



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0105		<b>Site Description:</b> Predominantly greenfield site. The site is generally flat and is currently being used for arable farming.		
<b>Site Name:</b> Land East side of				
<b>Site Address:</b> Boulton Moor  Derby				
<b>PUA/Non PUA:</b> PUA		<b>Total site area (hectares):</b> 32		
<b>Site allocation:</b> Non Specific		<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>
<b>Developer interest:</b> High		32	0	
<b>Access to services:</b> Access to existng local facilities is not good but a site of this size would be expected to provide on site facilities.		<b>Status:</b> Promoted Site		
		<b>Planning History:</b> No relevant history		
CONSTRAINTS				
<b>Policy constaints:</b> The site is currently in a Green wedge				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> SSSI within part of the site however it is not known which area of the site will be developed. A small area is in flood zone 2.				
<b>Access constraints:</b> Highway access needs to be considered as could involve potential links through existng residential areas. Strategic Highways Issues also need consideration.				

**Ownership constraints:**

The site is in the control of developers. There are no known ownership constraints.

**Other:**

None known

### SITE VIABILITY

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

**Economic viability issues:**

As a greenfield site it should be viable in neutral market conditions..

### 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	<b>800</b>

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

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

**Summary**

This is a greenfield, Green Wedge site in the south east of Derby. The wedge currently comprises mainly agricultural and educational uses and has an important role in separating the suburbs of Chellaston and Alvaston. Sites in the Green Wedge have been promoted for residential development as extensions to Chellaston and Alvaston. This particular site involves land which is promoted as an urban extension to Alvaston on the eastern side of the wedge. There is understood to be high developer interest and no known ownership constraints in developing this land.

Access is a key issue and may include traffic access through residential areas of Alvaston and on to Snelsmoor Lane and then either to Chellaston or to the A6 bypass road at Alvaston. The extent of potential development would be determined by developable area, capacities and Green Wedge review. There are existing primary schools at Chellaston and Shelton Lock and Secondary Schools at Chellason, Allenton and Alvaston. The local road network issues are considered to be a concern, particularly for large scale development. Local facilities are not available closely but it is considered that a site of this size would need to provide on site facilities as part of the development.

The average density on the wider site would be 25 dwellings per hectare but this would increase on the NET developable area.

The site is not currently deliverable or developable mainly due to the Green Wedge policy issue but traffic and access issues are also a problem. A capacity of 800 dwellings has been applied but any developable capacity would be subject to policy review and detailed assessment.