

GENERAL SITE INFORMATION		SITE USAGE		
Site reference: S/0270		Site Description: The site comprises a farmhouse, agricultural buildings and agricultural land.		
Site Name:		Current Use: Agricultural land and buildings and a farmhouse.		
Site Address: Land to the west of Rykneld Road Littleover				
PUA/Non PUA: PUA	Total site area (hectares): 6.73			
Site allocation: N/A	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: None	0	0	6.73	
Access to services: The site is located opposite a bus service, for V3 to Derby. The site is located within 20 minutes travel time of essential services.	Status: Promoted Site			
	Planning History: None relevant			
CONSTRAINTS				
Policy constraints: The site has been considered against Local, Regional and National planning policy and it has been assessed that the site is constrained by: - Countryside policy (EV1) in the South Derbyshire Local Plan 1998.				
Physical constraints (i.e. topography): The site has been assessed and it is considered that the site is not physically constrained.				
Environmental constraints including flood risk: The site has been assessed and it is considered that the site is not environmentally constrained. This assessment included consideration of flood risk.				
Access constraints: The site has been assessed and it is considered that the access to the site is not constrained.				

Ownership constraints:

From the information available to us it is considered that the site is currently in one ownership.

Other:

The site has been assessed and it is considered that there are no further constraints.

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

Following the assessment of the site, it is considered that all of the constraints are able to be overcome in the future.

Economic viability issues:

The site has been assessed and it is considered that residential development on this site would be economically viable.

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	175

Site suitable? Potentially

Site available? Yes

Site achievable? Yes

Deliverable dwellings:

Developable dwellings:

Summary

The site is predominantly greenfield and comprises agricultural land and buildings and a farmhouse. The site has potential access onto Rykneld Road. It has been proposed through the SHLAA submission that up to 175 dwellings could be provided on the site. There is no developer interest on the site.

The site is considered to be potentially suitable as it is currently restricted by local planning policy as the site is in an area protected by countryside policy.

The site is considered available as the existing use would not need to be relocated on the majority of the site, the existing farm building and agricultural buildings to the north of the site would however need to be relocated. In addition the site is in single ownership.

The site is considered achievable as it is predominantly green field site and there is a reasonable prospect that the site will be financially viable for residential development in the future.