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|------------------------------|----------------------|---|---|
| Site Reference: | 61 | Site Location: | Spencer Street Health Centre |
| Ward: | Brockwell | Greenfield /Brownfield: | Brownfield |
| Site Size (ha): | 1.112 | Grid Reference: | SK 38014 71438 |
| Location: | <i>In Settlement</i> | Agricultural Land Use Classification: | Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| Current Land Uses: | | Health Centre | |
| Surrounding Land Use: | | Derbyshire Primary Care Trust, North East Derbyshire District Council Offices, Residential, Church and Car Park | |

Possible Constraints

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|---|---|
| Greenbelt: | <i>NO</i> |
| Steep Slopes: | <i>Flat</i> |
| Location of any pylons: | <i>None</i> |
| Access: | <i>30 mph of Saltergate or Spencer Street</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>1960-1979 Chesterfield Chest Clinic</i> |
| Ground conditions: | <i>None known</i> |
| Accession Composite total: | <i>Within 20 minutes</i> |

Environmental Designations

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|-------------------------------|---|--|---|
| Local Wildlife sites: | <i>None known</i> | Sites of Special Scientific Interest (SSSIs): | <i>None known</i> |
| Protected Trees: | <i>4901.261</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>Opposite Roman Catholic Church of the Annunciation</i> | Conservation Areas: | <i>Adjoins Spencer Street Cons Area and Town Centre Cons Area</i> |

Site identified through Call for Sites?

Density: **50**
Gross to net calculation: **90%**
Potential number of dwellings: **50.004**
Potential number of dwellings (suitable sites): **50**

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+ - **50***

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|---|--|
| Replacement CBC Local Plan compatibility? | <i>True</i> |
| Potential number of dwellings (suitable sites and RCBLP compliant) | 50 |
| Availability: | <i>Uncertain</i> |
| Availability Comments: | <i>Owner seeking alternative use</i> |
| Suitability: | <i>Suitable</i> |
| Suitability Comments: | <i>Potentially redundant health clinic. Access is potentially problematic and could require additional land. Potentially suitable as part of a mixed use development</i> |
| Deliverability: | <i>highly unlikely</i> |
| Deliverability Comments: | <i>likely to be a popular site; some abnormal access needs improvement, deliverable in 5-10 years</i> |
| Why? | |
| Conclusion | <i>Potentially suitable in longer term</i> |