

Site Reference:	50	Site Location:	<i>Dema Glass Site, Sheffield Road, Whittington</i>
Ward:	<i>Moor</i>	Greenfield /Brownfield:	<i>Brownfield</i>
Site Size (ha):	9.933	Grid Reference:	<i>SK 38454 73019</i>
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: <i>N/A</i> 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Cleared Land - Site recently given permission for Football Stadium and Food Superstore	
Surrounding Land Use:		Residential, Chesterfield Trade Centre, Stand Industrial Estate, Warehouse, Club, Fire station, Playing Field and A61	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None - Main</i>
Access:	<i>From Sheffield Road and Lockoford Road</i>
Flood Risk:	<i>50% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>-1900 Saw Pit, Sewage Farm. 1901-1929 Sewage Farm. 1940-1959 BTH Factory, Railway. 1930-1939 BTH Factory. 1960-1979 Glass Works, Works, Railway land and Tracks . 1980-1999 Works</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>4901.206</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>None identified</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?			

Density: **40**
Gross to net calculation: **80%**
Potential number of dwellings: **317.86**
Potential number of dwellings (suitable sites):

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
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:
Availability
Comments:
Suitability:

*Uncertain
Owner has planning consent for alternative use and may not be willing to develop*

Suitability
Comments:

Yes but significant policy constraints part of a redevelopment site with planning consent for mixed use development. potentially poor environment through proposed neighbouring uses

Deliverability:
Deliverability
Comments:

*highly unlikely
likely to be a reasonable site; some abnormals , deliverable within 5 years*

Why?

Conclusion

Allocated as strategic business site