



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0022	<b>Site Description:</b> This site is a sloping field surrounded by hedgerows and residential development on two sides. Footpaths/Bridleways cross the site.	<b>Current Use:</b> Agricultural		
<b>Site Name:</b> Woodlands Farm				
<b>Site Address:</b> Chellaston Woodlands Lane Derby				
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 3.062			
<b>Site allocation:</b> Non Specific	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	3.062	0		
<b>Access to services:</b> 870m from district centre, public transport. Primary and secondary schools are both 10.4 minutes away by public transport.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> 02/99/00207-granted conditionally Erection of 3 dwelling houses and construction of road 04/97/00386-refused Erection of dwelling house 02/95/00700-granted conditionally Erection of 6 dwelling houses			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> None known				
<b>Physical constraints (i.e. topography):</b> There is a rise in levels from north to south.				
<b>Environmental constraints including flood risk:</b> None known				
<b>Access constraints:</b> Access constraints may exist. Woodlands Lane is particularly narrow. It is understood the the owners have a ransom strip which would afford access north of the site into the local road network				

**Ownership constraints:**

None known, The site is in the ownership of the promoters

**Other:**

Local school place availability is constrained

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

New school place provision

**Economic viability issues:**

None known, as a greenfield site the site should generally be viable in a neutral market

**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	60

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

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

**Summary**

This is a cross boundary site, partially in South Derbyshire. It has no specific allocation in the adopted City of Derby Local Plan. The assessment below relates to the element of the site within Derby City.

The site was included in the 2007 PUA SHLAA and was an omission site in the CDLP Review Inquiry which was unsuccessful in achieving allocation for residential uses.

Latest information from the owners is that they are still promoting the Derby City element of the site very strongly to be developed for housing in the short term. The promoters have designed a scheme of circa 60 dwellings and carried out local consultation.

The issues of access and highways impact need to be resolved before the site could be deemed to be appropriate for residential development. As unallocated greenfield land, it offers an opportunity but because the Local Plan Inspector found it inappropriate for allocation previously it is not classed as currently deliverable or developable but has the potential to be in the future. A further concern in the area generally is the provision of school places to meet the needs of new development.

A capacity of circa 60 units on the Derby City element has been recently put to the city council by the owners. The Council would need to be satisfied a sustainable development would be formed before it could be classed as developable.