

Site Reference:	<b>12</b>	Site Location:	<b>Staveley Works, Land at</b>
Ward:	<b>Barrow Hill &amp; New Whittington</b>	Greenfield /Brownfield:	<b>Brownfield</b>
Site Size (ha):	<b>13.47</b>	Grid Reference:	<b>SK 42280 74618</b>
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			River Rother, River and Canal Environment
Surrounding Land Use:			Former Chemical Works, Open Countryside

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>Within and adjacent to site boundary</i>
Access:	<i>Currently very poor. No clear current access</i>
Flood Risk:	<i>East and northern area of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008) 50% coverage</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1980-1999 Mixed Works, 1960-1979 Iron Pipe Works, Railway Tracks and Land, 1940-1959 Staveley Works (Iron), Devonshire Works, 1930-1939 Staveley Works</i>
Ground conditions:	<i>Former Staveley Middlecroft Opencast site</i>
Accession Composite total:	<i>Within 20 minutes</i>

**Environmental Designations**

Local Wildlife sites:	<i>CH064 - Chesterfield Canal adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **70%**  
Potential number of dwellings: **282.87**  
Potential number of dwellings (suitable sites): **140**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **140**  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC  
Local Plan  
compatibility?  
Potential number of  
dwellings (suitable  
sites and RCBLP  
compliant)

*False*

Availability:

*Uncertain*

Availability

*Land owner has put site forward for development*

Comments:

Suitability:

*Not currently Suitable*

Suitability

Comments:

*Brownfield site contamination issues likely to require treatment*

Deliverability:

*highly unlikely*

Deliverability

Comments:

*likely to be a reasonable site; specific abnormals , first phase deliverable  
within 5 - 10 years*

Why?

Conclusion

*Potentially suitable in longer term*