

Site Reference:	110	Site Location:	Rugby Club, Sheffield Road
Ward:	St Helens	Greenfield /Brownfield:	Greenfield
Site Size (ha):	2.914	Grid Reference:	SK 38240 72366
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:		Rugby Club	
Surrounding Land Use:		Bus Depot, Residential and Christ Church Primary School	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Steep slope at Sheffield Road Frontage</i>
Location of any pylons:	<i>None</i>
Access:	<i>Access could come from Tipton View Road - 30 mph lots of on-street parking. Access could also come from Sheffield Road, although very busy</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: Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>		<i>None identified</i>

Site identified through Call for Sites?

Density: **40**
Gross to net calculation: **90%**
Potential number of dwellings: **104.9**
Potential number of dwellings (suitable sites): **85**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply - **85**
Potential additions to 5 year supply -
Developable Year 6-10 -
Developable Year 11-15 -
Developable Year 16+ -*

Replacement CBC Local Plan compatibility?	<i>False</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	85
Availability:	<i>Available now</i>
Availability Comments:	<i>Land owner has put forward a potential housing development</i>
Suitability:	<i>Yes but policy constraints</i>
Suitability Comments:	<i>Playing field related to Rugby Club due to be relocated as part of Replacement Chesterfield Borough Local Plan</i>
Deliverability:	<i>highly likely</i>
Deliverability Comments:	<i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i>
Why?	
Conclusion	<i>Developable site</i>