

## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Garage Plots at Rectory Road
Ward Name	Staveley South
CFS Reference	-
Total Site Area (ha)	0.16
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site likely to prove difficult to achieve a good level of amenity and a suitable and safe access. Site is no longer being promoted as available for residential development.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

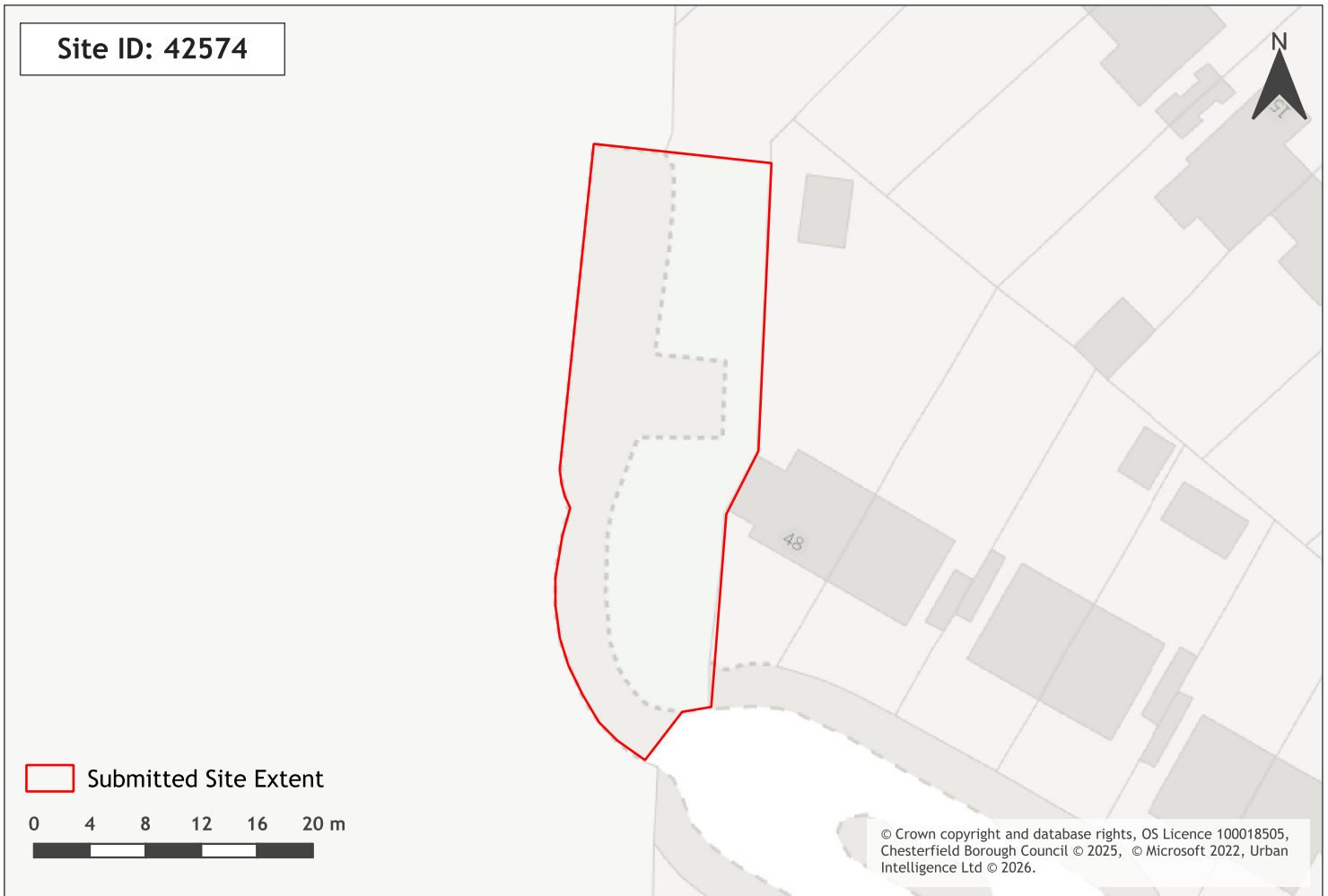
**Site constraints - 42573**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

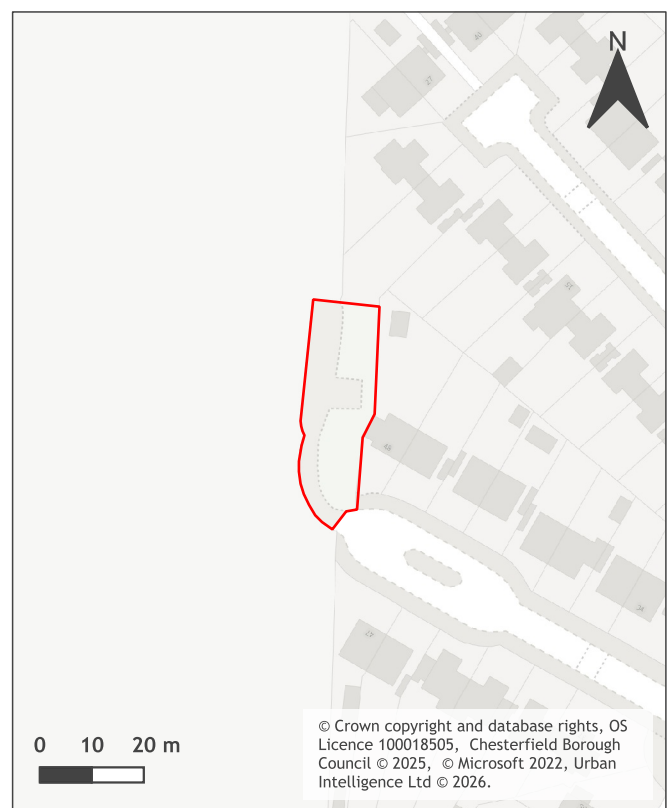
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Garage Plot Brook Road
Ward Name	Staveley North
CFS Reference	-
Total Site Area (ha)	0.05
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site unlikely to be developable above the minimum number of homes due to amenity constraints including overlooking, daylight and sunlight.
LAA Promoted Use	Residential

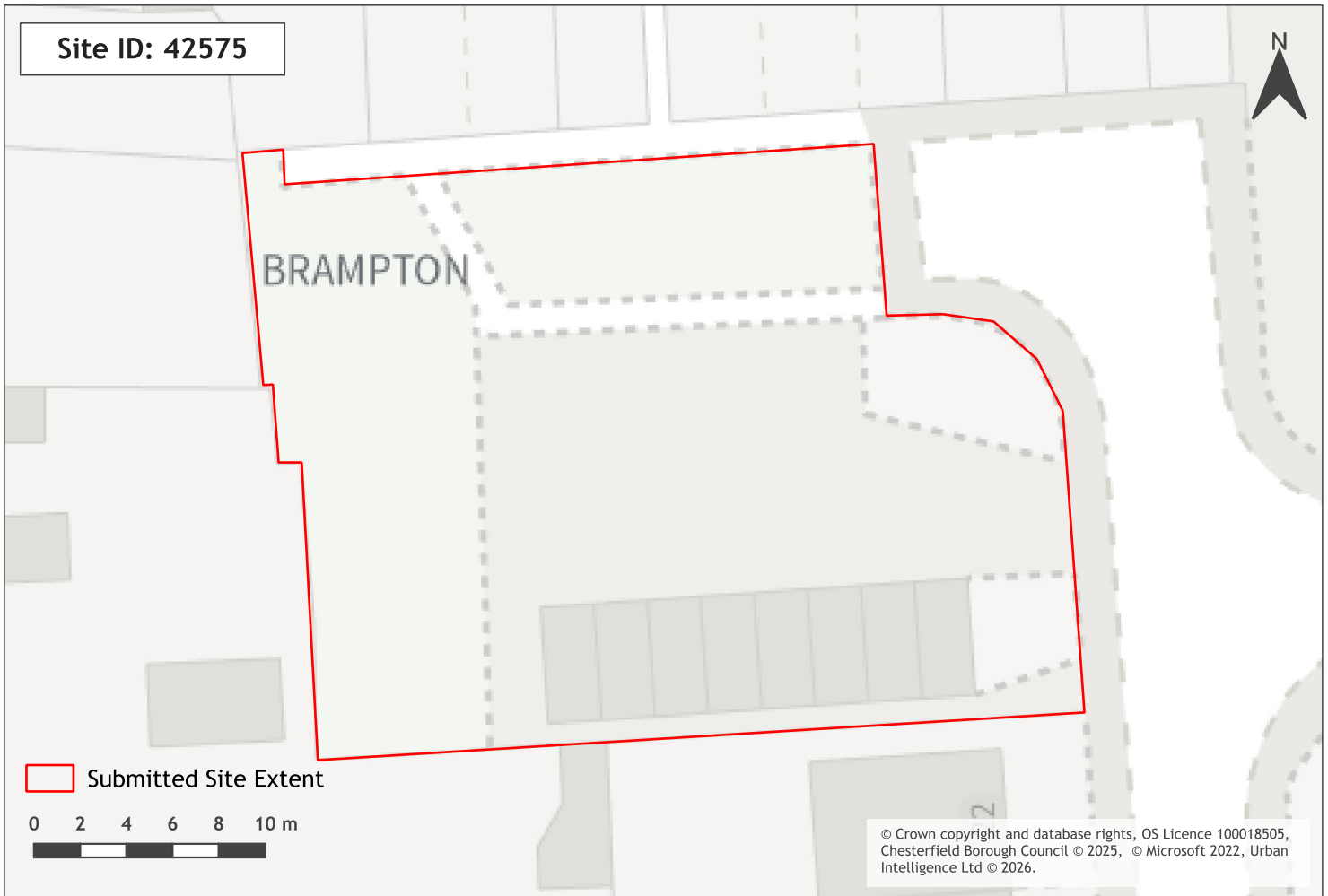


**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

**Site constraints - 42574**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	2.6
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**



