

Site Reference:	131	Site Location:	Troughbrook Works
Ward:	Barrow Hill & New Whittington	Greenfield /Brownfield:	Brownfield
Site Size (ha):	10.64	Grid Reference:	SK 41809 74765
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Former Industrial and mining use - site has been cleared bar a couple of buildings	
Surrounding Land Use:		Clocktower Business Centre, River Rother, Chesterfield Canal	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>None</i>
Location of any pylons:	<i>None</i>
Access:	<i>GOOD. WORKS ROAD. BUS ROUTE.</i>
Flood Risk:	<i>75% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (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>1980-1999 Mixed Works. 1960-1979 Works Complex. 1940-1959 Staveley Works (Iron). 1930-1939 Staveley Works. 1901-1929 Staveley Works. -1900 Staveley Works, Hollingwood Works</i>
Ground conditions:	<i>Former Staveley Middlecroft Opencast site</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH064 - Chesterfield Canal adjoins site</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>None identified</i>

Site identified through Call for Sites?

Density: **40**
Gross to net calculation: **90%**
Potential number of dwellings: **95.76**
Potential number of dwellings (suitable sites): **96**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **96**
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:
Availability
Comments:
Suitability:

*Uncertain
Land owner agreed to cooperate with master planning exercise and likely to be willing to develop
Not currently Suitable
Site is situated between the River Rother and the Chesterfield Canal.*

Suitability
Comments:

Contamination and flood risk are likely to be significant issues in any redevelopment. The Chesterfield Staveley Regeneration Route is reserved along the southern boundary. Development

Deliverability:
Deliverability
Comments:

*Highly unlikely
likely to be a reasonable site; specific abnormalities , first phase deliverable within 5 - 10 years*

Why?

timing of development will depend on level of contamination and programme for reclamation

Conclusion

Potentially suitable in longer term