

Site Reference:	41	Site Location:	Frecheville Street, Staveley. Land off,
Ward:	Middlecroft & Poolsbrook	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.909	Grid Reference:	SK 42938 74069
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:			Allotment Gardens
Surrounding Land Use:			Allotments, Cemetery, Junior School and Residential

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Fairly good side road. Access from a bend</i>
Flood Risk:	<i>None - Flood Zone 1 (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>1940-1959 Old shaft</i>
Ground conditions:	<i>None known</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: **24.54**
Potential number of dwellings (suitable sites): **24**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - 24
Potential additions to 5 year supply -
Developable Year 6-10 -
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

owner has put forward site for development

Comments:

Suitability:

Yes but policy constraints

Suitability

Disused allotment site within urban area. Case could be made to justify

Comments:

change of use

Deliverability:

highly likely

Deliverability

likely to be a popular site; some abnormals , deliverable within 5 years

Comments:

Why?

Conclusion

Developable site