

Site Reference	1	Broomhill Farm, Broomhill Road, Old Whittington, Chesterfield, S41 9EA
Site Area (Ha)	3.00	

Current Use	Agriculture
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	37900	75016
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	90
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Green Belt

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

Amber

Brimington Surgery Church Street Amber

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3)

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	2	Land at Whittington Hall, High Street, New Whittington
Site Area (Ha)	2.34	Barrow Hill and New Whittington

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39340	75551
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	63
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	3	Handley Road, Land rear of 183-229, New Whittington
Site Area (Ha)	5.30	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39665	76380
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	141
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	4	Merrians Farm and Land adjacent to Staveley Road, New Whittington
Site Area (Ha)	4.00	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	531616	12356
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	120
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasible
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Impact on Highway Network	No known severe impact likely
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Green Belt	
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	5	Brookside Bar, Land south of
Site Area (Ha)	3.02	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	34787	70233
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	121
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	6	Brookside Nurseries, Land south of Brookside Bar
Site Area (Ha)	2.10	
Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability		
Deliverable / Developable		
Potential No Dwellings	30	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	7	Land north of Workstop Road, Mastin Moor
Site Area (Ha)	0.96	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	45906	75841
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	26
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	8	rear of Flintson Avenue and Handley Road, New Whittington
Site Area (Ha)	3.00	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39587	75676
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	81
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Green Belt

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	9	Land at 115 High Street, Old Whittington
Site Area (Ha)	0.08	
Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability		
Deliverable / Developable		
Potential No Dwellings	2	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt. Below minimum size threshold.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	10	Hagge Farm Staveley Lane Staveley Chesterfield Derbyshire
Site Area (Ha)	1.10	

Current Use	Agriculture
PDL / Greenfield	Brownfield

Planning Status	No planning permission
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Grid Ref (SK)	412	765
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Site Description	Site excludes listed house and garden Grade II Listed house and traditional range plus Dutch barn of some age and modern portal frame agricultural building to rear / north.
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	11	Land opposite 235 - 273 Handley Road, New Whittington, Chesterfield
Site Area (Ha)	0.35	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39617	76682
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	10
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	12	Hawthorne Hill Farm Eckington Road Staveley Chesterfield S43 3XZ
Site Area (Ha)	0.90	

Current Use	Agriculture
PDL / Greenfield	Brownfield

Planning Status	No planning permission
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Grid Ref (SK)	437	761
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Site Description Traditional farm range plus two dwellings and variety of agricultural buildings. Buildings are used for a variety of agricultural and related activities. Mix of traditional and modern barns. Traditional dwelling on southern edge of site. Modern bungalow in north western corner. Traditional buildings are substantial and suitable for residential conversion and re-use. In addition to the two separate dwellings, former residential accommodation is integral to northern barn (at eastern end).

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	7
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	13	Whittington Grange, High Street, Old Whittington, Chesterfield S41 9LQ
Site Area (Ha)	3.30	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield

Planning Status	No planning permission
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Grid Ref (SK)		
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Site Description	
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	99
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	14	Hady Lane (Land around 146-152), Hady
Site Area (Ha)	1.50	
		St Leonard's

Grid Ref (SK)	440024	370450
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Suitable
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	Deliverable
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Potential No Dwellings	10
Forecast Years 1 - 5	10
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Surface water flooding and impact on character can be mitigated by a low density layout.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hady primary School no capacity. Hasland Hall Community (secondary) sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch St. - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Approx. half of site covers a historic landfill site and the remainder is within the 250m buffer zone. Land contamination assessment and mitigation required and feasible.
Biodiversity (3)	Green	Acceptable Protected Spp and Habitat assessments including mitigation and enhancements with planning permisison 15/00594/OUT.
Flood Risk (3)	Green	Relatively low density will permit layout that avoids surface water flood risk area on EA map, as shown by indicative layout submitted with planning application 15/00594/OUT.
Landscape Character (3)	Amber	Coalfield Village Farmlands. Within open land but close to existing development and existing vegetation and topography should reduce impact. Site with extant permission and where mitigation has been accepted as feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site has an extant residential permission currently and there are no significant constraints to development. However, should the permission lapse the sites suitability would be in doubt against the existing LAA criteria given that it is over 800m from a centre.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	3b Moderate	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	15	Brampton Manor, Old Road, Chesterfield S40 1HX
Site Area (Ha)	1.80	Holmebrook

Current Use	D2 Assembly and Leisure
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	436384	371053
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Site Description

Proposed Use	Mixed Use
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	10
Forecast Years 1 - 5	10
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Site contains Listed Buildings and mature trees constraining development potential.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Old Hall Junior School no capacity. Brookfield Trust (secondary) no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Wheatbridge Road & Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Electricity sub station West of Manor Road (1960-1979). Adjoins site, minimal impact. Land contamination assessment required.
Biodiversity (3)	Amber	The site contains buildings of traditional construction and trees and has the potential for protected species habitats. A protected species assessment would be necessary.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Manor House Hall Grade II Listed, Manor House Barn Grade II, Manor House Gazebo II*. The Cruck Beam present in the barn is a scheduled ancient monument. However, given the extent of the site some development is likely to be feasible with mitigation and might sustain the listed buildings on the property.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Parts of the site are likely to be suitable for future residential development/use subject to more detailed assessment of constraints, impact and mitigation. Identified constraints are likely to have a significant impact upon the potential capacity of the site for residential use.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	16	Brockwell Court (Former), Cheedale Avenue, Newbold
Site Area (Ha)	0.74	Loundsley Green

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	436639	372643
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	20
Forecast Years 1 - 5	28
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brockwell Nursery and Infant School limited capacity, Brockwell Junior no capacity. Outwood Academy (secondary) sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road & Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Self seeded vegetation covering the site with some trees and shrubs. An extended phase 1 habitat assessment (with preliminary protected spp assesment) likely to be necessary. However, mitigation and enhancement likely to be possible and not in a location to effect a significant habitat link. Currently not identified by Local BAP as a priority habitat but might be due to lack of a survey and open mosaic habitat may be present.
Flood Risk (3)	Green	Small area of medium surface water flood risk on site.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	No heritage implications likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within walking distance of a centre and is accessible to services and facilities. No significant physical or environmental constraints have been identified and a residential use would be the most appropriate given the character of surrounding land uses. There is likely to be a deficiency in open space in the locality but given the proximity to pedestrian links to Holme Brook Valley Park the site is unlikely to be required as new open space.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	17	Catherine Street
Site Area (Ha)	0.27	Bank Street and Catherine Street Chesterfield

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	437410	371111
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Site Description	garage court
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	10
Forecast Years 1 - 5	10
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Whilst the HSE consultation system would advise against the hazardous installation in question is decommissioned and CBC are in the process of an unopposed revocation of the licence.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brampton Primary School no capacity. Brookfield Academy (secondary) no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Wheatbridge Road & Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Garages contain asbestos and the site is in the urban area close to former industrial sites.
Biodiversity (3)	Green	Whilst the site is near to Holme Brook there appears to be no transit routes to the site for bats. Trees on site don't appear suitable to house bats and the type of buildings on the site also doesn't appear to be suitable as bat habitat (low in height, with metal sheeting/cladding roofs and open void/no ceilings). Do not appear to be triggers present (see BCT survey guidelines) to suggest likelihood of bats. Other protected species or habitat unlikely. DWT comments not available.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Careful siting of dwellings would be necessary to minimise noise from neighbouring uses. District Centre premises have 'long' rear curtilages providing separation from noise but there are noise generating uses and a noise assessment and mitigation are necessary. Noise source also to the East from gym.
Heritage (3)	Green	DCC Archeologist advises some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation -19th Century housing. Minor issues - address through planning process (DBA in first instance).
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is most appropriate for residential development given the residential character around the site and its relatively accessible location. Identified constraints are likely to be overcome.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	Outer	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	18	Land at Duewell Court, Station Road, Barrow Hill
Site Area (Ha)	1.18	Barrow Hill and New Whittington

