

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0175		Site Description: The site comprises a number of residential rear gardens.		
Site Name: Regal Gate				
Site Address: Chellaston Regal Approach Derby				
		Current Use: Residential Gardens		
PUA/Non PUA: PUA		Total site area (hectares): 0.6		
Site allocation:		Greenfield:	Brownfield:	Net Developable Area:
Developer interest: High		0.6	0	0
Access to services: Chellaston District Centre services are about 1 mile away along Swarkeston Road. There are some facilities within walking distance at the West Chellaston Neighbourhood Centre.		Status: 0		
		Planning History:		
CONSTRAINTS				
Policy constraints: Site is garden land which has been reclassified as greenfield have less priority than brownfield development.				
Physical constraints (i.e. topography): Any scheme would need to fit in with the surrounding properties.				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

The site has had a planning appeal dismissed but the applicants are submitting a new scheme which they consider will address the inspector's concerns..

Other:**SITE VIABILITY**

Are the constraints able to be overcome?

Economic viability issues:

The site comprises residential gardens and as such is greenfield. Access is ready and it is therefore considered to be a viable scheme

DWELLING DELIVERY AND SITE CAPACITY

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

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 16

Developable dwellings: 16

Summary

A scheme for 21 dwellings was refused on appeal recently but the applicants intend to submit a revised application to satisfy the reasons for refusal.

The site is about a kilometre from Chellaston District Centre and its facilities and has good access to the local road network (A514) and the strategic network A50.

The land includes the rear of a number of residential gardens of large detached and semi-detached properties on the main Swarkestone Road through Chellaston. As such the land is greenfield. Although there is no policy against greenfield development in general, this would be dependant on the scheme being in keeping with the existing character of the local area. The applicants have been talking to officers about how a satisfactory scheme could be achieved.

There is no general principle for the site not to be suitable subject to details and it is apparent that there is high developer interest to get permission and to deliver the site.

It is considered that the site will come forward and that it is a matter of detail to identify an appropriate scheme. Therefore 16 dwellings are expected to be delivered in the short term...