

Site Reference:	40	Site Location:	<i>Rhodia Eco Site Staveley</i>
Ward:	<i>Barrow Hill & New Whittington</i>	Greenfield /Brownfield:	<i>Brownfield</i>
Site Size (ha):	59.05	Grid Reference:	<i>SK 42318 74951</i>
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Former Chemical Plant and ancillary land	
Surrounding Land Use:		Railway, River Rother, Open Land, Industrial Units and the Chesterfield Canal	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Relativley Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Currently access can come from Works Road, Hall Lane, Mill Green - 30 mph</i>
Flood Risk:	<i>Along the south and east boundaries areas of the site fall within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</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, Tanks. 1960-1979 Railway tracks and land, Chemical engineering, Spoil heap. 1940-1959 Staveley Works (Iron), 1930-1939 Staveley Works. 1901-1929 Staveley Works. -1900 Railway Part Former Staveley Middlecroft Opencast site</i>
Ground conditions:	<i>Within 20 minutes</i>
Accession Composite total:	

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:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>1,2 & 3 Cavendish Place, Barrow Hill, Staveley opposite site</i>	Conservation Areas:	<i>Opposite Barrow Hill Cons Area</i>
Site identified through Call for Sites?			

Density: **30**
Gross to net calculation: **70%**
Potential number of dwellings: **930.04**
Potential number of dwellings (suitable sites): **930**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **140**
Developable Year 11-15 - **140**
Developable Year 16+ - **650***

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

False

Availability:

Uncertain

Availability

Land owner agreed to cooperate with master planning exercise and likely to be willing to develop

Comments:

Suitability:

Not currently Suitable

Suitability

Part of a run down and underused industrial area for which a masterplan is being prepared Whilst it is a Brownfield site where contamination issues likely to require treatment/redevelopment for residential use is a possibility

Comments:

Deliverability:

highly unlikely

Deliverability

likely to be a reasonable site; specific abnormalities , first phase deliverable

Comments:

within 5 - 10 years

Why?

Conclusion

Potentially suitable in longer term