Current Use	C2 Residential Institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	441684	375409
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Site Description	Land around Duewell Court
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	35
Forecast Years 1 - 5	23
Forecast Years 6 - 10	12
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Barrow Hill Primary and Springwell Community College have sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within 250m buffer of a historic landfill site.
Biodiversity (3)	Amber	A scoping for protected species would be required if demolition is involved. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Surface water flooding risk but likely to be mitigable using SuDS.
Landscape Character (3)	Green	Within the 'Estate Farmlands' landscape character type albeit within a settlement and redevelopment of an existing residential area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC Archeologist advised impact on Barrow Hill Conservation Area, and some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - (HER 13084 - former medieval deer park, subsequently developed). Advised archaeology and setting issues (layout/design) to be addressed through planning process. Impact on the setting of the nearby Conservation Area will have a significant influence on layout and design but an appropriate development would be possible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst the site is not within 800m walking distance of a centre this constraint could be overcome given that the site is previously developed land in a regeneration priority area and could deliver regeneration benefits. Residential use would be compatible with the residential character of the surroundings. Identified constraints are unlikely to preclude residential development and could enhance the setting of the nearby Conservation Area.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	19	Calow Lane (Land to the South East of), Chesterfield
Site Area (Ha)	10.52	Hasland

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	440296	369699
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	200
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasibility unknown
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Layout would need to avoid northern boundary where flood zones 2 and 3a are present.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hasland junior no capacity. Hasland Hall Community School limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Some trees and hedges. Unlikely to be BAP Priority habitat as arable agricultural land. Mitigation and enhancement likely to be possible. Site that DWT could usefully comment on.
Flood Risk (3)	Amber	FRA required and sequential layout within site. Part of site within FZ3a as adjoins Calow Brook. Concerns raised by Environment Agency as part of their draft Local Plan consultation response. Sequential test process needs to be carried out as soon as possible to justify sites in flood risk areas.
Landscape Character (3)	Red	Coalfield Village Farmlands landscape character type. Large site away from existing settlements in a landscape character type which is vulnerable to such a scale and location of development. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	The site is in open countryside and there is potential for a significant adverse effect on visual amenity.
Amenity on Site (3)	Amber	Noise assessment necessary given proximity to A619 and employment uses to south west. However, no fundamental issues likely (EHO).
Heritage (3)	Green	No significant Heritage issues identified by DCC archaeologist and no other issues likely. Opencasting suggests very low potential.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not within 800m walking distance of a centre. There are significant school infrastructure, landscape and visual impact constraints that currently appear to be insurmountable.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	20	Garage Site
Site Area (Ha)	0.20	Edale Road

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	445121	375489
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Site Description

Proposed Use

Availability Available

Suitability

Viability Marginal

Achievability

Deliverable / Developable

Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Careful design likely to make 5 dwellings feasible.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	21	Land west of Heathcote Drive
Site Area (Ha)	3.13	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	439965	369979
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	54
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Majority of site outside flood zones 2 and 3 (around 2ha). A Transport Assessment is necessary to demonstrate that an access is feasible and the impact on the highway network would be acceptable.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	22	Land north of Heathcote Drive, Spital
Site Area (Ha)	1.07	Hasland

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	440212	369975
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Site Description

Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Majority of the site is outside of flood zone 3.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hasland junior no capacity. Hasland Hall Community School sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Some trees and shrubs to boundaries and stream to north. Likely to require Extended phase 1 habitat assessment (protected spp) and DWT comments would be useful.
Flood Risk (3)	Red	Unlikely that sequentially acceptable location for housing even if limited to FZ2. FRA and sequential assessment required.
Landscape Character (3)	Amber	Whilst site is categorised as 'urban' it would have an adverse impact on views of the landscape (Coalfields Village Farmlands). However, it is likely that the impact would be limited.
Green Wedge Impact (3)	Amber	Potential adverse effect on purposes 1, 2, 4 based on strategic gap and green wedges final report.
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Proximity of High voltage power lines likely to harm amenity through visual intrusion and also potentially fear of a threat to health.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within 800m of a centre but contains part of a wider area of amenity greenspace. Current evidence on open space provision in the locality would not support the loss of the open space element of the site. There is a quantitative deficiency of some open space types in the locality and the ability of the site to meet the shortfall through different types of open space provision would need to be investigated. It is also unlikely that the constraints posed by flood risk and high voltage power lines can be overcome.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	23	Heaton Court (Former), Meynell Close, Chesterfield
Site Area (Ha)	0.34	Holmebrook

Current Use	C2 Residential Institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	436387	370839
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Site Description	Former sheltered housing scheme
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	15
Forecast Years 1 - 5	14
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Old Hall Junior School no capacity. Brookfield Trust (secondary) no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Possible works (1960-1979), covers entire LAA site. Land contamination assessment required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	Risk from surface water flooding requires FRA and potentially mitigation.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be most appropriate for residential development in terms of proximity to centres and the character of land uses around the site. The majority of identified constraints are likely to be overcome however, school capacity limitations are likely to limit the scale and nature of residential development possible on the site.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	24	Impala Estates, land adj to M1, Markham Vale
Site Area (Ha)	2.69	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	444830	371781
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Site Description	Two strips of land adjoining the M1 motorway
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Proposed Use	Employment
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Site within employment zone and will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Put forward for employment use through call for sites. Not suitable for residential due to incompatibility with nearby uses and proximity of motorway.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	
GP Capacity (2b)	Insufficient Info	Welbeck Surgery - Amber Possibly served by another catchment outside the Borough - Insufficient information
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within 250m buffer of a historic landfill site. Engineering works and associated land (1960-1979) & Railway tracks leading past Markham Colliery (1980-1999).
Biodiversity (3)	Green	Open land of limited biodiversity. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Within an Estate Farmlands landscape type. A significant impact is unlikely given the context of commercial and industrial buildings to the east and the M1 to the west. Although the site is not small and is in a prominent location and its scale would need to be considered accordingly.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Residential would conflict with adjacent employment uses, however an employment use would be appropriate in this location.
Amenity on Site (3)	Amber	Residential use would be unlikely to achieve an acceptable level of amenity given adjacent employment uses and the proximity of the M1. An employment use is likely to achieve appropriate levels of amenity on site albeit subject to mitigation.
Heritage (3)	Green	
Air Pollution (3)	Amber	Adjacent to M1 and some air pollution might be present.
Suitability Comments (Stage 2b)		<p>Residential: Site is not compliant with the Core Strategy policy of concentrating residential development within walking distance of centres and is also relatively isolated from essential services. As the surrounding land uses are employment land, residential development is likely to be incompatible in terms of amenity and prejudicial impacts on business.</p> <p>Employment: Site is considered to be suitable for employment use providing that impacts on landscape character, land contamination and air quality can be mitigated. Whilst the site is not within walking distance of a centre it is considered to be part of the Markham Vale employment area where employment uses are permitted.</p>

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Beyond Upper
GP Surgery accessibility	Beyond Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	24	Impala Estates, land adj to M1, Markham Vale
Site Area (Ha)	2.69	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	444830	371781
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Site Description	Two strips of land adjoining the M1 motorway
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Proposed Use	Employment
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Site within employment zone and will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Put forward for employment use through call for sites. Not suitable for residential due to incompatibility with nearby uses and proximity of motorway.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	
GP Capacity (2b)	Insufficient Info	<p>Welbeck Surgery - Amber</p> <p>Possibly served by another catchment outside the Borough - Insufficient information</p>
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within 250m buffer of a historic landfill site. Engineering works and associated land (1960-1979) & Railway tracks leading past Markham Colliery (1980-1999).
Biodiversity (3)	Green	Open land of limited biodiversity. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Within an Estate Farmlands landscape type. A significant impact is unlikely given the context of commercial and industrial buildings to the east and the M1 to the west. Although the site is not small and is in a prominent location and its scale would need to be considered accordingly.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Residential would conflict with adjacent employment uses, however an employment use would be appropriate in this location.
Amenity on Site (3)	Amber	Residential use would be unlikely to achieve an acceptable level of amenity given adjacent employment uses and the proximity of the M1. An employment use is likely to achieve appropriate levels of amenity on site albeit subject to mitigation.
Heritage (3)	Green	
Air Pollution (3)	Amber	Adjacent to M1 and some air pollution might be present.
Suitability Comments (Stage 2b)		<p>Residential: Site is not compliant with the Core Strategy policy of concentrating residential development within walking distance of centres and is also relatively isolated from essential services. As the surrounding land uses are employment land, residential development is likely to be incompatible in terms of amenity and prejudicial impacts on business.</p> <p>Employment: Site is considered to be suitable for employment use providing that impacts on landscape character, land contamination and air quality can be mitigated. Whilst the site is not within walking distance of a centre it is considered to be part of the Markham Vale employment area where employment uses are permitted.</p>