Site Name	Garage plot Brocklehurst Piece
Ward Name	Brampton East & Boythorpe
CFS Reference	-
Total Site Area (ha)	0.08
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site unlikely to be developable above the minimum number of homes due to amenity constraints including overlooking, daylight and sunlight.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

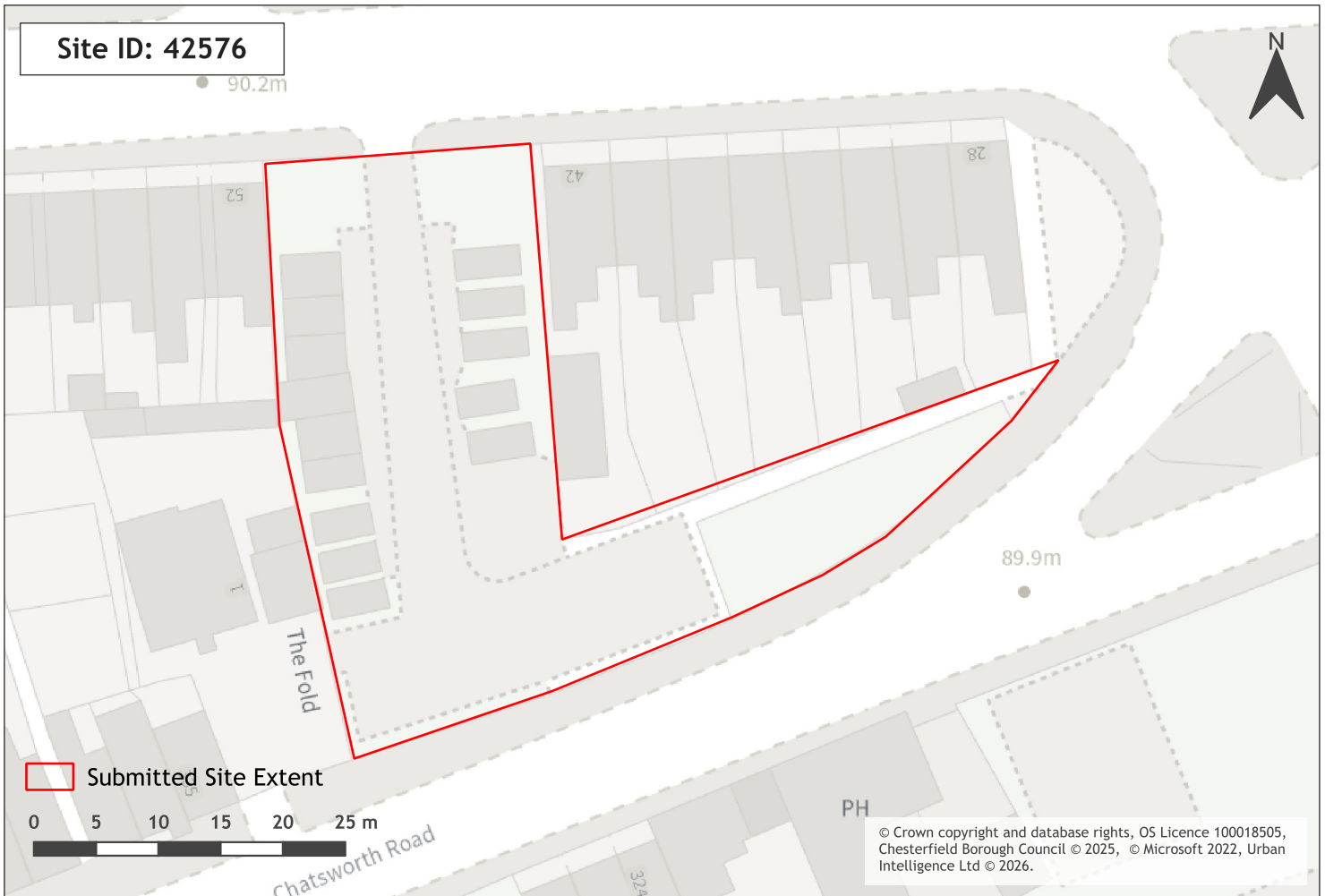
**Site constraints - 42575**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Garage Plot Old Road
Ward Name	Brampton East & Boythorpe
CFS Reference	-
Total Site Area (ha)	0.13
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site unlikely to be developable above the minimum number of homes due to amenity constraints including overlooking, daylight and sunlight.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

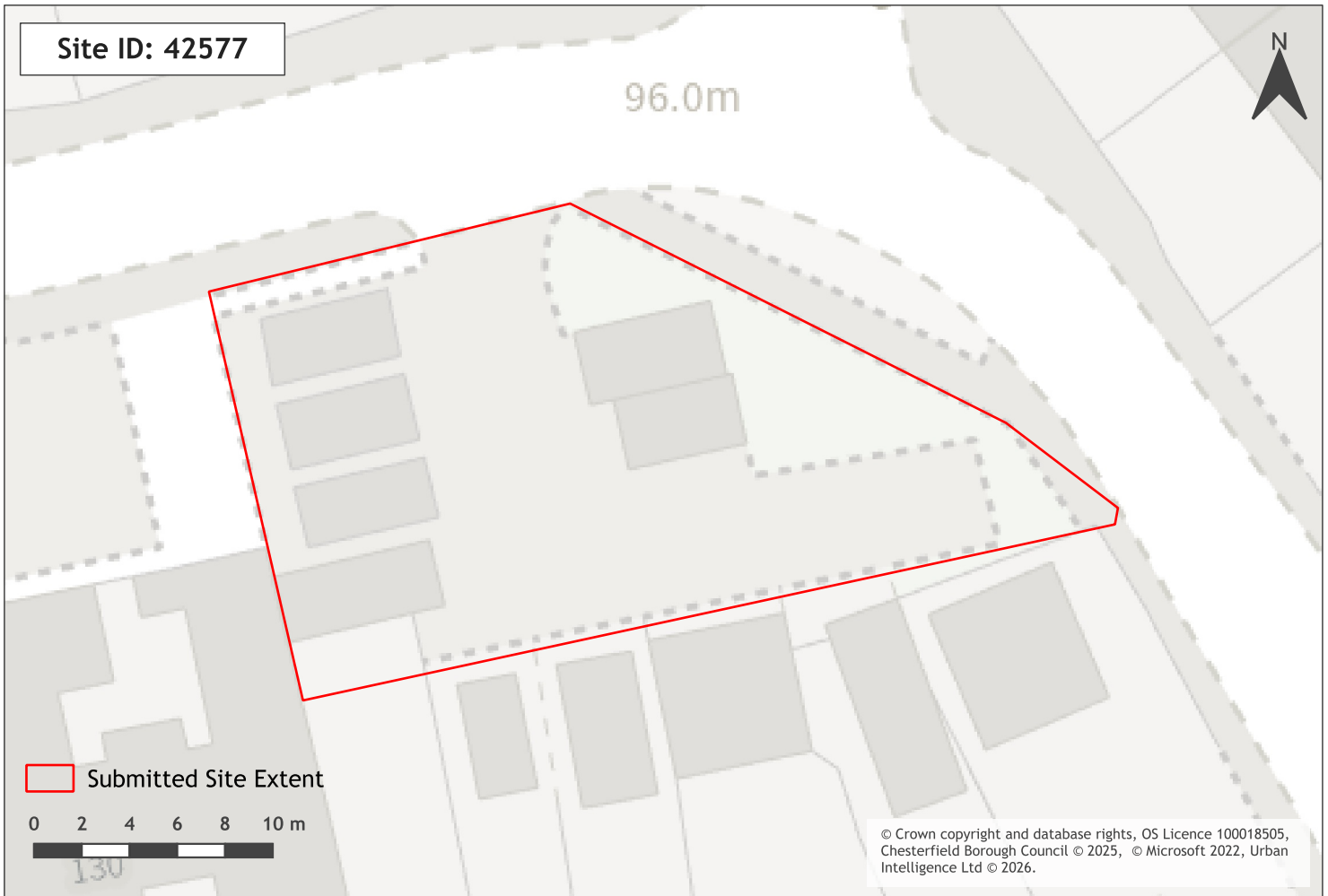
**Site constraints - 42576**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	39.34
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

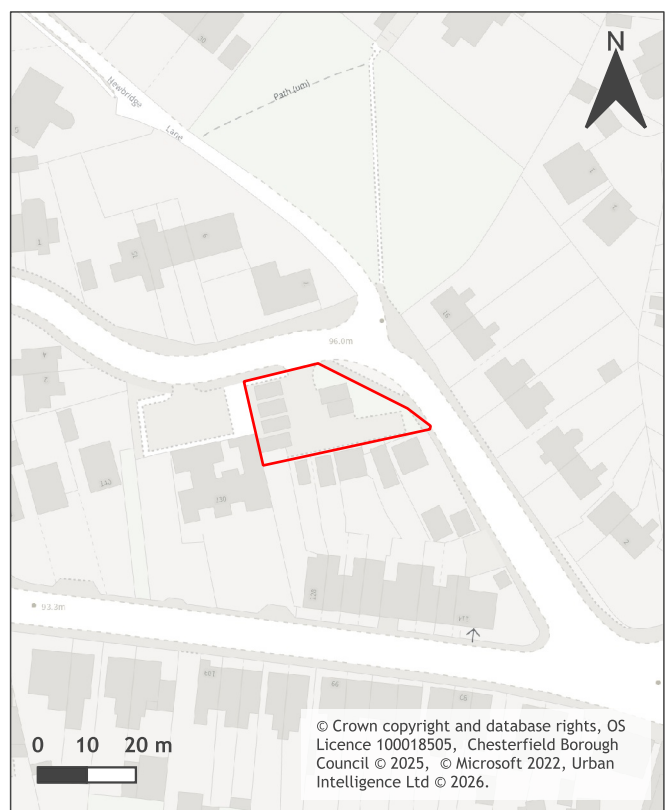
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Garage Plot Newbridge Lane
Ward Name	Brimington North
CFS Reference	-
Total Site Area (ha)	0.05
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site unlikely to be developable above the minimum number of homes due to amenity constraints including overlooking, daylight and sunlight.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

