

<b>Site Reference:</b>	<b>116</b>	<b>Site Location:</b>	<b>Park Road north of Markham Road</b>
<b>Ward:</b>	<b>St Leonards</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>1.954</b>	<b>Grid Reference:</b>	<b>SK 38072 70955</b>
<b>Location:</b>	<i>In Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		Chapel, Offices, Residential and Retail	
<b>Surrounding Land Use:</b>		Post Office, Multi-Storey Car Park, and Chesterfield Coach Station	

**Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Slope North to South</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>30MPH New Beetwell Satreet, Park Road and Markham Road</i>
<b>Flood Risk:</b>	<i>None - Flood Zone 1 (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>1980-1999 Garage. 1960-1979 Depot, Garage, Warehouse, Station (disused), Cattle Pens. 1940-1959 railway track. 1930-1939 railway track 1901-1929 railway track. Pre 1900 railway track</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>Adjoining Queens Park</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>Opposite Town Centre Cons Area</i>

Site identified through Call for Sites?

Density: **50**  
Gross to net calculation: **90%**  
Potential number of dwellings: **87.93**  
Potential number of dwellings (suitable sites): **88**

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+ - **88***

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	<b>88</b>
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Multiple ownerships</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Large site within town centre. Small proportion may be suitable for housing as part of mixed use redevelopment in the long term 0.8ha Suitable</i>
Deliverability:	<i>Highly unlikely</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 -10 years</i>
Why?	<i>mixed use potential</i>
Conclusion	<i>Mixed development potentially suitable in longer term</i>