

Site Reference:	114	Site Location:	South Place-Hipper St.
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	1.178	Grid Reference:	SK 38371 70896
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:		Police Station, Warehouses, Depot, Retail and residential	
Surrounding Land Use:		Bowling Green, Chesterfield Coach Station, Community Centre, Gov't Offices, Multi Storey Car Park, Vicar Lane Shopping Centre + Ravenside Retail Park	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Slight slope from North to South</i>
Location of any pylons:	<i>None</i>
Access:	<i>Site can accessed from Beetwell Street, Hipper Street, South Place or Markham Road - 30 mph</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of the site is within the AQMA</i>
Possible contamination from past land use:	<i>1960-1979 Works, Warehouses. 1980-1999 Works.</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:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Registered Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>Located within site 7 Beetwell Street, The Spread Eagle public house, 9 Beetwell Street, 11 Beetwell Street, 13 and 15 Beetwell Street</i>	Conservation Areas:	<i>Part of site in Town Centre Cons Area</i>

Site identified through Call for Sites?

Density: **50**
Gross to net calculation: **90%**
Potential number of dwellings: **53.01**
Potential number of dwellings (suitable sites): **53**

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+ - **53***

Replacement CBC Local Plan compatibility?
Potential number of dwellings (suitable sites and RCBLP compliant)

True

53

Availability:

Uncertain

Availability

Multiple ownerships

Comments:

Suitability:

Suitable

Suitability

Large site within town centre. Part is within conservation area. Small proportion may be suitable for housing as part of mixed use redevelopment in the long term 0.24ha Suitable

Comments:

Deliverability:

Highly unlikely

Deliverability

likely to be a popular site; some abnormal, deliverable within 5 -10 years

Comments:

Why?

mixed use potential

Conclusion

Mixed development potentially suitable in longer term