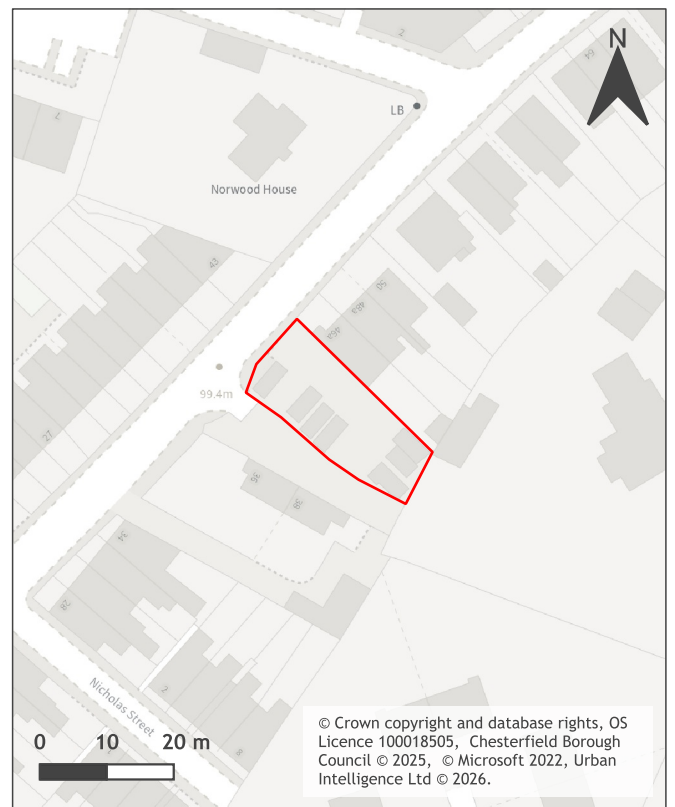
**Site constraints - 42577**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

## Call for Sites 2026 Stage 1 LAA Results: Residential Scenario January 2026



Site Name	Garage Plot Calow Lane
Ward Name	Hasland
CFS Reference	-
Total Site Area (ha)	0.03
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site unlikely to be developable above the minimum number of homes due to amenity constraints including overlooking, daylight and sunlight.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

**Site constraints - 42578**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

**Site constraints - 42580**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

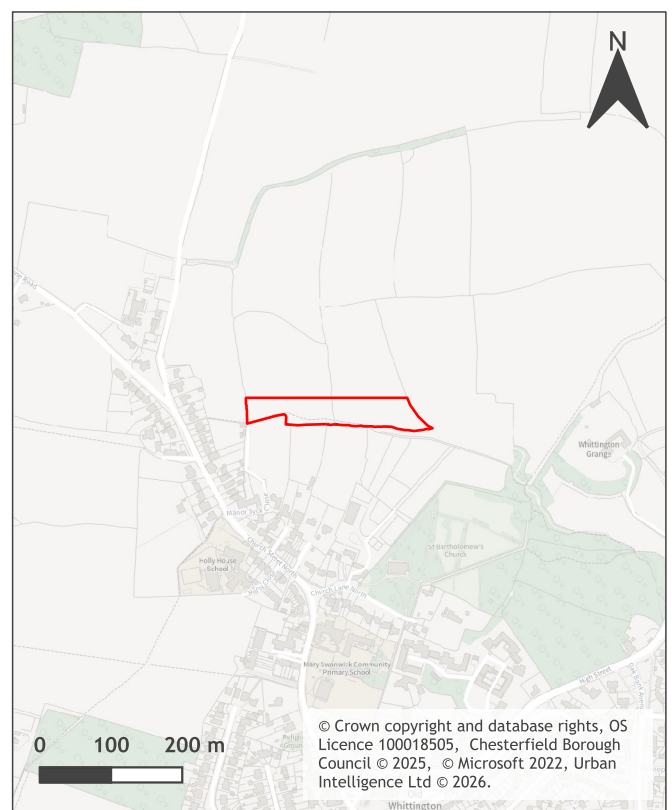
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Manor Syck Close (Land North of)
Ward Name	Whittington
CFS Reference	d6f5a9
Total Site Area (ha)	0.9
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site not available for residential development.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

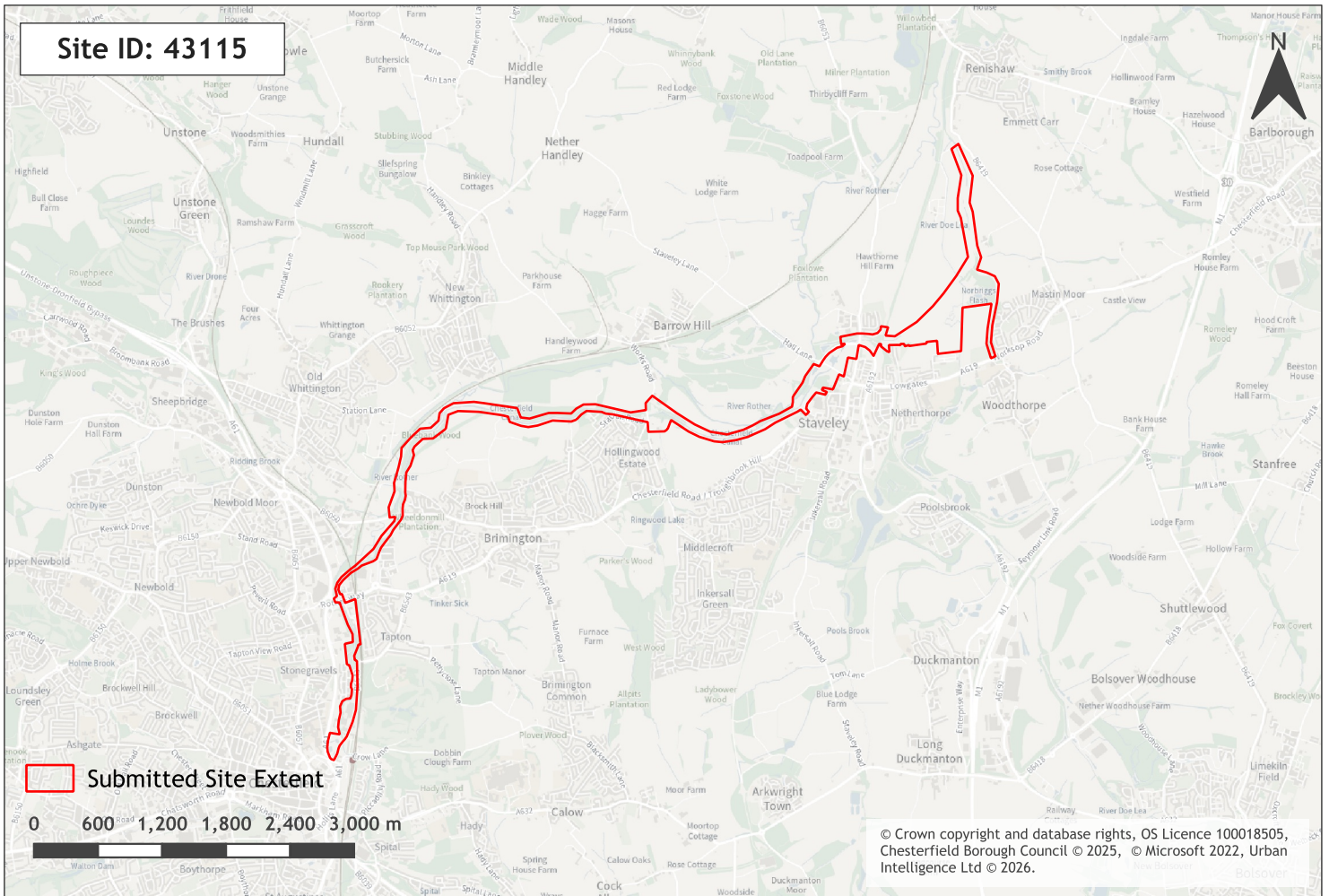
**Site constraints - 43112**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	100
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

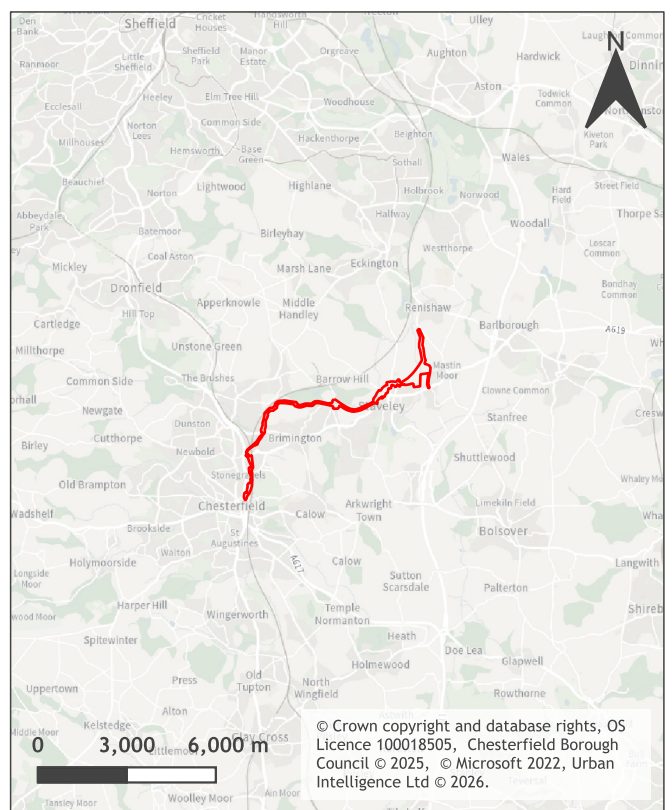
# Call for Sites 2026

## Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Chesterfield Canal Corridor
Ward Name	Staveley North
CFS Reference	a88d39
Total Site Area (ha)	133.88
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	The majority of it is unsuitable for residential development given flood risk and presence of the core ecological network. Parts of the site which might be suitable for residential development are being considered separately.
LAA Promoted Use	Residential, Employment, Retail



