



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0155	<b>Site Description:</b> The site is next to the A50. It is greenfield open land.	<b>Current Use:</b> Agricultural Land		
<b>Site Name:</b> Land off				
<b>Site Address:</b> Chellaston Homleigh Way Derby				
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 3.36			
<b>Site allocation:</b> Employment	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	3.36	0		
<b>Access to services:</b> Neighbourhood centre being built in West Chellaston development also services in Chellaston District Centre. 11.8 minutes from a primary school and 8.4 minutes from a secondary school.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant history			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> Site allocated for High Quality Business Park under policy EP8.				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> A small part of the site is in floodzone 2. potential contamination.				
<b>Access constraints:</b> Proposed access direct from roundabout at junction of Holmleigh Way and Crown Way which has a leg terminating at the site boundary.				

**Ownership constraints:**

None known

**Other:**

None known

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

Further investigation needed to determine potential contamination risk.

**Economic viability issues:**

No specific known reasons why the site would not be viable

**DWELLING DELIVERY AND SITE CAPACITY**

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	45	0	0	0	45

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

**Deliverable dwellings:** 45      **Developable dwellings:** 45

**Summary**

This site has been promoted for residential development and a scheme has been submitted which includes 45 new dwellings and employment uses. The scheme has been submitted as a planning application which is undetermined.

It is on the southern periphery of Derby to the south of the recent West Chellaston housing development. It is close to Swarkestone Road, the main road into the City and is adjacent to the A50 roundabout linking to the M1 motorway. Public transport in the area is reasonable good with links to the City Centre

Primary and secondary schools are located in Chellaston, although school capacity is poor for new student places. A neighbourhood centre has been constructed in the West Chellaston Development and this would form the nearest local shopping facilities. The main District Centre at Chellaston is within moderate walking distance but not particularly close.

It is understood that the applicants intend to resubmit a revised application in the near future after discussions about detail.

The site is available and expected to be delivered subject to agreement on detail..