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Beyond Upper
GP Surgery accessibility	Beyond Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	25	KM Office Furniture (Former) Pottery Lane West Whittington Moor Chesterfield
Site Area (Ha)	3.10	
Moor		

Current Use	B2 General Industry
PDL / Greenfield	Brownfield

Planning Status	No planning permission
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Grid Ref (SK)	383	732
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Site Description

Proposed Use	Employment
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Majority of the site is in flood zone 1. Noise from nearby non-residential uses and the A61 would need assessment if residential use considered. Site has been put forward as a potential commercial use.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Highfield Hall Primary School and Newbold CofE Primary School limited capacity. Whittington Green School (secondary) sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within 250m buffer of a historic landfill site. Works near Lockoford Road and disused tanks, various (1901-1979) cover all of site. Land contamination assessment required (EHO).
Biodiversity (3)	Green	Brownfield site with no biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	Part of site in FZ2. FRA and sequential assessment required. Concerns raised by Environment Agency as part of their draft Local Plan consultation response. Sequential test process needs to be carried out as soon as possible to justify sites in flood risk areas.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Noise assessment required given proximity to busy highways, stadium and industrial premises (EHO).
Heritage (3)	Green	
Air Pollution (3)	Amber	Busy highways nearby. Air pollution assessment required (EHO).
Suitability Comments (Stage 2b)		The site is in a sustainable location for housing and employment use. An employment use would be most appropriate given the sites proximity to sources of noise and air pollution. However, a residential use might be feasible but further more detailed assessment of constraints would be required to conclude on suitability for a residential use.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	Yes	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	26	Land Adj Walton Hospital, Whitecotes Lane
Site Area (Ha)	2.20	

Current Use	D2 Assembly and Leisure
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	437102	369474
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Site Description	Golf Course
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	45
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	27	Land east of Oldfield Farm, Westmoor Road and west of Wheathill Close, Brimington
Site Area (Ha)	1.30	
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	406	717
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Site Description

Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	40
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Brimington Junior School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Stage 1 extended habitat assessment likely to be necessary. Trees and hedgerows and part of wider open spaces. No priority habitat identified on the site in the DCC Lowland Derbyshire BAP.
Flood Risk (3)	Green	Some small areas of low surface water flood risk on site.
Landscape Character (3)	Amber	Localted within coalfield village farmlands character type area. Adverse effect likely but not significant.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Significant adverse effect on strategic gap.
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Brimington and Tapton) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development. In addition, the site is not considered to be within walking distance of a centre as required by Core Strategy Policy CS1.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3b Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	28	Land North of Chesterfield Road, Staveley
Site Area (Ha)	0.30	
		Brimington North

Current Use	Agriculture
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	442718	374277
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Deliverable

Potential No Dwellings	14
Forecast Years 1 - 5	14
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Highway Authority confirm that it may be possible to create an access/accesses with satisfactory visibility albeit constraints being present.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Staveley Junior School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Possible graveyard (St Joseph's RC church on fringe of Middlewood Estate) adjacent site. Recorded 1940-1999.
Biodiversity (3)	Amber	An extended phase I habitat assessment would be required given the presence of buildings of traditional construction and also vegetation on the site, which is located next to open land.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	An assessment of impact on landscape character and visual amenity likely to be required, although given its small size and its location next to the urban area the impact is unlikely to be significant.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	The site is likely to impact on visual amenity and careful design and landscaping would be needed.
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues. Possible graveyard (St Joseph's RC church on fringe of Middlewood Estate) adjacent site. Recorded 1940-1999.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is appropriate for residential development in terms of access to centres, services and facilities. There are potential issues with the access but no reason to believe that this cannot be resolved.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricutral Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	28	Land North of Chesterfield Road, Staveley
Site Area (Ha)	0.30	
		Brimington North

Current Use	Agriculture
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	442718	374277
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Deliverable

Potential No Dwellings	14
Forecast Years 1 - 5	14
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Highway Authority confirm that it may be possible to create an access/accesses with satisfactory visibility albeit constraints being present.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Staveley Junior School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Possible graveyard (St Joseph's RC church on fringe of Middlewood Estate) adjacent site. Recorded 1940-1999.
Biodiversity (3)	Amber	An extended phase I habitat assessment would be required given the presence of buildings of traditional construction and also vegetation on the site, which is located next to open land.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	An assessment of impact on landscape character and visual amenity likely to be required, although given its small size and its location next to the urban area the impact is unlikely to be significant.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	The site is likely to impact on visual amenity and careful design and landscaping would be needed.
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues. Possible graveyard (St Joseph's RC church on fringe of Middlewood Estate) adjacent site. Recorded 1940-1999.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is appropriate for residential development in terms of access to centres, services and facilities. There are potential issues with the access but no reason to believe that this cannot be resolved.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricutural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	29	Land South of Ringwood Road Brimington
Site Area (Ha)	10.00	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	441154	373453
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Site Description

Proposed Use

Availability Available

Suitability **Unsuitable**

Viability Viable

Achievability Unachievable

Deliverable / Developable Undevelopable

Potential No Dwellings	250
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

A Transport Assessment will be necessary although an access appears feasible.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brimington Junior School and Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	An extended phase 1 habitat assessment would be required initially given the vegetation around the sites edges and its proximity to a local wildlife site to the south east. Further assessment is likely to be required beyond such wor. Also adjacent to an Historic Park & Garden
Flood Risk (3)	Amber	Surface water flood risk is likely to be mitigable using layout and SuDS. Low to high risk at Southern and Eastern boundaries of site.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape charcater type which is vulnerable to such a scale and location of development. A landscape character and visual amenity impact assessment would be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	The site would have a significant adverse impact on a strategic gap.
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A high voltage power line crosses the site and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity.
Heritage (3)	Amber	An assessment of impact on the setting of the adjacent Listed Ringwood Hall would be required as would mitigation. An assessment is also likely to be required to determine the effects of traffic from the development (including the construction phase) on the fabric of Ringwood Hall's listed buildings given the potential for damage from road vibration should the existing access road to the east of the site be intended for use.
Air Pollution (3)	Amber	The site would not itself be subject to significant levels of air pollution but is of a scale that would warrant an assessment of impact and cumulative impact as it might adversely alter traffic levels within existing Brimington and Staveley (Lowagates) AQMAs.
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Ringwood and Hollingwood) and also have an adverse effect on nearby heritage assets, visual amenity and landscape character. Such impacts are likely to be insurmountable constraints to development and as such the site would be unsuitable. In addition, the site is not considered to be within walking distance of a centre as required by Core Strategy Policy CS1.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	30	Inkersall Road (Land west of), Staveley (Site A)
Site Area (Ha)	9.60	Middlecroft and Poolsbrook

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42987	73485
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	200
Forecast Years 1 - 5	0
Forecast Years 6 - 10	75
Forecast Years 11 - 15	125

