

Site Reference:	212	Site Location:	Dale Close, Middlecroft
Ward:	Middlecroft & Poolsbrook	Greenfield /Brownfield:	Greenfield
Site Size (ha):	1.02	Grid Reference:	SK 41985 73788
Location:	<i>Edge of Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 7 3 = Good-Moderate, 4 = Poor , 7 = Urban Area

Current Land Uses:
Surrounding Land Use:

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>FAIRLY BIG SLOPE</i>
Location of any pylons:	<i>None</i>
Access:	<i>Dale Close- side road 30MPH Quiet Road. Chesterfield Road residential road too narrow. New access & traffic calming needed on Troughbrook Hill</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN STAVELEY MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>FRONTAGE FALLS WITHIN AQMA</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: **20**
Gross to net calculation: **90%**
Potential number of dwellings: **18.36**
Potential number of dwellings (suitable sites): **18**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **18**
Developable Year 11-15 -
Developable Year 16+ -*

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

False

Availability:

Available now

Availability

land owner may be willing to develop

Comments:

Suitability:

Yes but policy constraints

Suitability

Comments:

Large house and adjoining rough scrub land on edge of residential area

Deliverability:

possible

Deliverability

Comments:

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

Why?

Conclusion

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