## Call for Sites 2026 Stage 1 LAA Results: Residential Scenario January 2026

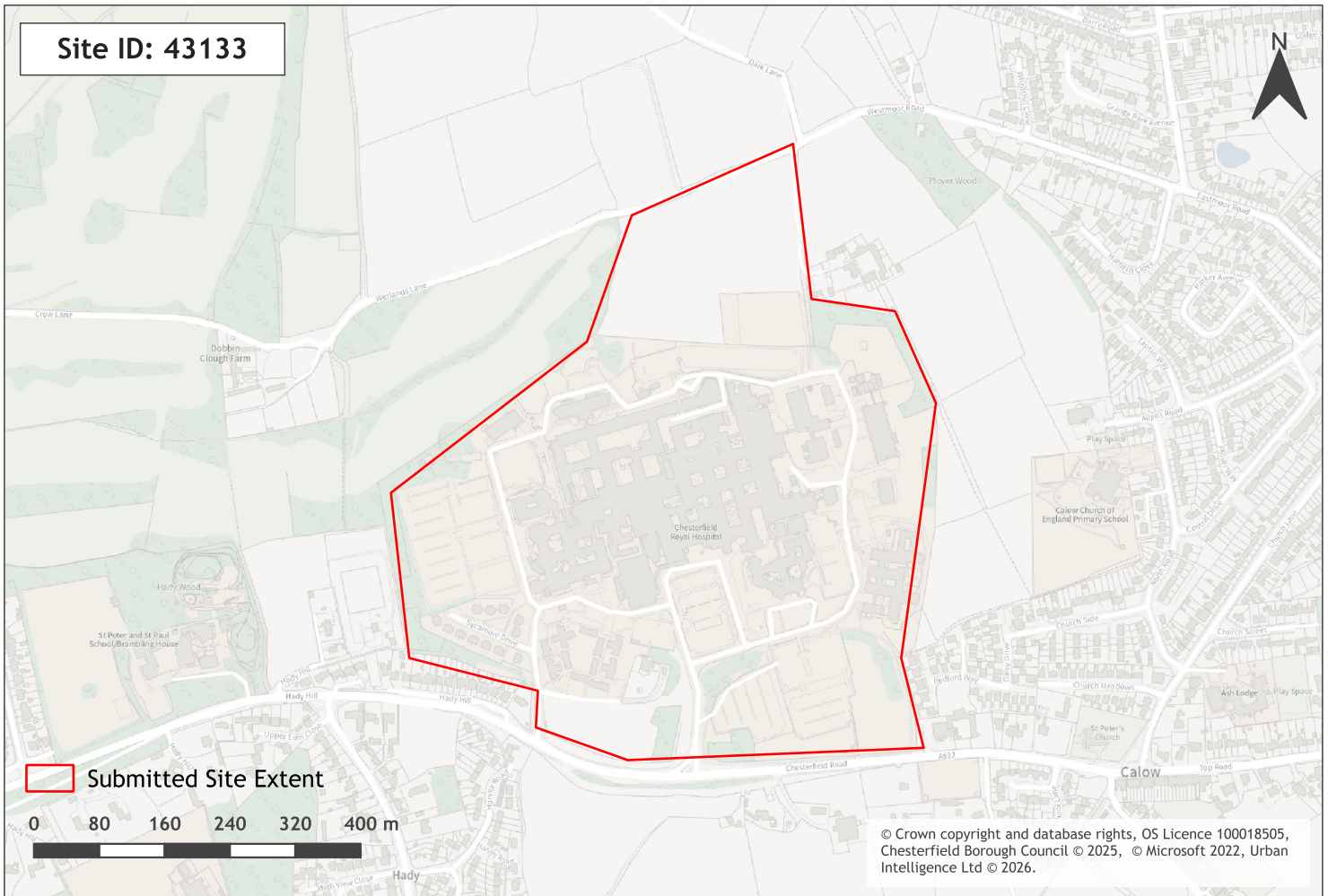
### Site constraints - 43115

Constraint Name	Site area covered by constraint (%)
Flood Storage Area	16.36
Flood Zone 3	24.11
Flood Zone 2	46.63
Ancient Woodland	0
Local Nature Reserve	24.23
Local Wildlife Site	27.05
Green Belt	32.28
Strategic Gaps and Green Wedges	10.5
Scheduled Ancient Monuments	0
Listed Building	0.07
Conservation Area	0.59
Historic Landfill Site	9.26
Landfill/Permitted Waste Site	0

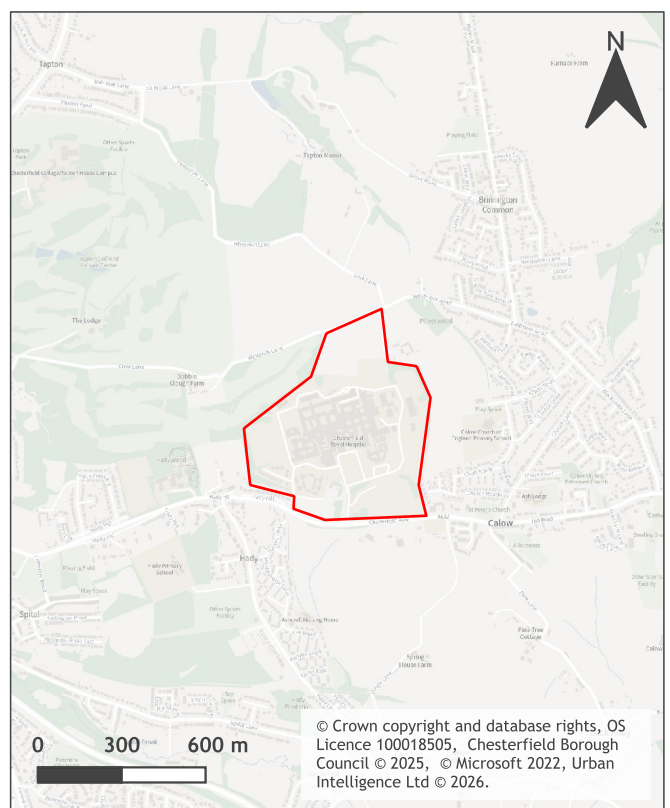
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Chesterfield Royal Hospital
Ward Name	Spire
CFS Reference	32388b
Total Site Area (ha)	33.39
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	The site is mainly a hospital and so unsuited to open market or affordable housing development. Any separate smaller parcels of land which sit outside the Hospital site will be considered separately.
LAA Promoted Use	Residential, Employment, Retail



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
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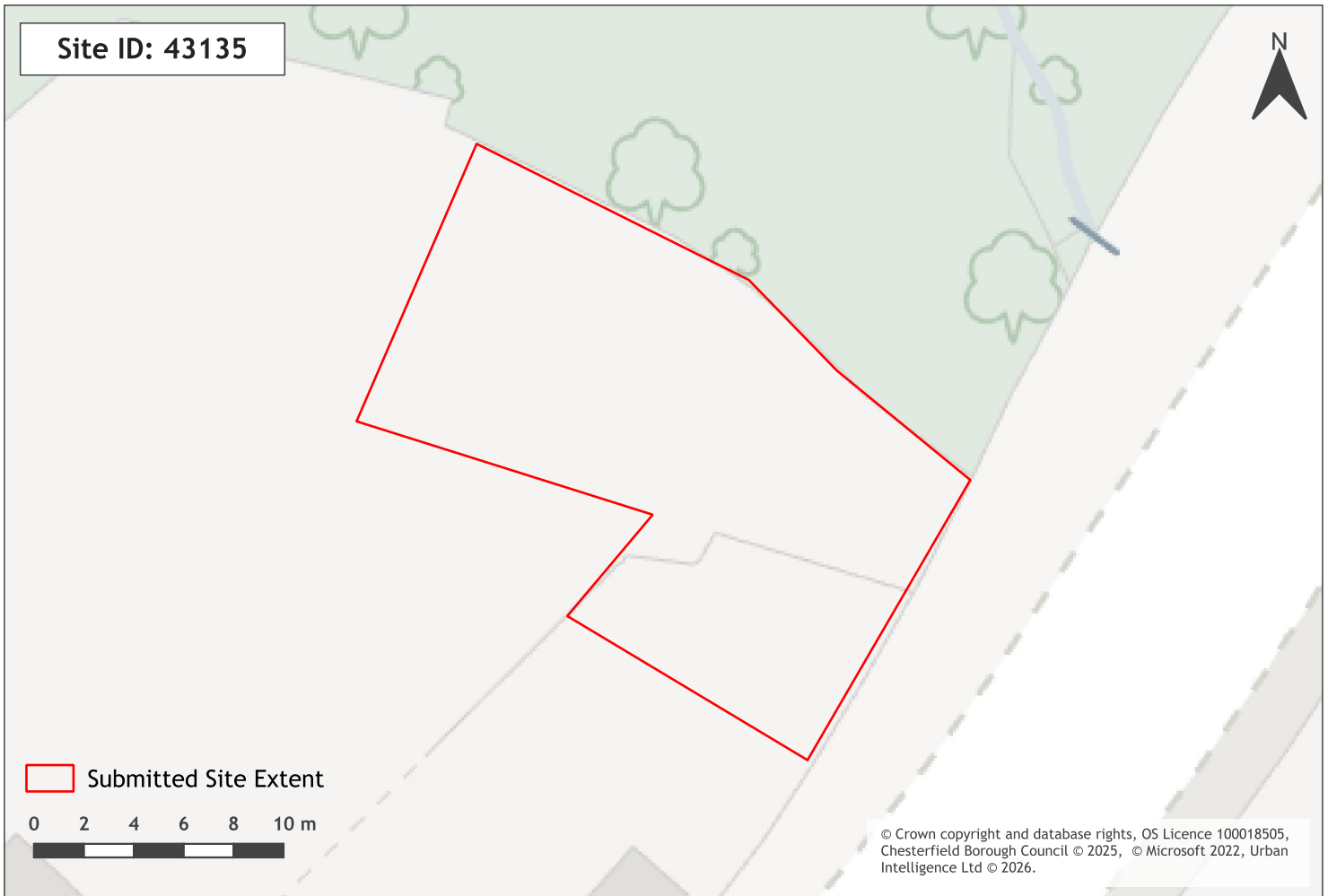
**Site constraints - 43133**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0.09
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