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	Statutory undertakers have not objected to the northern part of the site. An agent acting for the landowners has approached the service providers and no significant concerns have been raised at the larger site. New infrastructure in the form of connections will be necessary but currently there is no indication of any insurmountable constraints.
Education Infrastructure	Amber	Staveley Junior and Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Majority of site falls within 250m buffer of a historic landfill site. Railway lines and land, including Markham Colliery Branch, near Longshaw Close. Recorded 1901-1999. Land contamination assessment necessary (EHO).
Biodiversity (3)	Amber	Protected species and habitat assessments (extended phase 1) will be necessary due to habitat on field boundaries, although the site is arable farmland and is not identified in the Derbyshire Lowland Local Biodiversity Action Plan as a priority habitat and is not a local wildlife site.
Flood Risk (3)	Green	Surface water risk to boundaries can be mitigated against via layout and SuDs.
Landscape Character (3)	Amber	Large urban extension into an area of undulating open farmland. The site is within the South Yorkshire, Notts & Derbyshire Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character and visual amenity is likely. However given the location and setting and information provided mitigation is considered to be likely to be feasible. An LVIA is necessary to determine the exact constraints for development.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity, although mitigation is likely to be feasible.
Amenity on Site (3)	Green	
Heritage (3)	Green	No designated heritage assets within the site. DCC Archeologist noted potential for an archaeological interest and historic landscape undisturbed block with major boundary loss. Recommended archaeological evaluation as part of planning process.
Air Pollution (3)	Amber	Given scale and location potential adverse effect on air quality in Staveley (Lowgates) and the AQMA in Brimington (EHO). Air quality assessment required (EHO).
Suitability Comments (Stage 2b)		A sizeable part of the site is within 800m of a centre subject to improved links to the west using publically owned land. Whilst other parts of the site are over 800m this could be mitigated by layout with permeability and good urban design. The site has the potential to be accessible to essential services being within the lower travel time thresholds for pedestrians. Parts of the site and links to its surroundings are not wholly level but a reasonable degree of access for pedestrians and cyclists is likely to be possible. Constraints are present but should not

present a fundamental obstacle to development.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3b Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	31	Land at Lowgates, former Staveley Central Station Staveley
Site Area (Ha)	0.57	

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	43766	75058
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Site Description	Land either side of Staveley Northern Loop Road
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Proposed Use	
Availability	Available
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	12
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation not feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Fundamental Constraint

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access appears unfeasible and no evidence has been provided to the contrary. Noise from Staveley Northern Loop Road would need addressing.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	32	Miller Avenue
Site Area (Ha)	0.41	Mastin Moor
		Lowgates and Woodthorpe

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	445309	375907
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Site Description	garage court
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	14
Forecast Years 1 - 5	0
Forecast Years 6 - 10	14
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Norbriggs Primary School and both Netherthorpe School and Springwell Community College have sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Phase 1 habitat assessment likely to be required given boundary vegetation. Garages unlikely to be suitable for bat roosts due to modern style of construction.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is appropriate for residential development despite no local centre nearby and limited accessibility to services and facilities given that it is within a regeneration priority area and can deliver regeneration benefits through the re-use of underused land to enhance the range of homes to meet housing need in the Borough. The site has a relatively steep access but this would not preclude residential development in terms of highways or inclusive access considerations. Identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	32	Miller Avenue
Site Area (Ha)	0.41	Mastin Moor
		Lowgates and Woodthorpe

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	445309	375907
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Site Description	garage court
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	14
Forecast Years 1 - 5	0
Forecast Years 6 - 10	14
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Norbriggs Primary School and both Netherthorpe School and Springwell Community College have sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Phase 1 habitat assessment likely to be required given boundary vegetation. Garages unlikely to be suitable for bat roosts due to modern style of construction.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is appropriate for residential development despite no local centre nearby and limited accessibility to services and facilities given that it is within a regeneration priority area and can deliver regeneration benefits through the re-use of underused land to enhance the range of homes to meet housing need in the Borough. The site has a relatively steep access but this would not preclude residential development in terms of highways or inclusive access considerations. Identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	33	Land between Peak View Road and Pennine Way
Site Area (Ha)	1.50	Loundsley Green Chesterfield
		Loundsley Green

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	436643	372211
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Site Description	amenity greenspace
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	40
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brockwell Nursery and Infant School very limited capacity. Brockwell Junior School no capacity. Outwood Academy Newbold sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Old Shaft (disused) within site. Recorded 1960-1979.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within residential area, no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Visual Amenity may be adversely affected but mitigation is likely to be possible albeit at the expense of site capacity.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst the site is suitable in all other respects and impact on visual amenity is likely to be mitigable, the land is currently amenity greenspace with public access and there is insufficient information to demonstrate that the site is surplus to local open space requirements.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	34	land to rear of 131A Handley Road
Site Area (Ha)	0.22	New Whittington S43 2EP

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Grid Ref (SK)		
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Site Description	
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	6
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access feasibility assessment is required. Need for third party land to provide an adequate access and visibility looks constrained.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	35	Staveley Canal Basin
Site Area (Ha)	3.22	Eckington Road Staveley
		Lowgates and Woodthorpe

Grid Ref (SK) 434 752

Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	36
Forecast Years 1 - 5	23
Forecast Years 6 - 10	13
Forecast Years 11 - 15	0

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 **Stage 1 Passed**

Suitability Comments (Stage 2a) **Stage 2a Passed**

Majority of site in flood zone 2. EA flood zone mapping needs reappraisal in light of Loop Road and Canal Basin groundworks.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Speedwell Infant limited capacity. Netherthorpe secondary no capacity. Staveley Junior and Speedwell Community college sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within 250m buffer of a historic landfill site.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	Regeneration site where canal infrastructure should reduce risk to an appropriate level for vulnerable uses.
Landscape Character (3)	Amber	Part of the site is within an urban character type and the western part is within Riverside Meadows. The site has the potential in terms of location and scale to have an adverse effect but mitigation is likely to be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Potential impact on setting of canal and nearby grade II Listed Building and Staveley Conservation Area subject to design and layout. DCC Archeologist noted potential for archaeology related to the canal and recommended potential to enhance setting of designated assets/canal, with appropriate studies and complementary design.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within 800m of a centre and is relatively close to essential services albeit primary schools being over 15 minutes away on foot. Constraints exist but would be mitigable and the site would be suitable to accommodate residential development as part of a mixed use scheme related to Staveley Canal Basin.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	Outer	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	36	Stonegravels (Land off) Sheffield Road, Chesterfield (Adjacent to Stagecoach Bus Depot).
Site Area (Ha)	0.90	
		Brimington South

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	438379	372158
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability		
Deliverable / Developable	Undevelopable	

Potential No Dwellings	20
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access, site levels and noise from adjoining bus depot likely to constrain capacity.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Adjacent Stonegravels Bus Depot. Recorded - 1960-1979. Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Site may contain habitats of importance and a phase 1 extended habitat assessment is required.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A noise assessment is required to demonstrate how noise from the adjacent bus depot and Sheffield Road can be adequately mitigated (EHO).
Heritage (3)	Green	DCC archeology confirms that no potential exists given significant modern landscaping in and around the site. No other material heritage issues identified.
Air Pollution (3)	Green	Air quality issues from depot and Sheffield Road require assessment (EHO). These have been assessed as part of a planning application and the issues found not to be significant.
Suitability Comments (Stage 2b)		The site is currently identified for use as employment land within the Chesterfield Local Plan: Core Strategy (2013). However, its loss to other uses would not lead to a deficiency of the supply of employment land. Nevertheless, the sites proximity to an existing employment use is likely to present an insurmountable constraint to residential uses in terms of the potential to prejudice the existing employment uses operation and also poor levels of amenity for future residential occupiers.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	Yes	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	36	Stonegravels (Land off) Sheffield Road, Chesterfield (Adjacent to Stagecoach Bus Depot).
Site Area (Ha)	0.90	
		Brimington South

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	438379	372158
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability		
Deliverable / Developable	Undevelopable	

Potential No Dwellings	20
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access, site levels and noise from adjoining bus depot likely to constrain capacity.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Adjacent Stonegravels Bus Depot. Recorded - 1960-1979. Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Site may contain habitats of importance and a phase 1 extended habitat assessment is required.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A noise assessment is required to demonstrate how noise from the adjacent bus depot and Sheffield Road can be adequately mitigated (EHO).
Heritage (3)	Green	DCC archeology confirms that no potential exists given significant modern landscaping in and around the site. No other material heritage issues identified.
Air Pollution (3)	Green	Air quality issues from depot and Sheffield Road require assessment (EHO). These have been assessed as part of a planning application and the issues found not to be significant.
Suitability Comments (Stage 2b)		The site is currently identified for use as employment land within the Chesterfield Local Plan: Core Strategy (2013). However, its loss to other uses would not lead to a deficiency of the supply of employment land. Nevertheless, the sites proximity to an existing employment use is likely to present an insurmountable constraint to residential uses in terms of the potential to prejudice the existing employment uses operation and also poor levels of amenity for future residential occupiers.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	37	Wardgate Way / Linacre Road, Holme Hall Chesterfield
Site Area (Ha)	1.00	
		Loundsley Green

