

Site Reference:	76	Site Location:	Duke Street Car Sales
Ward:	Lowgates & Woodthorpe	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.246	Grid Reference:	SK 43386 74514
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:		Car Sales	
Surrounding Land Use:		Residential, Industrial Units and Job Centre	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Inkersall Road 30 mph. Part of site adjacent to junction</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>Borders Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1980-1999 Speedwell Industrial Estate. 1960-1979 Railway Tracks. 1940-1959 Railway</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: **40**
Gross to net calculation: **100%**
Potential number of dwellings: **9.84**
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:

Uncertain

Availability

Land owner has secured planning permission for alternative development

Comments:

Suitability:

Not suitable

Suitability

former car sales site beside busy main road and on edge of industry and business area. Air quality and noise issues likely to restrict ability to create a pleasant living environment

Comments:

Deliverability:

highly unlikely

Deliverability

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

Comments:

Why?

Conclusion