

Site Reference:	57	Site Location:	Hady Hill
Ward:	St Leonards	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.597	Grid Reference:	SK 39965 70949
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Open Land/horse stable
Surrounding Land Use:			Residential, Royal Chesterfield Hospital

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Graded</i>
Location of any pylons:	<i>None</i>
Access:	<i>Hady Lane 30mph. Hady Hill 40mph - visibility problems from west. Bus Stop adjacent</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>None known</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: **100%**
Potential number of dwellings: **17.91**
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply - 18
Developable Year 6-10 - 18
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:

Available pre 2016

Availability

Land owner may be willing to develop

Comments:

Suitability:

Suitable

Suitability

Greenfield site within residential area. Access is potentially problematic

Comments:

Deliverability:

possible

Deliverability

likely to be a popular site; no specific abnormalities , deliverable within 5 years

Comments:

Why?

Conclusion

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