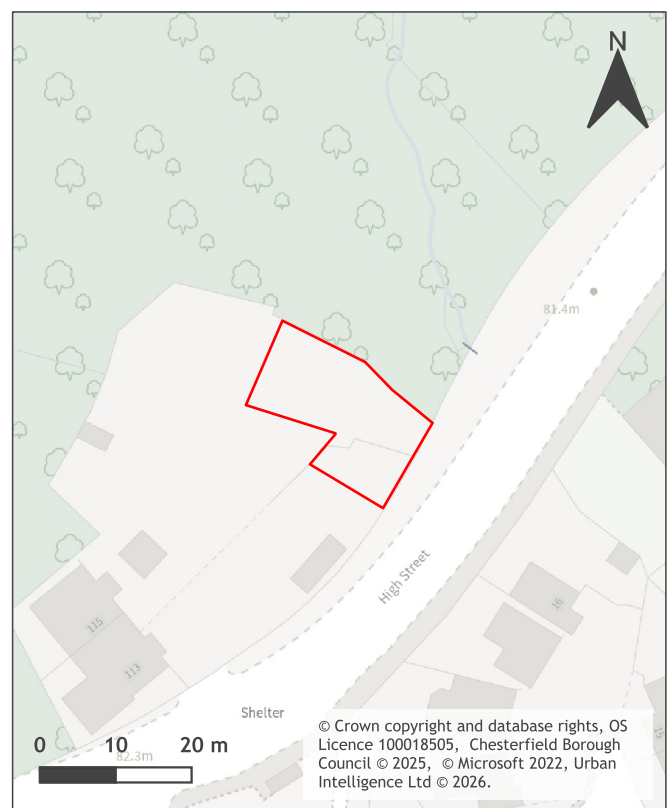
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	113 High Street (Land East of)
Ward Name	Whittington
CFS Reference	6d56da
Total Site Area (ha)	0.03
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site is below the minimum site capacity.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

**Site constraints - 43135**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	100
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

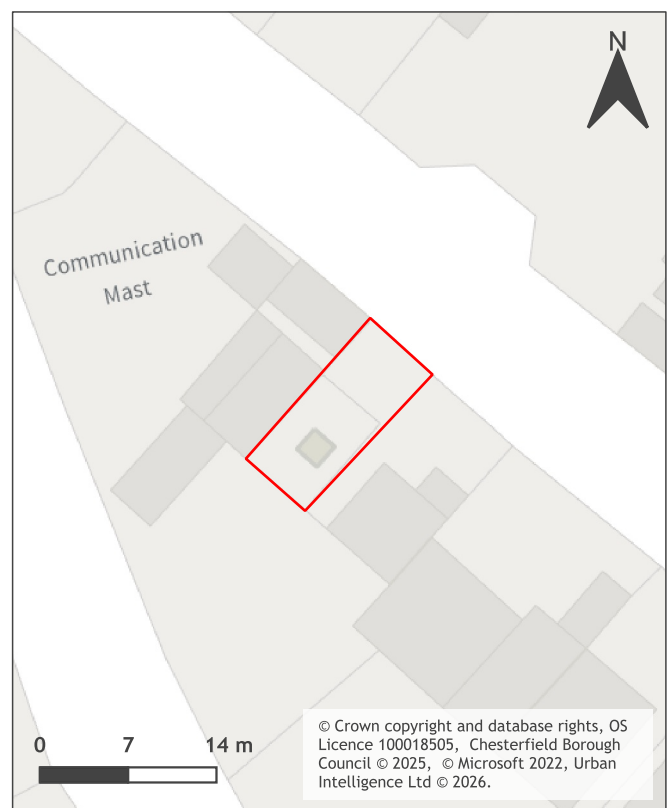
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Site 43174 Armytage Industrial Estate
Ward Name	Whittington
CFS Reference	291e0b
Total Site Area (ha)	0.01
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site is within an employment area and amenity levels would be unacceptably poor for new residential occupiers.
LAA Promoted Use	Residential, Employment, Retail

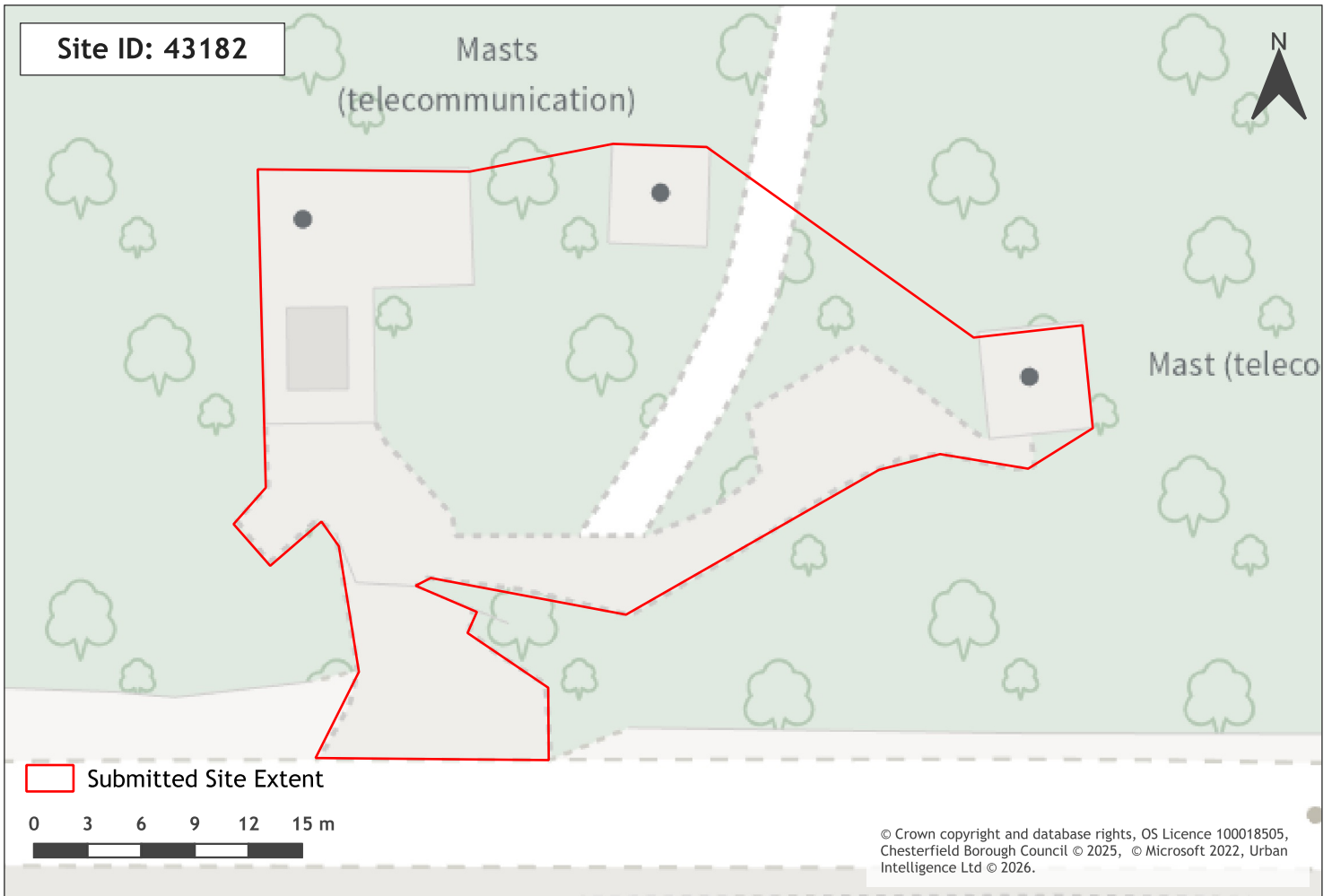


**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

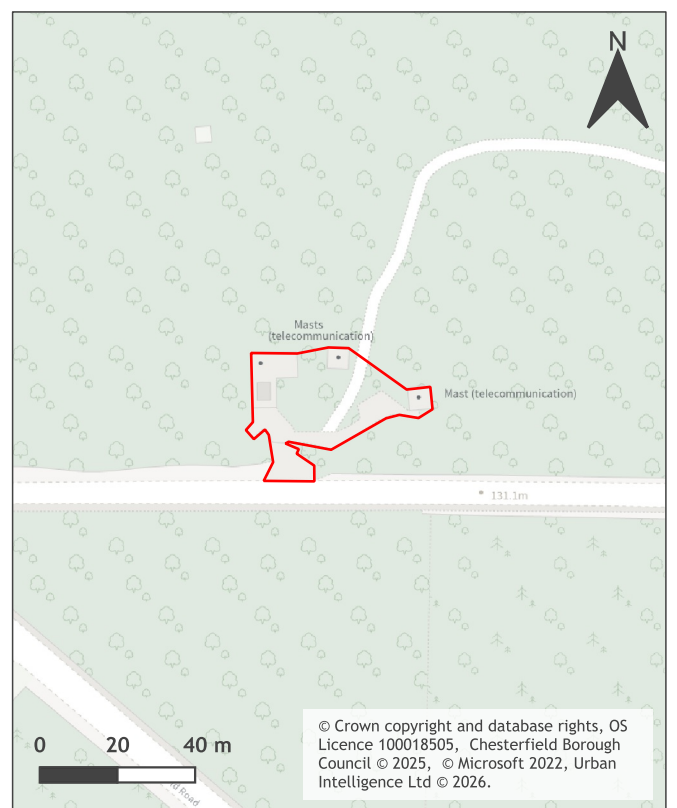
**Site constraints - 43174**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	12.96
Flood Zone 2	100
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

