

<b>Site Reference:</b>	<b>80</b>	<b>Site Location:</b>	<b><i>Chesterfield Car Auctions</i></b>
<b>Ward:</b>	<b><i>Moor</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Brownfield</i></b>
<b>Site Size (ha):</b>	<b><i>0.769</i></b>	<b>Grid Reference:</b>	<b><i>SK 38494 72777</i></b>
<b>Location:</b>	<b><i>In Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Car Auction Site</b>	
<b>Surrounding Land Use:</b>		<b>Residential, Cleared Dema Glass Site (Permission for Football Stadium and Superstore), open land and A61 island</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Generally flat but below level of surrounding</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Off Lockoford Lane (30 mph)</i>
<b>Flood Risk:</b>	<i>90% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>Part of the site is within the AQMA</i>
<b>Possible contamination from past land use:</b>	<i>-1900 sewage farm. 1901-1929 sewage farm. 1960-1979 Garage</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<i>None known</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland: Registered</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>

Site identified through Call for Sites?

Density: **40**  
Gross to net calculation: **90%**  
Potential number of dwellings: **27.684**  
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)	<i>False</i>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner has secured a planning consent for alternative development</i>
Suitability:	<i>Not suitable</i>
Suitability Comments:	<i>car auction site beside busy main road and on edge of industry and business area included in A61 Corridor masterplan. Application for major hotel development under consideration. Air quality and noise issues likely to restrict ability to create a pleasan</i>
Deliverability:	<i>highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site;some abnormals , deliverable within 5 years</i>
Why? Conclusion	<i>Unsuitable environment for housing</i>