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	27
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Two public rights of way run through the site.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Holme Hall Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Whilst priority habitat has not been identified on the site in the LDBAP, the site does contain trees and a watercourse and may contain priority habitat and protected species nevertheless.
Flood Risk (3)	Amber	High surface water flood risk at Southern boundary of site, majority of site has very low risk.
Landscape Character (3)	Amber	Categorised as being within an 'urban' landscape character type but with potential for an adverse localised landscape impact.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Visual Amenity may be adversely affected but mitigation is likely to be possible albeit at the expense of site capacity.
Amenity on Site (3)	Green	
Heritage (3)	Green	Holme Hall Grade 2 Listed Building nearby to the north. However, the site is not visible from the Listed Building and an affect on its setting is not likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst the majority of constraints are likely to be mitigable (albiet at the expense of capacity) there is insufficient information to determine if the site is surplus to public open space requirements.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	38	Edward Street, Middlecroft Staveley
Site Area (Ha)	0.41	
		Middlecroft and Poolsbrook

Current Use	C3 Dwellinghouses
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK) 442348 373884

Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	12
Forecast Years 1 - 5	12
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Low - Medium surface water flood risk covers North West corner of the site. Mitigatable via layout and SuDs.
Landscape Character (3)	Green	Within urban area - unlikely to have any significant impact on landscape character. May be a small adverse impact at local level - recommend amenity assessment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	The site contains amenity greenspace and there is potential for an adverse impact on visual amenity and local character.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an appropriate location for residential development and the majority of constraints are likely to be mitigable. However, an assessment of the loss of the open space witin the site is necessary to determine the acceptability or otherwise of this element of the site to development.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	39	Wingerworth Way, Grangewood Chesterfield
Site Area (Ha)	1.12	
		Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	437930	369058
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Site Description	Amenity grassland and plot garage site
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	35
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	Small area of site covered by FZ2, FRA required, majority of site suitable for dwellings. High surface water flood risk covers almost half of the site.
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	The site is open space and there is potential for an adverse effect on visual amenity and local character.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst the majority of constraints are likely to be mitigable (albeit at the expense of capacity) there is insufficient information to determine if the site is surplus to public open space requirements or whether the impact on visual amenity and local character would be acceptable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	40	Land north of Worksoy Way and west of Carpenter Avenue
Site Area (Ha)	0.68	Mastin Moor

Current Use	
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Grid Ref (SK)	444817	375202
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Site Description

Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	20
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Norbriggs Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Tanks assumed to be fuel set back from Carpenter Avenue (1960-1979) and Dissued cutting - assumed railway track (1980-1999).
Biodiversity (3)	Amber	<p>Site is adjacent to a Local Wildlife Site (Norbriggs Flash) & whole site is covered by Deciduous Woodland (Priority Habitat Inventory).</p> <p>MAGiC data suggests bats may be present on the site. Survey reports and mitigation plans are required for development projects that could affect protected species.</p>
Flood Risk (3)	Green	Small areas of low surface water flood risk on site. Mitigatable via SuDs and layout.
Landscape Character (3)	Amber	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG3 - Netherthorpe, Lowgates & Woodthorpe
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Grade 2 Listed Building to the south. Potential effect on the setting of a Listed Building but mitigation is likely to be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Netherthorpe, Lowgates & Woodthorpe) and also have an adverse effect on a nearby heritage asset, visual amenity and landscape character. A Phase 1 habitat study would be required to determine the necessary mitigation for impact on biodiversity as the area is covered by a priority habitat type . These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development. In addition, the site is not considered to be within walking distance of a centre as required by Core Strategy Policy CS1.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	41	Land to East of Brimington Road, opposite former Water Board Depot, Chesterfield
Site Area (Ha)	1.00	
		Brimington South

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	Former railway land
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Proposed Use	
Availability	Available
Suitability	
Viability	Unviable
Achievability	
Deliverable / Developable	

Potential No Dwellings	27
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation not feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access appears unfeasible and no evidence to the contrary.
Noise assessment and mitigation needed as near railway line.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	42	Land at No 10 Grove Road
Site Area (Ha)	0.71	Brimington Common
		Brimington
		Brimington South

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Grid Ref (SK)	405	722
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Site Description

Proposed Use	Open Space
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	19
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access feasibility assessment is required. Need for third party land to provide an adequate access.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Brimington Manor Infant and Nursery School no capacity. Sufficient capacity at Henry Bradley Infants School and Brimington Junior School. Known constraints to expansion. Sufficient capacity at Springwell Community College
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Very small areas of low SWFR on site. Mitigation possible via SuDs.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape character type which is vulnerable to such a scale and location of development.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG1 - Brimington & Tapton
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Brimington & Tapton) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development. In addition, the site is not considered to be within walking distance of services and a centre as required by Core Strategy Policy CS1.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	43	Land to the West of Northmoor View
Site Area (Ha)	37.5	Brimington
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40300	72900
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Site Description

Proposed Use

Availability Available

Suitability **Unsuitable**

Viability Viable

Achievability

Deliverable / Developable

Potential No Dwellings	1012
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Insufficient information has been provided to demonstrate access feasibility and also an acceptable impact on the highway network given the size and nature of the site. A Transport Assessment is necessary as is computer modelling for highways impact, taking account of all other committed development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Red	Insufficient Primary School Provision in the locality.
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Amber	Habitat and protected species assessments would be necessary. The Derbyshire Lowland Biodiversity Action Plan does not identify any priority habitats within the site. Site has hedgerows and small area of woodland.
Flood Risk (3)	Green	Site is within flood zone 1 and surface water is likely to be manageable using sustainable drainage systems.
Landscape Character (3)	Amber	Landscape and Visual Impact Assessment would be necessary given that the site is open countryside and the development would be large scale. Not identified as an area of primary or secondary sensitivity by Derbyshire County Council in their Areas of Multiple Environmental Sensitivity work.
Green Wedge Impact (3)	Green	Site is not within an area identified as a proposed Green Wedge and has not been assessed for Green Wedge designation.
Strategic Gap Impact (3)	Red	The southern 'part' of the site encompasses a significant area of land that has been identified in the CBC Review of Green Wedges and Strategic Gaps within Chesterfield 2016. The proposal would potentially have a significant adverse effect on the Strategic Gap identified.
Amenity of Locality (3)	Green	Site capable of being developed to avoid a significant adverse effect on existing neighbouring occupiers.
Amenity on Site (3)	Green	Site capable of being developed to achieve a good level of amenity for future occupiers.
Heritage (3)	Green	No designated heritage assets on the site. An archaeological assessment is likely to be required.
Air Pollution (3)	Insufficient information	The site is likely to increase traffic within Brimington, adversely affecting air quality levels within the Brimington Air Quality Management Area (AQMA). An air quality assessment would be required to determine the nature and scale of impacts.