## Call for Sites 2026 Stage 1 LAA Results: Residential Scenario January 2026



Site Name	Ashgate Plantation (Mast)
Ward Name	Linacre
CFS Reference	721add
Total Site Area (ha)	0.09
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site is within the core ecological network and is only available for telecommunications development.
LAA Promoted Use	Residential, Employment, Retail



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

**Site constraints - 43182**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	93.95
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Land to the North East of Markham Vale
Ward Name	Staveley North
CFS Reference	d06d14
Total Site Area (ha)	24.64
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site is too isolated from services and facilities to be a sustainable location for homes. Site is not available for residential use.
LAA Promoted Use	Employment



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

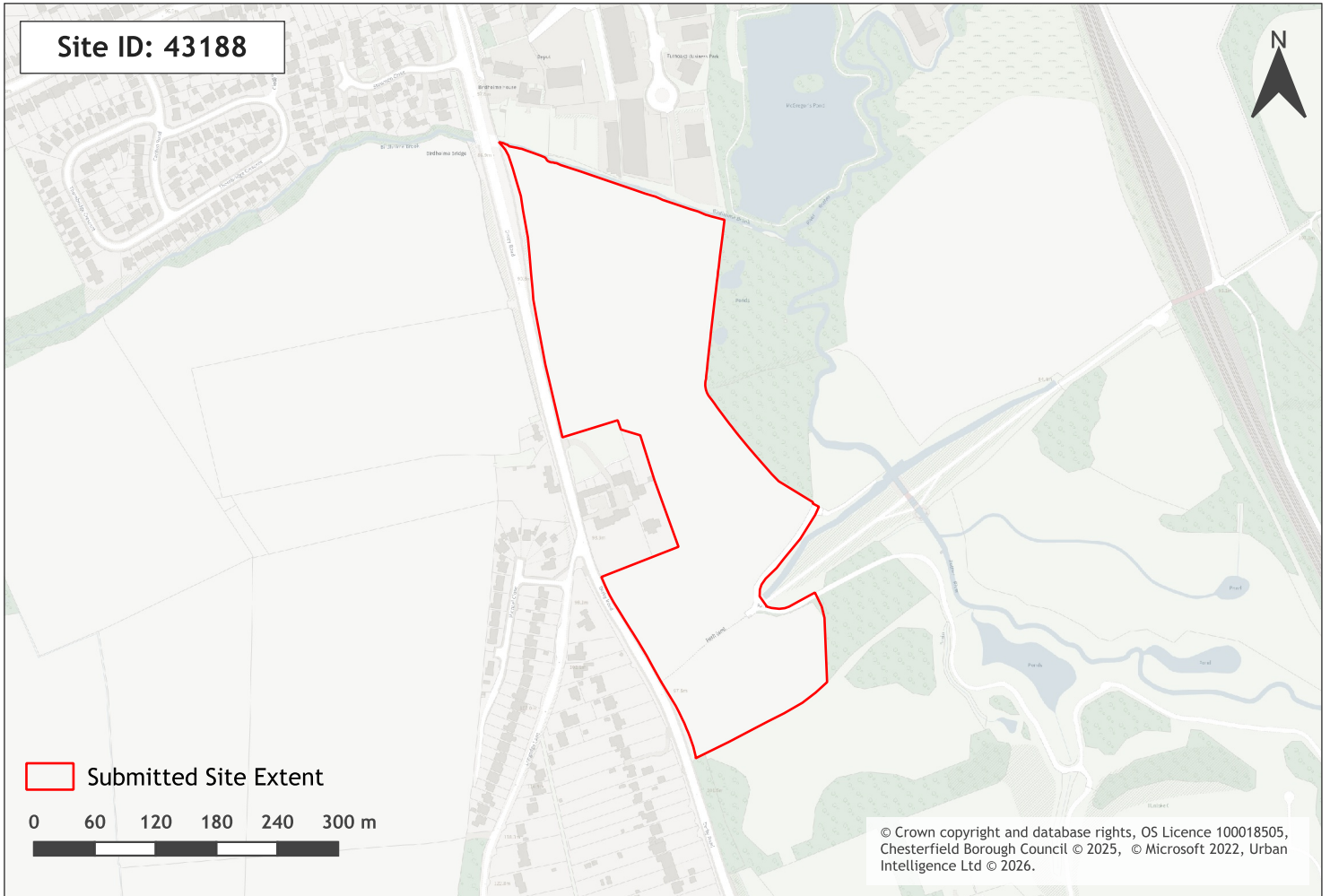
**Site constraints - 43184**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	3.98
Flood Zone 2	4.62
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

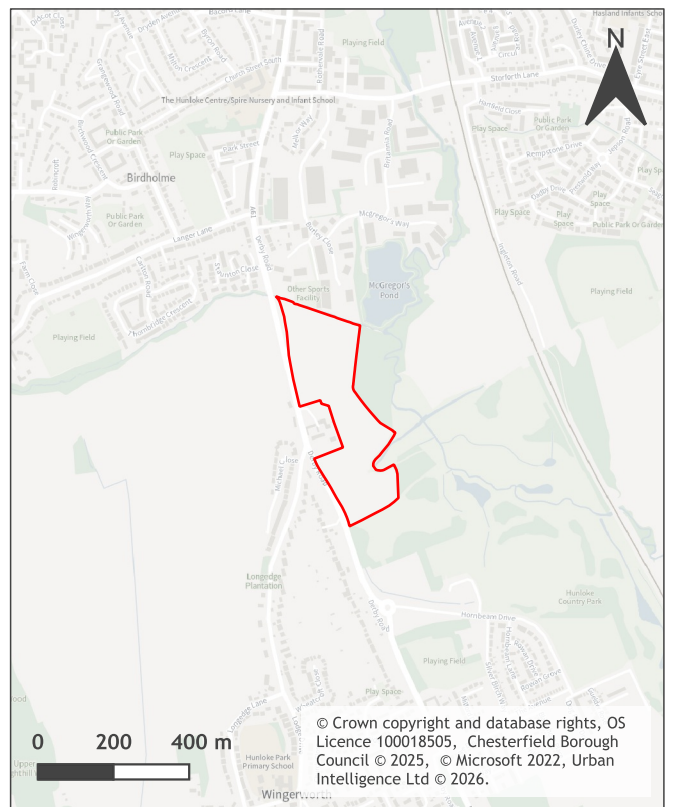
# Call for Sites 2026

## Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Derby Road (Land off)
Ward Name	Hasland
CFS Reference	63f866
Total Site Area (ha)	8.59
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	The site is outside of the Chesterfield Borough and scope of the LAA.
LAA Promoted Use	Residential



## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026

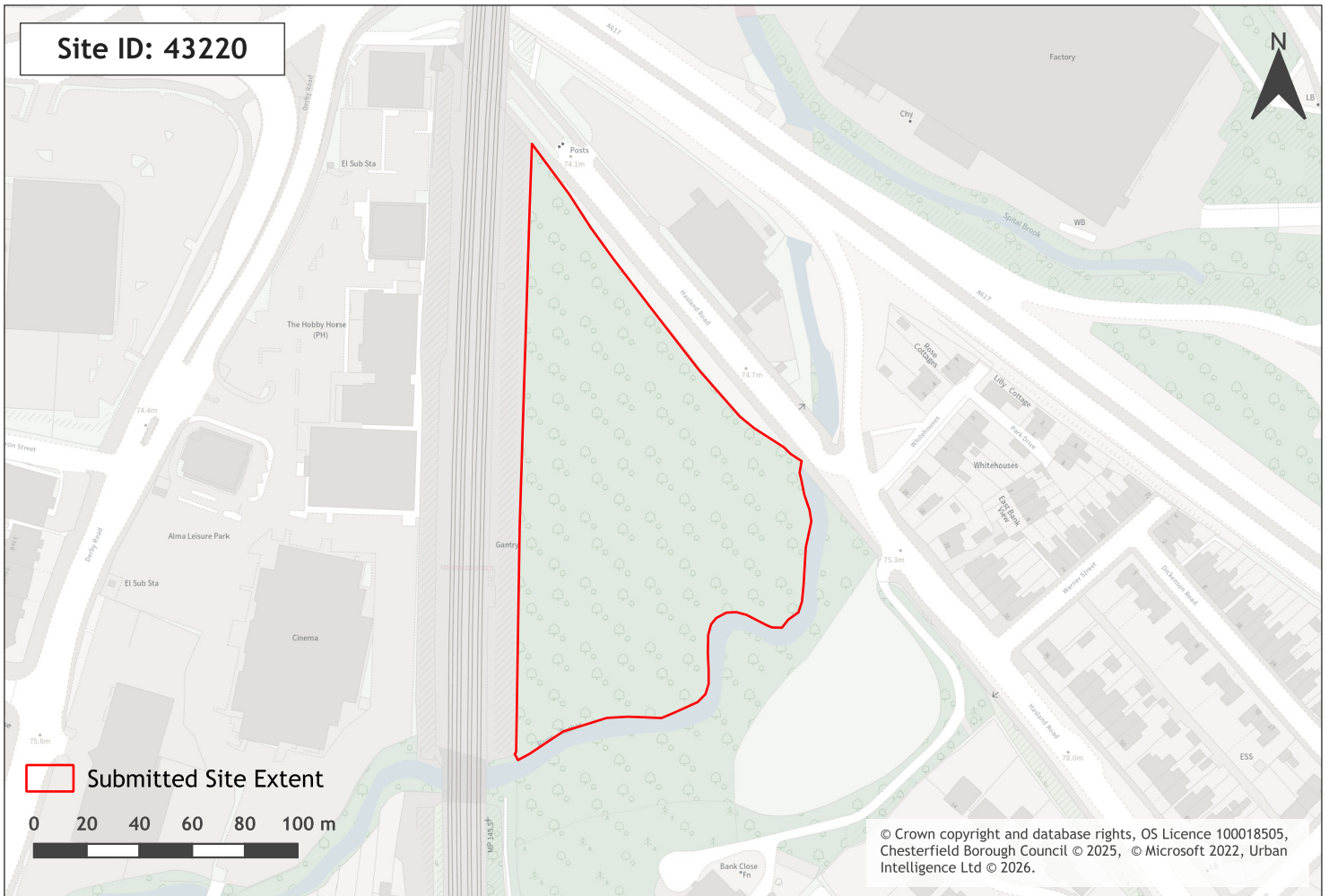
#### Site constraints - 43188

Constraint Name	Site area covered by constraint (%)
Flood Storage Area	1.63
Flood Zone 3	10.7
Flood Zone 2	12.95
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0.63
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

