

|                              |                                     |  |   |
|------------------------------|-------------------------------------|--|---|
| <b>Site Reference:</b>       | <b>174</b>                          | <b>Site Location:</b>                        | <b>Middlecroft Sports Centre</b>  |
| <b>Ward:</b>                 | <b>Middlecroft &amp; Poolsbrook</b> | <b>Greenfield /Brownfield:</b>               | <b>Brownfield</b>   |
| <b>Site Size (ha):</b>       | <b>0.4934</b>                       | <b>Grid Reference:</b>                       | <b>SK 42733 73459</b>   |
| <b>Location:</b>             | <i>In Settlement</i>                | <b>Agricultural Land Use Classification:</b> | Primary - 7<br>Secondary: N/A<br>3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| <b>Current Land Uses:</b>    |                                     | <b>Demolished</b>                            |   |
| <b>Surrounding Land Use:</b> |                                     |  |   |

**Possible Constraints**

|   |   |
|---|---|
| <b>Greenbelt:</b>                                 | <i>NO</i>   |
| <b>Steep Slopes:</b>                              | <i>Flat</i>   |
| <b>Location of any pylons:</b>                    | <i>None</i>   |
| <b>Access:</b>                                    | <i>Access could be taken from Middlecroft Road or Calver Crescent (30 mph) - quiet location</i> |
| <b>Flood Risk:</b>                                | <i>None - Flood Zone 1 (July 2008)</i>  |
| <b>Hazardous Risks:</b>                           | <i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>                                     |
| <b>Pollution:</b>                                 | <i>None known</i>   |
| <b>Possible contamination from past land use:</b> | <i>None known</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: Registered</b>                  | <i>None known</i>      |
| <b>Local Nature Reserves:</b> | <i>None known</i>      | <b>Historic Parks and Gardens:</b>                   | <i>None identified</i> |
| <b>Listed Buildings:</b>      | <i>None identified</i> | <b>Conservation Areas:</b>                           | <i>None identified</i> |

Site identified through Call for Sites?

Density: **30**  
Gross to net calculation: **100%**  
Potential number of dwellings: **14.80**  
Potential number of dwellings (suitable sites): **15**

Potential delivery of dwellings:

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

|   |  |
|---|--|
| Replacement CBC<br>Local Plan<br>compatibility?                             | <i>False</i>   |
| Potential number of<br>dwellings (suitable<br>sites and RCBLP<br>compliant) | <b>15</b>  |
| Availability:   | <i>Available now</i>   |
| Availability<br>Comments:   | <i>Land owner willing to develop</i>   |
| Suitability:  | <i>Suitable</i>  |
| Suitability<br>Comments:  | <i>cleared former site of sports centre, adjacent to school in residential area</i>        |
| Deliverability:   | <i>possible</i>  |
| Deliverability<br>Comments:   | <i>likely to be a popular site; no specific abnormalities , deliverable within 5 years</i> |
| Why?  |  |
| Conclusion  | <i>Developable site</i>  |