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	43	Land to the West of Northmoor View
Site Area (Ha)	37.5	Brimington
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40300	72900
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Site Description

Proposed Use

Availability Available

Suitability **Unsuitable**

Viability Viable

Achievability

Deliverable / Developable

Potential No Dwellings	1012
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Insufficient information has been provided to demonstrate access feasibility and also an acceptable impact on the highway network given the size and nature of the site. A Transport Assessment is necessary as is computer modelling for highways impact, taking account of all other committed development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Red	Insufficient Primary School Provision in the locality.
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Amber	Habitat and protected species assessments would be necessary. The Derbyshire Lowland Biodiversity Action Plan does not identify any priority habitats within the site. Site has hedgerows and small area of woodland.
Flood Risk (3)	Green	Site is within flood zone 1 and surface water is likely to be manageable using sustainable drainage systems.
Landscape Character (3)	Amber	Landscape and Visual Impact Assessment would be necessary given that the site is open countryside and the development would be large scale. Not identified as an area of primary or secondary sensitivity by Derbyshire County Council in their Areas of Multiple Environmental Sensitivity work.
Green Wedge Impact (3)	Green	Site is not within an area identified as a proposed Green Wedge and has not been assessed for Green Wedge designation.
Strategic Gap Impact (3)	Red	The southern 'part' of the site encompasses a significant area of land that has been identified in the CBC Review of Green Wedges and Strategic Gaps within Chesterfield 2016. The proposal would potentially have a significant adverse effect on the Strategic Gap identified.
Amenity of Locality (3)	Green	Site capable of being developed to avoid a significant adverse effect on existing neighbouring occupiers.
Amenity on Site (3)	Green	Site capable of being developed to achieve a good level of amenity for future occupiers.
Heritage (3)	Green	No designated heritage assets on the site. An archaeological assessment is likely to be required.
Air Pollution (3)	Insufficient information	The site is likely to increase traffic within Brimington, adversely affecting air quality levels within the Brimington Air Quality Management Area (AQMA). An air quality assessment would be required to determine the nature and scale of impacts.

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	44	Land to the north of Chesterfield Road, adj Wheeldon Mill Tapton Chesterfield
Site Area (Ha)	4.50	
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability	Unachievable	
Deliverable / Developable	Undevelopable	

Potential No Dwellings	121
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access likely to be feasible with a link through a site to the west which has planning permission and is currently under same ownership.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Henry Bradley Infants School and Springwell Community College limited capacity. Brimington Junior School sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Short length of mapped pipeline off Chesterfield Road, next to Tinker Sick (1960-1979) intersects site.
Biodiversity (3)	Amber	Part of site site is covered by Deciduous Woodland (Priority Habitat Inventory). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Some Medium/Low surface water flooding risk at Western boundary of site
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Location is identified as a Strategic Gap (Brimington and Tapton) in the Local Plan evidence base and is identified as particularly narrow and vulnerable to coalescence of settlements. The scale of the site and its location is such that a significant adverse effect on landscape character is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG1 - Brimington & Tapton
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity through encroachment into an area of open countryside which maintains a visual break between Tapton and Birmingham.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Brimington and Tapton) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	44	Land to the north of Chesterfield Road, adj Wheeldon Mill Tapton Chesterfield
Site Area (Ha)	4.50	
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	121
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access likely to be feasible with a link through a site to the west which has planning permission and is currently under same ownership.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Henry Bradley Infants School and Springwell Community College limited capacity. Brimington Junior School sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Short length of mapped pipeline off Chesterfield Road, next to Tinker Sick (1960-1979) intersects site.
Biodiversity (3)	Amber	Part of site is covered by Deciduous Woodland (Priority Habitat Inventory). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Some Medium/Low surface water flooding risk at Western boundary of site
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Location is identified as a Strategic Gap (Brimington and Tapton) in the Local Plan evidence base and is identified as particularly narrow and vulnerable to coalescence of settlements. The scale of the site and its location is such that a significant adverse effect on landscape character is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG1 - Brimington & Tapton
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity through encroachment into an area of open countryside which maintains a visual break between Tapton and Brimington.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Brimington and Tapton) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	45	Land to north of Crow Lane
Site Area (Ha)	0.15	Crow Lane Chesterfield
		Brimington South

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Viable	
Achievability		
Deliverable / Developable		

Potential No Dwellings	4
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Below minimum size threshold	
Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	45	Land to north of Crow Lane
Site Area (Ha)	0.15	Crow Lane Chesterfield
		Brimington South

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Viable	
Achievability		
Deliverable / Developable		

Potential No Dwellings	4
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Below minimum size threshold	
Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	46	Land to rear of Balmoak Lane
Site Area (Ha)	2.45	Tapton Chesterfield
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39445	72567
Site Description		
Proposed Use		
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability	Unachievable	
Deliverable / Developable	Undevelopable	

Potential No Dwellings	66
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Christ Church CE Primary School no capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Adjacent to Poultry Houses off Brimington Road (1960-1979).
Biodiversity (3)	Amber	Site is not covered by a priority habitat area. Site is not covered by a priority habitat area. However the site has potential to prejudice the aim of achieving a coherent ecological network and further assessment would be required.
Flood Risk (3)	Green	
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Location is identified as a Strategic Gap (Brimington and Tapton) in the Local Plan evidence base and is sensitive to change when considered with a gap north of Chesterfield Road in terms of views into the countryside and also the existing pattern of development and landscape. Adequately mitigating impact on what is a relatively open landscape type has not been demonstrated to be feasible for the site.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG1 - Brimington & Tapton
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity through encroachment into an area of open countryside.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Brimington and Tapton) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	47	Manor House Farm 118 The Green Hasland Chesterfield S41 0JU
Site Area (Ha)	0.40	

Current Use	Agriculture
PDL / Greenfield	Greenfield

Planning Status	No planning permission
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Grid Ref (SK)	3968	3596
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	10
Forecast Years 1 - 5	10
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Small area of site along southern boundary within Green Belt (less than 25% of site), sufficient land outside development to justify inclusion

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Hasland Medical Centre - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	No known issues
Biodiversity (3)	Green	No significant material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Flood Zone 1
Landscape Character (3)	Amber	Encroaches onto currently open land
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity through encroachment into an area of open countryside.
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC Archeologist advised impact on adjacent Grade II Manor House. Development could affect its setting especially if access is taken from The green. Known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - possible medieval settlement core. Advised Archaeological and setting issues (layout/design) to be addressed through planning process, including an appropriate buffer.
Air Pollution (3)	Green	No known issues
Suitability Comments (Stage 2b)		Site is within walking distance of a centre (as required by core Strategy policy CS1) but does encroach onto open land. The exact extent of detrimental impacts on landscape character and visual amenity will need further assessment. However, constraints are likely to be mitigatable and at least 5 dwellings possible, without conflicting with Green Belt and other policies.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	48	Land north of Chesterfield Road
Site Area (Ha)	1.71	Tapton Chesterfield
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)

Site Description

Proposed Use

Availability Available

Suitability **Unsuitable**

Viability Viable

Achievability Unachievable

Deliverable / Developable Undevelopable

Potential No Dwellings	46
Forecast Years 1 - 5	<input type="text"/>
Forecast Years 6 - 10	<input type="text"/>
Forecast Years 11 - 15	<input type="text"/>

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 **Stage 1 Passed**

Suitability Comments (Stage 2a) **Stage 2a Passed**

Access likely to be feasible using sites to the west. An access directly onto Chesterfield Road would require a feasibility assessment as appears severely constrained.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Henry Bradley Infants School, Brimington Junior School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Part of site site is covered by Deciduous Woodland (Priority Habitat Inventory). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Small area of low SWFR at Southern boundary of site. Mitigation feasible via SuDs.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Location is identified as a Strategic Gap (Brimington and Tapton) in the Local Plan evidence base and is identified as particularly narrow and vulnerable to coalescence of settlements. The scale of the site and its location is such that a significant adverse effect on landscape character is likely, having regard to the likely impact of planning permission near Wheeldon Mill to the west of the landscape gap.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity through encroachment into an area of open countryside which maintains a visual break between Tapton and Brimington.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Brimington and Tapton) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	49	Wheeldon Mill (Former) Chesterfield Road Tapton Chesterfield
Site Area (Ha)	6.60	
Brimington South		

Current Use	Null Use
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	439000	373000
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	150
Forecast Years 1 - 5	120
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access and highways works agreed as part of planning permission CHE/14/00404/OUT

