

Site Reference:	13	Site Location:	St. Joseph's Church, Chesterfield Road, Land north of
Ward:	Middlecroft & Poolsbrook	Greenfield /Brownfield:	Greenfield
Site Size (ha):	3.395	Grid Reference:	SK 42669 74323
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open land and countryside	
Surrounding Land Use:		Church, Some Residential land	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Sloping</i>
Location of any pylons:	<i>Edge of site</i>
Access:	<i>Straight from A619</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1980-1999 Opencast workings, Possible Graveyard, 1960-1979 Possible Graveyard, 1930 -1939 Possible Graveyard</i>
Ground conditions:	<i>Part of site Staveley Middlecroft Opencast site</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</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: **90%**
Potential number of dwellings: **91.665**
Potential number of dwellings (suitable sites): **92**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **92**
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Yes but policy constraints

Suitability

*Part of an area forming an important open break between Chesterfield and
Brimington*

Comments:

Deliverability:

possible

Deliverability

*likely to be a reasonable site; no specific abnormalities , first phase deliverable
within 5 years*

Comments:

Why?

Conclusion

Significant policy constraint which would need to be addressed by the LDF