

Site Reference:	98	Site Location:	east of Victoria Farm, n-w of Station Road
Ward:	Hollingwood & Inkersall	Greenfield /Brownfield:	Greenfield
Site Size (ha):	2.256	Grid Reference:	SK 41014 74522
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Open Land and countryside (informal playing field)
Surrounding Land Use:			Chesterfield Canal, Electricity Sub-Station, Residential and Farm

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat. On two levels</i>
Location of any pylons:	<i>Yes</i>
Access:	<i>Good. Station Road bus route. Not busy</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>Part of the site falls within Staveley Major Hazard Consultation Zone</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1960-1979 Opencast workings. 1940-1959 disturbed ground. 1930-1939 disturbed ground. 1901-1929 Railway land. -1900 Railway land and siddings</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH064 - Chesterfield Canal adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</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: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **60.91**
Potential number of dwellings (suitable sites): **61**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **61**
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 indicated willingness to develop in the past</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Part used as playing field</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities, deliverable within 5 years</i>
Why?	
Conclusion	<i>Significant policy constraint which would need to be addressed by the LDF</i>