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	provision for infratsructure made through S106 agreement Henry Bradley Infants School limited capacity. Brimington Junior school sufficient capacity. Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Pipe line (short length mapped) of unknown function (1960-1979). Land contamination issues to be mitigated by extant permission (EHO.)
Biodiversity (3)	Amber	Adjacent to a Local Wildlife Site. A EPS Bat Mitigation License is required prior to commencement. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Areas of site have high SWFR. Adequate FRA undertaken for extant permission CHE/14/00404/OUT to demonstrate policy compliance.
Landscape Character (3)	Amber	Coalfield Village Farmlands. The site contains some previously developed land but is within a gap between two urban areas and whilst some development could be accommodated carfeul layout, scale, design and landscaping is necessary to avoid a significant adverse effect.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Amber	Landscape buffers required.
Amenity of Locality (3)	Amber	Mitigation required in the form of landscape buffers to minimise impact on visual amenity.
Amenity on Site (3)	Green	Noise assessment required to inform a detailed permission given proximity of part of the Chesterfield- Staveley Regeneration Route, Assessment and mitigation measures submitted and approved.
Heritage (3)	Green	No significant heritage issues identified by DCC archaeologist and no other issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site has detailed planning permission. The development would be partly on previously developed land and would deliver material planning benefits in the form of initial works to provide a section of the Chesterfield to Staveley Regeneration Route. However, should the permission lapse the sites suitability could hinge on whether or not the Council can demonstrate a 5year deliverable supply of sites for residential development.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	50	Land at Scarsdale Road Chesterfield
Site Area (Ha)	0.19	

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)	38049	73941
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold. Site redeveloped for employment uses.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	51	Land east of Sheffield Road Sheepbridge
Site Area (Ha)	0.77	

Current Use	Forestry
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37764	74608
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Site Description

Proposed Use

Availability Available

Suitability

Viability Unviable

Achievability

Deliverable /
Developable

Potential No Dwellings	20
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Adequate amenity levels for residential development are unlikely to be feasible given the proximity of railway line and employment land uses. Majority of site within flood zone 3a.

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b) **Amber**

Past and present industrial uses and also proximity to the railway indicate the need for a land contamination assessment.

Biodiversity (3)

Flood Risk (3)

Landscape Character (3) **Amber**

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	52	Land East of Handley Wood Farm, Barrow Hill
Site Area (Ha)	1.37	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41128	75310
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Marginal
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	36
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	53	Allotment Gardens Campbell Drive, Barrow Hill,
Site Area (Ha)	1.96	

Current Use	Agriculture
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Grid Ref (SK)	41509	75622
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Suitable
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	Developable
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Potential No Dwellings	53
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Forecast Years 1 - 5	15
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Forecast Years 6 - 10	38
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Forecast Years 11 - 15	0
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Chesterfield BC LAA Summary Sheet



Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Barrow Hill Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care -  Green Brimington Surgery Chruch Street -  Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Site also adjoins the historic landfill. Adjacent to Shale Quarry and Possible Spoil to Northwest of Barrow Hill (Recorded 1930-1999) Brick Works also located nearby.
Biodiversity (3)	Amber	Adjacent to "Priority Habitat Inventory - No main habitat but additional habitat exists (England)". Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Small area of SWFR at North West boundary of site. Mitigation feasible via SuDs.
Landscape Character (3)	Amber	Within the Estate Farmlands landscape character type. Large site at the edge of an existing development. The site is not within an area identified as sensitive in terms of landscape character although a localised adverse effect is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Barrow Hill Conservation Area to the east. Potential for an adverse effect on the Conservation Areas setting but mitigation is likely to be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is not within walking distance of a centre (as required by core Strategy polic CS1) but does sit within a rgeneration prioirty area. Extent of detrimental imapcts on landscape character, visual amenity and setting of the conservation area will need to be assessed, however, are likely to be mitigatable. The development should be considered as suitable should it be able to provide the necessary regeneration benefits.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	3b Moderate	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	54	Land north of St.Joseph's Church, Chesterfield Road, Staveley
Site Area (Ha)	3.40	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42669	74323
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Site Description

Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	92
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Speedwell Infant School and Staveley Junior School limited capacity. Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Possible graveyard (St Joseph's RC church on fringe of Middlewood Estate) adjacent site. Recorded 1940-1999. Opencast Workings (1989-1999) intersect site. Railways lines adjacent to North tip of site.
Biodiversity (3)	Amber	Site is not covered by a priority habitat area. However the site has potential to prejudice the aim of achieving a coherent ecological network and further assessment would be required.
Flood Risk (3)	Green	Small area of SWFR on site. Mitigation feasible via SuDs.
Landscape Character (3)	Amber	Within the Estate Farmlands landscape character type. Large site at the edge of an existing development. The site is not within an area identified as sensitive in terms of landscape character although a localised adverse effect is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG2 - Ringwood & Hollingwood
Amenity of Locality (3)	Amber	Potential for adverse affect on visual amenity.
Amenity on Site (3)	Green	Safeguarded transport proposal unlikely to happen.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Ringwood & Hollingwood) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	55	Land off Victoria Avenue
Site Area (Ha)	0.36	Netherthorpe Staveley

Current Use	Agriculture
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Grid Ref (SK)	44153	75085
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Site Description	
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	11
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access unlikely to be feasible and no evidence provided to the contrary.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	56	Poolsbrook Farm
Site Area (Ha)	0.59	Poolsbrook

Current Use	Agriculture
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	43939	73643
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	15
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	57	Lodge Close (Land east of) Brimington Common
Site Area (Ha)	0.96	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41145	71801
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Site Description

Proposed Use

Availability Available

Suitability **Unsuitable**

Viability Viable

Achievability Unachievable

Deliverable /
Developable Undevelopable

Potential No Dwellings	26
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

The Highway Authority's comments to a planning application on the site indicates that off-site constraints and access constraints are present but could be mitigated. However, evidence is needed to demonstrate that the necessary improvements could be achieved.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brimington Manor Infants And Nursery School no capacity. Brimington Junior sufficient capacity. Springwell Community college sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	UK BAP Priority habitat on the site in the form of hedgerows and deciduous woodland. However, an appropriate layout with buffers could ensure no net loss. Housing potential could potentially be reduced by such mitigation.
Flood Risk (3)	Green	Environment Agency raised no concerns to prinicple of development in consultation response to application CHE/16/00683/FUL. Areas of low to high SWFR cover most of site.
Landscape Character (3)	Amber	Edge of settlement location with the potential for an adverse effect on landscape character. An assessment of impact and mitigation in the form of an appropriate design would be necessary, although mitigation is likely to be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Historic map evidence suggests that the site was located at the western edge of Brimington Common and that Lodge Farm was established during the 1840s in the context of enclosure of this common land. DCC Archeologist advised there are no known archaeological constraints within the site or in its close vicinity; it is some way from the likely historic settlement core of Brimington and there are no earthworks or cropmarks visible on aerial photography of the site. Because of the small size of the site the potential for previously unknown archaeological remains is low. County Archaeologist recommends that there is [no] requirement for archaeological work under the NPPF. Southern boundary hedgerow on the site appears to mark an ancient boundary and so is an undesignated heritage asset.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not within walking distance of a centre and there is insufficient information to demonstrate whether or not all constraints can be overcome.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	58	land at Wetlands Lane
Site Area (Ha)	4.40	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40303	40303
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	119
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access appears unfeasible and no evidence to the contrary has been provided.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	59	Land off Sycamore Drive
Site Area (Ha)	0.31	

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	39976	71126
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	60	Chesterfield College Playing Fields
Site Area (Ha)	3.44	Langer Lane Chesterfield

Current Use	D2 Assembly and Leisure
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PDL / Greenfield	Greenfield
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Planning Status	Local Plan Allocation Other
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Grid Ref (SK)	37818	68725
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	92
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	61	Land off Foxbrook Court/Breckland Road, Land off
Site Area (Ha)	0.127	

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)	35918	69892
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	3
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	62	Walton Dam Sports Ground
Site Area (Ha)	2.86	Walton Road Walton Chesterfield
		Walton

