

Site Reference:	126	Site Location:	Staveley Shopping Centre
Ward:	Middlecroft & Poolsbrook	Greenfield /Brownfield:	Brownfield
Site Size (ha):	0.501	Grid Reference:	SK 43215 74609
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:		Shopping Centre	
Surrounding Land Use:		Leisure Centre, Residential, Retail (High Street), Doctors, Supermarket,	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>'A' ROAD ADJACENT</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</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:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>Located opposite Staveley Cons Area</i>

Site identified through Call for Sites?

Density: **40**
Gross to net calculation: **100%**
Potential number of dwellings: **20.04**
Potential number of dwellings (suitable sites): **20**

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+ - 20*

Replacement CBC Local Plan compatibility?	<i>True</i>
Potential number of dwellings (suitable sites and RCBLP compliant)	20
Availability:	<i>Uncertain</i>
Availability Comments:	<i>Land owner may be willing to develop</i>
Suitability:	<i>Suitable</i>
Suitability Comments:	<i>Large site within district centre comprising shop units and market square. Small proportion may be suitable for housing as part of mixed use redevelopment in the long term 0.5 ha Suitable</i>
Deliverability:	<i>possible</i>
Deliverability Comments:	<i>likely to be a popular site; some abnormals , deliverable within 5 -10 years</i>
Why?	
Conclusion	<i>Mixed development potentially suitable in longer term</i>