



GENERAL SITE INFORMATION		SITE USAGE		
Site reference: DER/0001		Site Description:		
Site Name: Land either side of Rykneld Road		Predominantly open fields behind existing dwellings either side of Rykneld Road.		
Site Address: Littleover Rykneld Road Derby		Current Use: Agricultural		
PUA/Non PUA: PUA	Total site area (hectares): 33.3			
Site allocation: Mixed Use	Greenfield:	Brownfield:	Net Developable Area:	
Developer interest: High	33.3	0		
Access to services: Shops 600m from furthest point of the site, 2km to primary and 1.5km to secondary schools from furthest part of the site.		Status: Allocated Site		
		Planning History: Application for major residential was submitted but withdrawn in 2009. New major residential application for circa 800 dwellings submitted 2011 for part of the site.		
CONSTRAINTS				
Policy constraints: The site is allocated for housing with a small business component.				
Physical constraints (i.e. topography): The site is split by Rykneld Road but this should not hinder development.				
Environmental constraints including flood risk: None known				
Access constraints: None known				

Ownership constraints:

The site is in multiple ownerships. It is understood that developers have options on at least some of the land and control access.

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

N/A

Economic viability issues:

Dependant on negotiations with land owners. The current market situation has led to renegotiations. However this is generally a viable site.

DWELLING DELIVERY AND SITE CAPACITY

Dwelling delivery timescales (number of dwellings per year block):	1-5	6-10	11-15	16+	CAPACITY
	300	600	0	0	900

Site suitable? Yes

Site available? Yes

Site achievable? Yes

Deliverable dwellings: 300

Developable dwellings: 900

Summary

This greenfield site is allocated in the CDLP Review for around 980 dwellings and supporting facilities. Part of the site is also subject to an SPD and a planning applications for circa 800 dwellings. There are a number of developers involved. Developers control access and have options on some of the land. The site is generally considered to be viable although negotiations on S106 are ongoing. A Plannign Application for the majority of the site has been submitted which would deliver around 800 dwellings.

Access to the site is generally good and on a main road (Rykneid Road). The A38 and A50 have good accessibility. The area is currently served by Littleover Secondary School and Griffie Field Primary school at Heatherton but a new primary school will be required.

The location is suitable for housing development and would create a sustainable community as an extension to the existing Heatherton development. Generally the site is ready to develop subject to the above but it is thought that due to reducing densities it will deliver around 900 dwellings in total now with about a third of these coming forward in the first 5 years..

Delivery timescales would see part of the site developed within the five year supply and the rest within the fifteen year supply.

Ownership constraints exist on a part of the site but there is a clear intention for development on a significant part. Because multiple developers are expected to be working on site, annual completion rates are expected to be high once development is underway.