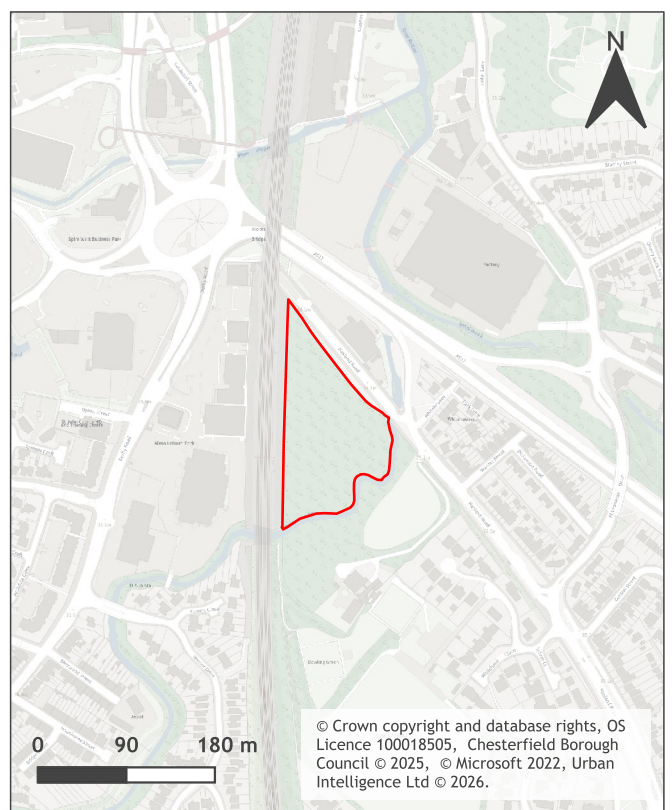
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Hasland Road (land west of)
Ward Name	Hasland
CFS Reference	dd0b66
Total Site Area (ha)	1.5
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	The site is wholly within Flood Risk Zone 3 and adequate mitigation has not been demonstrated so the site is excluded from further consideration..
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

**Site constraints - 43220**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	100
Flood Zone 2	100
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

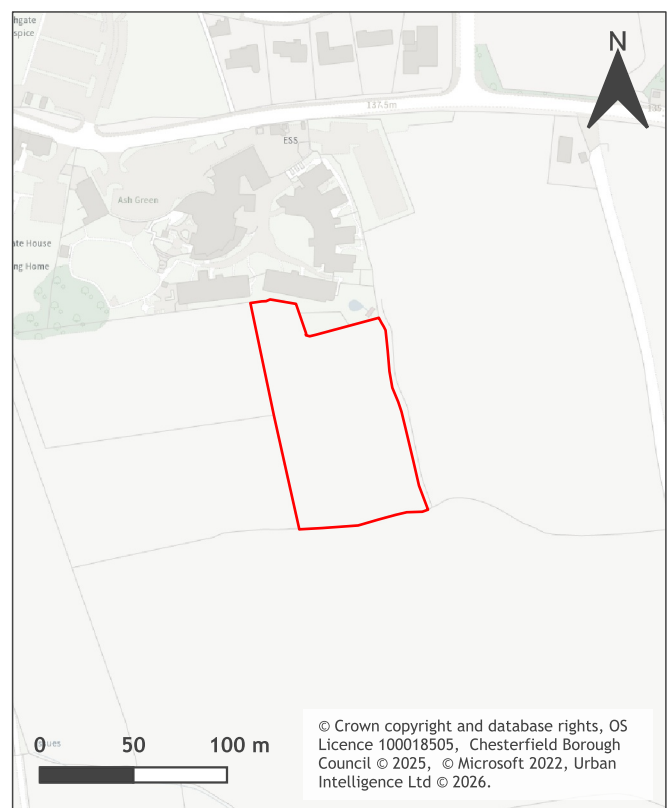
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Ashgate Road (land south of)
Ward Name	Brampton & Walton
CFS Reference	870b4f
Total Site Area (ha)	0.75
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	The site is outside of the Chesterfield Borough and the LAA's scope.
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

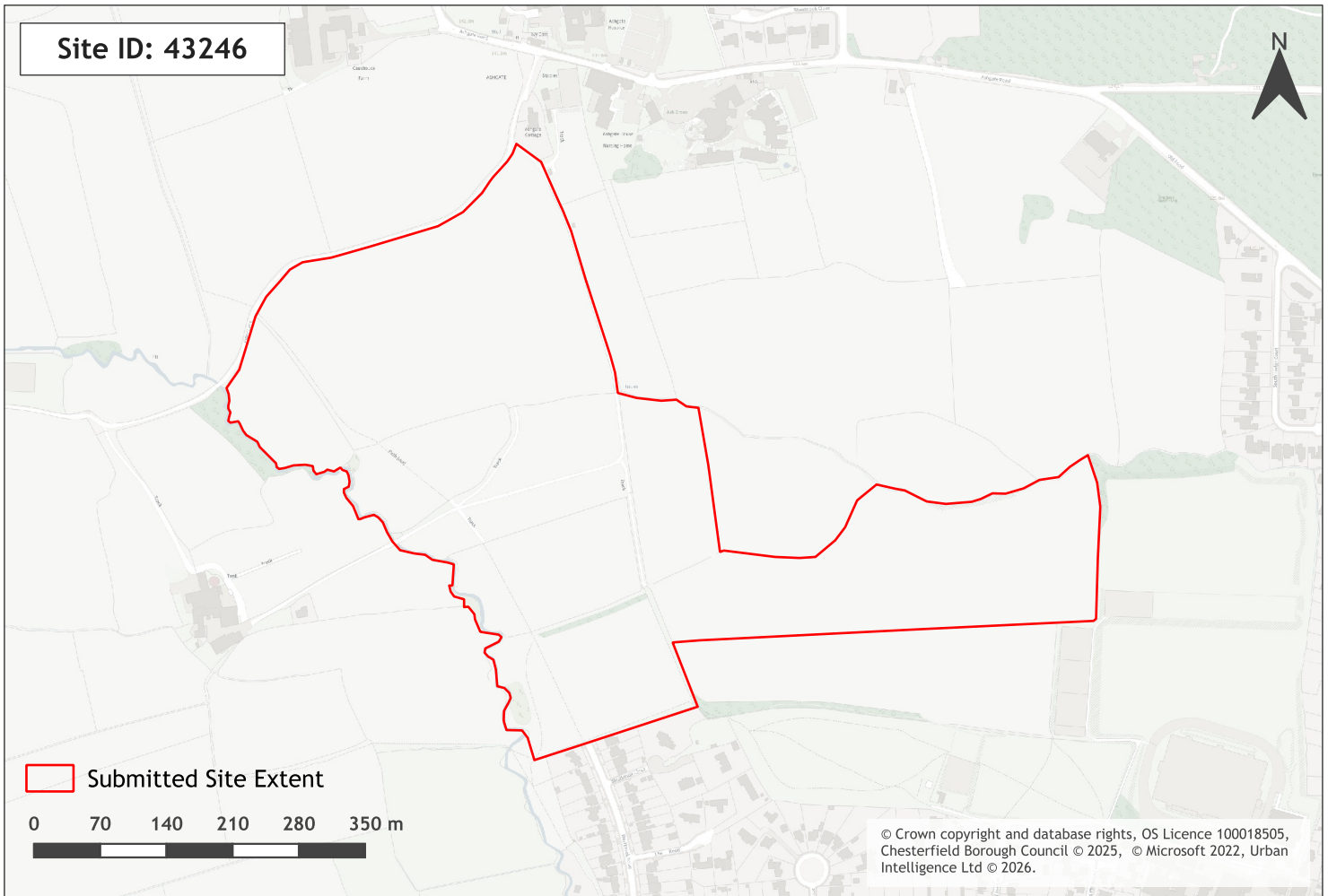
**Site constraints - 43244**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

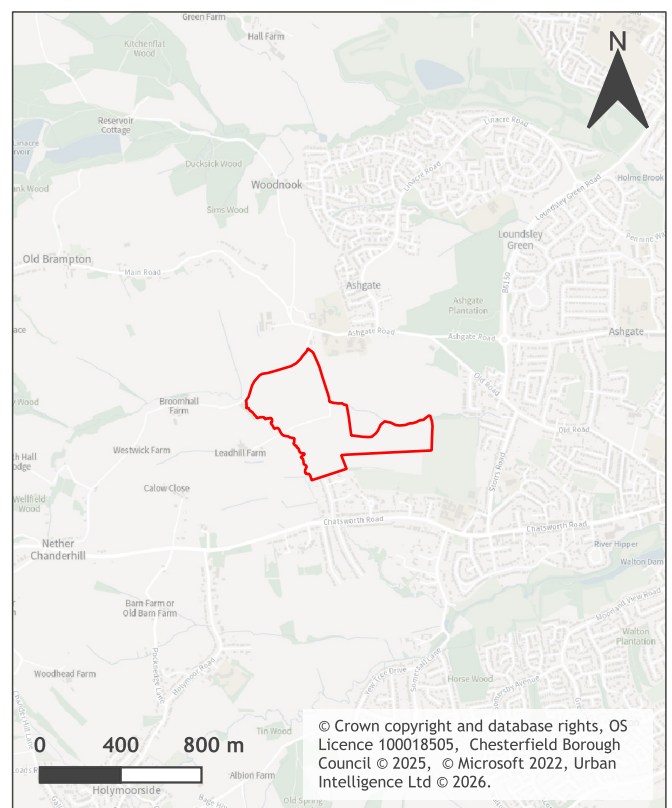
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Piper Lane (land east of)
Ward Name	Brampton West & Loundsley Green
CFS Reference	ff40d6
Total Site Area (ha)	23.02
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	Site is outside of the Chesterfield Borough and scope of the LAA.
LAA Promoted Use	Residential



