



GENERAL SITE INFORMATION		SITE USAGE		
<b>Site reference:</b> DER/0176	<b>Site Description:</b> Green open fields, long grass and some scrub land	<b>Current Use:</b> Agricultural		
<b>Site Name:</b> Boulton Moor West				
<b>Site Address:</b> Boulton Moor  Derby				
<b>PUA/Non PUA:</b> PUA	<b>Total site area (hectares):</b> 11.3			
<b>Site allocation:</b>	<b>Greenfield:</b>	<b>Brownfield:</b>	<b>Net Developable Area:</b>	
<b>Developer interest:</b> High	11.3	0	0	
<b>Access to services:</b> The nearest District Centre is at Chellaston about a Kilometre away. Local schools are at Chellaston and there is a new secondary school being constructed across the wedge from the site.	<b>Status:</b> Promoted Site			
	<b>Planning History:</b> No relevant History			
<b>CONSTRAINTS</b>				
<b>Policy constraints:</b> The site is in a Green Wedge and as such residential development is contrary to policy.				
<b>Physical constraints (i.e. topography):</b> None known				
<b>Environmental constraints including flood risk:</b> The site is in close proximity to a SSSI				
<b>Access constraints:</b> The logical access would be off Fellowlands Way and there is potential for secondary access so it is not seen as a constraint.				

**Ownership constraints:**

None known. Site is promoted by owner.

**Other:****SITE VIABILITY**

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

**Economic viability issues:**

The site is greenfield and should be viable in the right 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	200

**Site suitable?** Potentially

**Site available?** Yes

**Site achievable?** Yes

**Deliverable dwellings:**

**Developable dwellings:**

**Summary**

This site is part of a Green wedge on the edge of Chellaston.

A wide area in this location was originally promoted for residential development as an urban extension to Chellaston. The promoter has now promoted two separate areas within the wider wedge. This part has been submitted as being able to deliver about 200 dwellings and a larger area on the eastern side of the wedge (SHLAA Ref 105) has been submitted as delivering around 800 dwellings.

The site is adjacent to the eastern residential area of Chellaston. Local facilities are at the Chellaston District Centre which is approximately a kilometre away.

There is a SSSI close to the site which contains archaeological remains.

Because of the Green Wedge location the site is currently not considered to be a suitable location for residential development. It is however available and as a greenfield site it would probably be viable in the right market conditions. Before it could be considered suitable the policy restriction would need to be lifted. The site is considered to have a capacity of circa 200 dwellings based on the promoters submitted information.

There is known to be high developer interest.