

<b>Site Reference:</b>	<b>123</b>	<b>Site Location:</b>	<b><i>Bingo Hall, Church Street, Staveley</i></b>
<b>Ward:</b>	<b><i>Middlecroft &amp; Poolsbrook</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Brownfield</i></b>
<b>Site Size (ha):</b>	<b><i>0.1</i></b>	<b>Grid Reference:</b>	<b><i>SK 43330 74803</i></b>
<b>Location:</b>	<b><i>In Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	<b>Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area</b>
<b>Current Land Uses:</b>		<b>Former Bingo Hall</b>	
<b>Surrounding Land Use:</b>		<b>Residential, Retail, Church, Community Centre, Garage, Council Office</b>	

**Possible Constraints**

<b>Greenbelt:</b>	<b><i>NO</i></b>
<b>Steep Slopes:</b>	<b><i>None</i></b>
<b>Location of any pylons:</b>	<b><i>None</i></b>
<b>Access:</b>	<b><i>SIDE ROAD CLOSE TO A619. LIMITED ACCESS AND PARKING</i></b>
<b>Flood Risk:</b>	<b><i>None - Flood Zone 1 (July 2008)</i></b>
<b>Hazardous Risks:</b>	<b><i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i></b>
<b>Pollution:</b>	<b><i>None known</i></b>
<b>Possible contamination from past land use:</b>	<b><i>None known</i></b>
<b>Ground conditions:</b>	<b><i>None known</i></b>
<b>Accession Composite total:</b>	<b><i>Within 20 minutes</i></b>

**Environmental Designations**

<b>Local Wildlife sites:</b>	<b><i>None known</i></b>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<b><i>None known</i></b>
<b>Protected Trees:</b>	<b><i>NONE</i></b>	<b>Ancient Woodland:</b>	<b><i>None known</i></b>
<b>Local Nature Reserves:</b>	<b><i>None known</i></b>	<b>Registered Historic Parks and Gardens:</b>	<b><i>None identified</i></b>
<b>Listed Buildings:</b>	<b><i>38 and 40 High Street, 42 and 44 High Street adjoining the site, Community Centre (The School), Churchyard Cross, Church of St. John the Baptist, Church Street opposite the site</i></b>	<b>Conservation Areas:</b>	<b><i>Within Staveley Cons Area</i></b>

Site identified through Call for Sites?

Density: **40**  
Gross to net calculation: **100%**  
Potential number of dwellings: **4**  
Potential number of dwellings (suitable sites): **4**

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+ -*

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

*True*

**4**

Availability:  
Availability  
Comments:  
Suitability:  
Suitability  
Comments:  
Deliverability:  
Deliverability  
Comments:

*Uncertain  
Land owner may be willing to develop  
Unsuitable by virtue of small size  
large leisure building within district centre and conservation area. Conversion to residential . Small site is outside scope of methodology  
possible  
likely to be a popular site; some abnormalities , deliverable within 5 -10 years*

Why?  
Conclusion

*Site below size threshold*