**Call for Sites 2026**  
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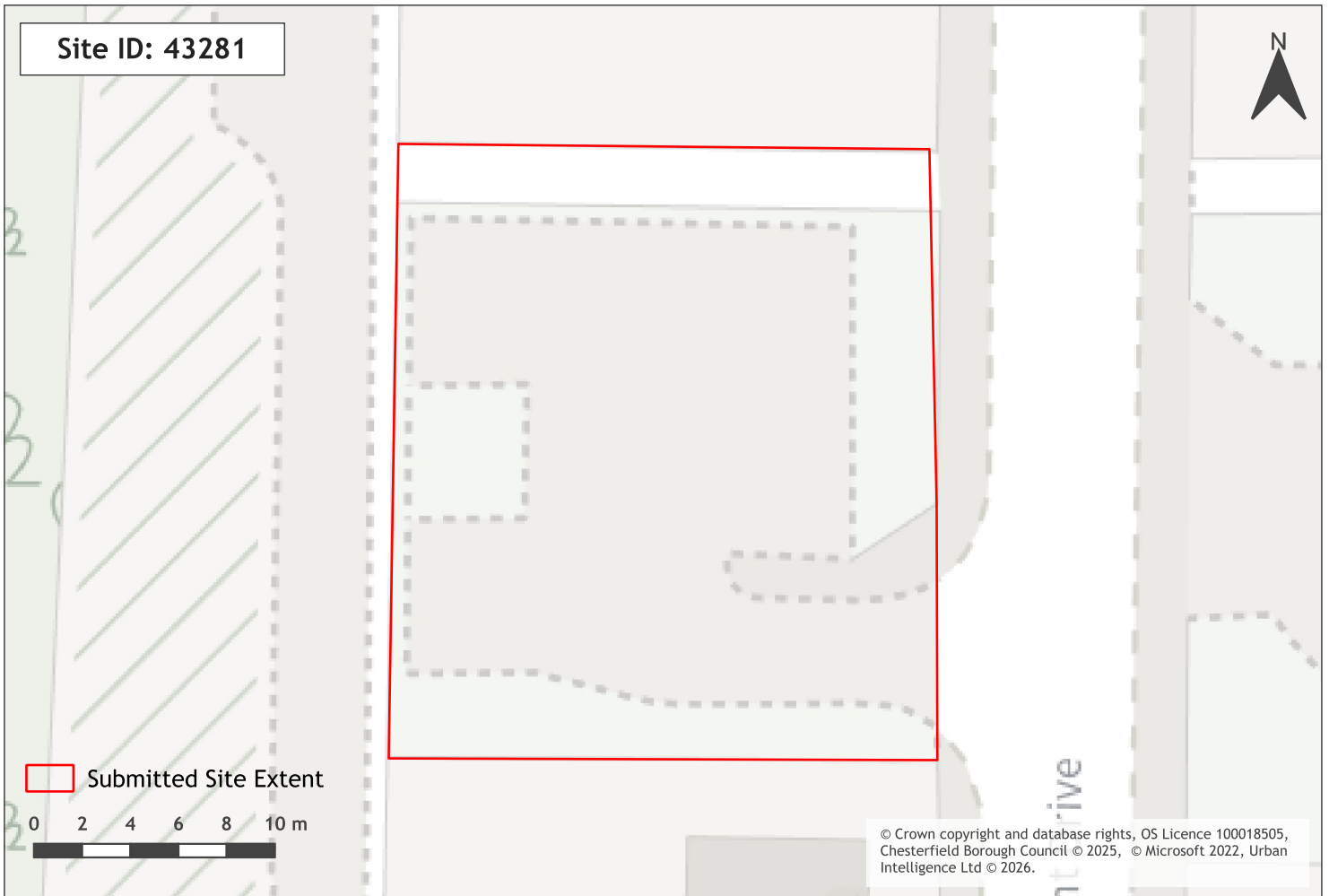
**Site constraints - 43246**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	3.82
Flood Zone 2	4.81
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

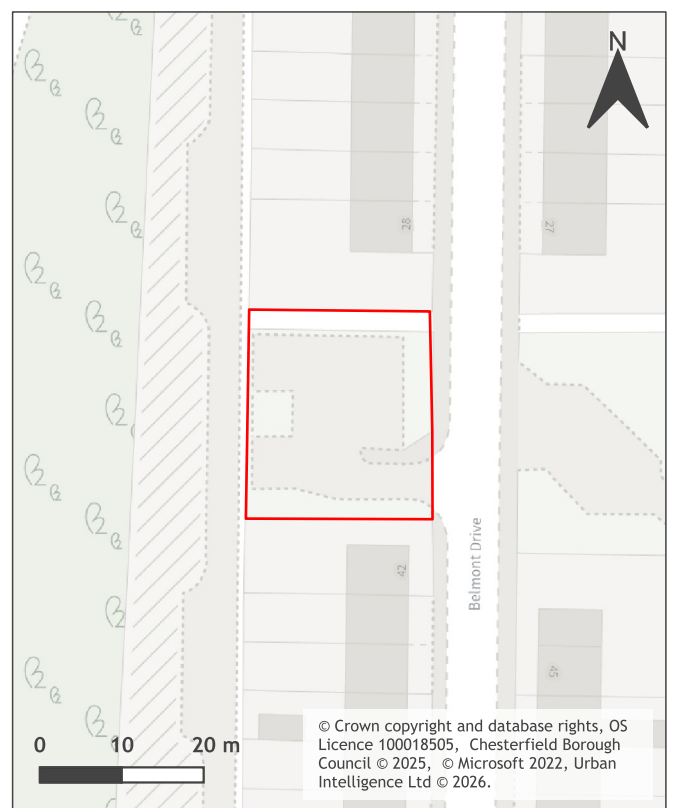
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Belmont Drive (land at)
Ward Name	Staveley Central
CFS Reference	90f5d0
Total Site Area (ha)	0.06
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	The site is below the minimum site capacity
LAA Promoted Use	Residential



**Call for Sites 2026**  
**Stage 1 LAA Results: Residential Scenario**  
**January 2026**

**Site constraints - 43281**

<b>Constraint Name</b>	<b>Site area covered by constraint (%)</b>
Flood Storage Area	0
Flood Zone 3	0
Flood Zone 2	0
Ancient Woodland	0
Local Nature Reserve	0
Local Wildlife Site	0
Green Belt	0
Strategic Gaps and Green Wedges	0
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0

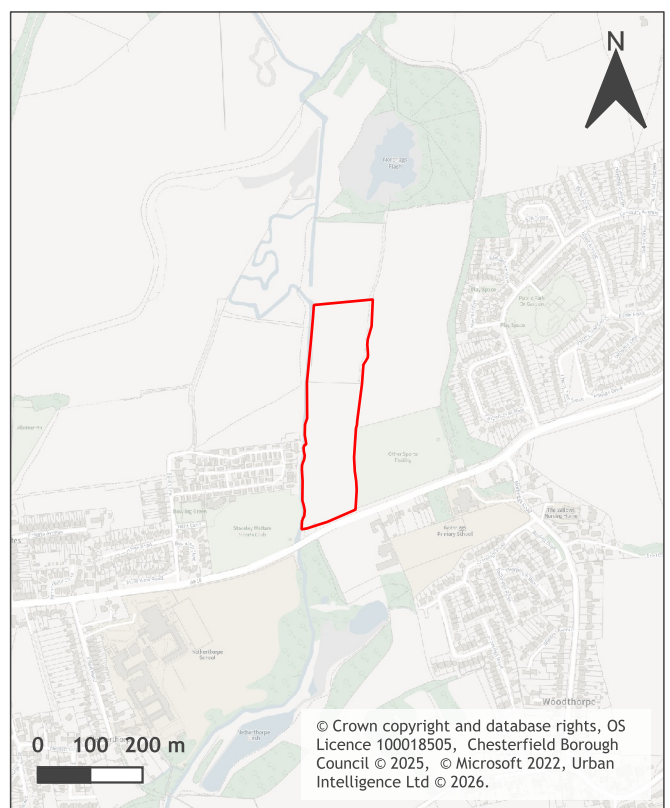
## Call for Sites 2026

### Stage 1 LAA Results: Residential Scenario

### January 2026



Site Name	Workshop Road (land north of)
Ward Name	Staveley North
CFS Reference	64e699
Total Site Area (ha)	4.3
Stage 1 Result	Not Passed Stage 1 of LAA
Suitability Conclusions	The site is wholly within a Local Nature Reserve, Local Wildlife Site and a Flood Storage Area, it being part of the core ecological network. The impact of a development would not be mitigable on the core ecological network and on flood risk to the site and beyond the site.
LAA Promoted Use	Residential



## Call for Sites 2026 Stage 1 LAA Results: Residential Scenario January 2026

### Site constraints - 43289

Constraint Name	Site area covered by constraint (%)
Flood Storage Area	99.89
Flood Zone 3	18.15
Flood Zone 2	100
Ancient Woodland	0
Local Nature Reserve	99.99
Local Wildlife Site	99.76
Green Belt	0
Strategic Gaps and Green Wedges	99.54
Scheduled Ancient Monuments	0
Listed Building	0
Conservation Area	0
Historic Landfill Site	0
Landfill/Permitted Waste Site	0