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	275

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

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

Summary

This greenfield site is in the Chaddesden/Oakwood Green Wedge and is allocated in the CDLP Review as Proposed Public Open Space.

The promoter has identified that residential development on the site has the ability to facilitate the bringing forward of part of an area of public open space as part of a wider development. The site has been promoted in the past and was an unsuccessful omission site at the last Local Plan Inquiry.

The current Green Wedge location and Local Plan proposed open space policy constraint make the site undevelopable at the moment and policy review would be required to make the site suitable for residential uses.

The developer has control and the land is classed as available in terms of the CLG SHLAA guidance. It is not, however, currently suitable.

The capacity of the site in the early submission was estimated at around 200 dwellings but recent discussions with the promoter indicate that a mixed scheme including Extra Care accommodation is now being promoted. Subject to the policy constraint being overcome, the capacity of the site would depend on how much Green Wedge needed to be retained, densities and the extent of the open space to be included in the development. The latest plans submitted by the developer indicate 275 dwellings.