

Site Reference:	153	Site Location:	Middlecroft Road Playing Field
Ward:	Middlecroft & Poolsbrook	Greenfield /Brownfield:	Greenfield
Site Size (ha):	0.8	Grid Reference:	SK 42447 73375
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:		Playing Field	
Surrounding Land Use:		Playing Field, Residential, Steveley Inkersall Primary School and Springwell Community School	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>ONE STEEP SLOPE FROM THE PLAYING FIELD</i>
Location of any pylons:	<i>Nearby</i>
Access:	<i>GOOD FROM MIDDLECROFT ROAD</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>None identified</i>

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **21.6**
Potential number of dwellings (suitable sites): **22**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **22**
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:

Available pre 2016

Availability

Land owner is seeking a planning consent for alternative development

Comments:

Suitability:

Yes but policy constraints

Suitability

Private open space within residential area. Currently within application site for new school

Comments:

Deliverability:

possible

Deliverability

likely to be a popular site; no specific abnormalities, deliverable within 5 years

Comments:

Why?

Conclusion

Significant policy constraint which would need to be addressed by the LDF