

<b>Site Reference:</b>	<b>120</b>	<b>Site Location:</b>	<b>Station Road Newspaper Office, Chesterfield</b>
<b>Ward:</b>	<b>St Leonards</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>1.428</b>	<b>Grid Reference:</b>	<b>SK 38612 71103</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>		Derbyshire Times Newspaper Offices and Parking Facilities	
<b>Surrounding Land Use:</b>		County Court, Offices, Retail, Theatre, Museum and Art Gallery and Public House	

### **Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Inclines west to east, multi levels to the site</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>Good Access, many possible points of entries onto the site. (Corporation Street, Station Back Lane, St Marys Gate or Spa Lane - All 30 mph)</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>1960-1979 Works, Warehouse.</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:</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Registered Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>Opposite Stephenson Memorial Hall, Corporation St, 2 St Mary's Gate, St Mary's Church and Churchyard</i>	<b>Conservation Areas:</b>	<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: **64.26**  
Potential number of dwellings (suitable sites): **64**

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+ - **64***

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

*True*

**64**

Availability:  
Availability  
Comments:  
Suitability:

*Uncertain  
Relocation of existing use required*

Suitability  
Comments:

*Suitable  
Large site within town centre comprising business uses and public car parking. Small proportion may be suitable for housing as part of mixed use redevelopment in the long term 1.33 ha Suitable*

Deliverability:  
Deliverability  
Comments:

*Highly unlikely  
likely to be a popular site; some abnormals, deliverable within 5 -10 years*

Why?  
Conclusion

*mixed use potential  
Mixed development potentially suitable in longer term*