Current Use D2 Assembly and Leisure

PDL / Greenfield Greenfield

Planning Status No planning permission

Grid Ref (SK) 36370 70492

Site Description

Proposed Use

Availability Available

Suitability **Unsuitable**

Viability Viable

Achievability

Deliverable / Developable Undevelopable

Potential No Dwellings 77

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Majority of site in flood zone 1. Access likely to be feasible with mitigation.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Westfield Infant School limited capacity. Old Hall Junior School and Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Part of site intersects cotton stores (1901-1929) and the Mill near Walton Bridge (1930-1959).
Biodiversity (3)	Amber	Part of site is covered by Deciduous Woodland (Priority Habitat Inventory). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Some areas of low-high SWFR on site. High risk is along Northern boundary, minimal low risk within the site. Mitigation feasible through SuDs and appropriate layout design.
Landscape Character (3)	Amber	Categorised as being within an 'urban' landscape character type but with potential for an adverse localised landscape impact.
Green Wedge Impact (3)	Red	Conflicts with GW1 - Walton River Corridor
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Car garage to the north has potential to lead to noise nuisance and an assessment of noise levels on the site would be necessary.
Heritage (3)	Amber	St Thomas Rectory and 402-406 Chatsworth Rd Grade 2 Listed Buildings nearby to the north. The site adjoins Walton Dam which has potential to be an undesignated heritage asset. There is a potential impact on the nearby heritage assets albeit mitigation is likely to be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a green wedge (GW1) and also have an adverse effect on a priority habitat type. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	63	Walton Works (Former)
Site Area (Ha)	3.60	Factory Street Chesterfield
		Holmebrook

Current Use	Null Use
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PDL / Greenfield	Brownfield
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Planning Status	Undetermined planning application
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Grid Ref (SK)	36792	70775
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Site Description

Proposed Use	Mixed Use
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Availability	Available
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Suitability	Suitable
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Viability	Marginal
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Achievability	Achievable
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Deliverable / Developable	Developable
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Potential No Dwellings	150
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Forecast Years 1 - 5	37
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Forecast Years 6 - 10	113
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Forecast Years 11 - 15	0
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Highway, contamination, flood, land stability constraints likely to be able to be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brampton Primary School no capacity. Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Walton Works and assorted Works buildings (1901-1979) cover majority of site. Railway track and serving Brampton Wharf runs adjacent to the LAA plot. Land contamination and noise issues are mitigable (application with resolution to grant permission).
Biodiversity (3)	Amber	No significant biodiversity concerns aside from possible protected species on site and potential for enhancements. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Adequate FRA undertaken for CHE/15/00832/FUL to demonstrate policy compliance.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The proposal is near to existing employment uses and there is potential for noise pollution, albiet mitigation being likely to be feasible.
Heritage (3)	Red	DCC Archeologist advises impact on Grade II* Listed Mill (HER 31529) and setting, Chatworth Road Conservation Area (also HER MDR10126 for former railway). Mill Building Grade 2* within the site (former cotton wick mill and associated buildings) which is late C18 with later extensions and alterations. The building is at risk. The sites development could protect the listed building and enhance its setting. However, a detailed proposal has yet to be accepted on the site. Known archaeology of higher regional or national significance or potential for previously undiscovered archaeology of national significance or well-preserved earthworks of regional/higher significance - known archaeological remains associated with Grade II* Listed mill. Advised major heritage constraints, but also potential for re-purposing of 'at risk' buildings. Should only be supported in the context of a scheme which conserves/enhances the significance of the Grade II* asset, including its archaeological context/setting.
Air Pollution (3)	Amber	Potential for air pollution from Chatsworth Road to the north and nearby employment premises although mitigation is likely to be feasible.
Suitability Comments (Stage 2b)	#Deleted	

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	64	Boythorpe Works (Former)
Site Area (Ha)	5.00	Goytside Road Chesterfield
		Holmebrook

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Undetermined planning application

Grid Ref (SK)		
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Site Description

Proposed Use	Mixed Use
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	135
Forecast Years 1 - 5	30
Forecast Years 6 - 10	105
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Off site highway improvements may be required but are likely to be feasible. Remediation/mitigation for contamination and noise from adjacent industrial uses likely to be feasible subject to assessment, albeit will limit residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	William Rhodes Primary and Nursery School limited capacity. Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approximately half of site falls within the 250m buffer zone of a historic landfill site. Boythorpe works (1960-1979) and London Pottery cover parts of site (roughly 1/2) - 1901-1959. Factory to west emits noise (24hrs) and odour. Factory to east emits noise form extraction units. Electrical sub station to north east emits noise. Noise and odour assessments necessary. Land contamination assessment necessary (EHO).
Biodiversity (3)	Green	No significant biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Small areas of low - medium SWFR on site. Mitigation feasible through SuDs and layout.
Landscape Character (3)	Green	Within an urban character area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The proposal is near to existing employment uses and there is potential for noise pollution and the feasibility of mitigation would need to be demonstrated.
Heritage (3)	Amber	Potential impact on grade 2* Listed Building to the north west.
Air Pollution (3)	Amber	Potential for air pollution generated by nearby employment premises albiet mitigation being likely to be feasible.
Suitability Comments (Stage 2b)		Site is in an accessible location and is not needed to meet employment land requirements. Identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	65	Land off Dock Walk/Furnace Hill
Site Area (Ha)	1.27	Dock Walk Chesterfield

Current Use	B2 General Industry
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	37384	70823
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	34
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	66	Hipper House
Site Area (Ha)	0.36	Dock Walk Chesterfield

Current Use	
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PDL / Greenfield	
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Planning Status	No planning permission
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Grid Ref (SK)	37510	70896
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	9
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	67	Wheatbridge Mills
Site Area (Ha)	0.84	Wheatbridge Road Chesterfield

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Local Plan Housing Allocation

Grid Ref (SK)	37497	70943
Site Description		
Proposed Use		
Availability	Unavailable (Owner Unwilling)	
Suitability		
Viability	Unviable	
Achievability		
Deliverable / Developable		

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Redeveloped as Wheatbridge Medical Centre.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	68	Site known as Chesterfield Waterside
Site Area (Ha)	23.17	Brimington Road Chesterfield
		St Helen's

Grid Ref (SK)	38767	72109
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Site Description

Proposed Use	Mixed Use
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	1550
Forecast Years 1 - 5	484
Forecast Years 6 - 10	250
Forecast Years 11 - 15	250

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	Outline planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Extant outline planning permission.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
Extant outline permission incorporating highway improvements, flood risk mitigation, land remediation and noise mitigation.	

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	S106 agreement in place re infrastructure Abercrombie Community Primary School limited capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Two parts of site (North & South) fall within the 250m buffer zone of historic landfill sites and small parts of the North of the site intersect with the historic landfill site itself. Works, Factory, Cleansing depot, tip, Timber Yard, Sewage Farm - Various cover majority of site. (1901-1999)
Biodiversity (3)	Amber	Intersects Local wildlife Site (Chesterfield Canal). Water voles and badgers present on site, DWT have proposed mitigative measures which have been secured through condition.
Flood Risk (3)	Green	Adequate FRA undertaken for extant permission CHE/09/00662/OUT to demonstrate policy compliance.
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character. Improvements to canal and river environment secured through S106.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Tapton Mill Bridge Grade 2 Listed Building within the site (1777, red brick bridge with stone coped parapet and low arch) and the canal is an undesignated heritage assett.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site has an approved master plan for mixed use and is within 800m of the town centre and railway station with extant outline permission and some areas with detailed permission. Identified constraints can be mitigated.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input checked="" type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricutural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	69	Land at Pottery Lane East
Site Area (Ha)	0.50	

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	38762	73571
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	15
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	70	Land at Clayton Street
Site Area (Ha)	1.79	
Grid Ref (SK)	38805	70639
Site Description		
Proposed Use		
Availability	Unavailable (Owner Unwilling)	
Suitability		
Viability	Marginal	
Achievability		
Deliverable / Developable		
Potential No Dwellings	48	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	
PDL / Greenfield	
Planning Status	Local Plan Allocation Employment

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	71	Land of Brimington Road North / Henry Street Chesterfield
Site Area (Ha)	0.29	

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	38720	73597
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Site Description

Proposed Use

Availability Available

Suitability

Viability Marginal

Achievability

Deliverable / Developable

Potential No Dwellings 9

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Site is surrounded by industrial uses and pollution mitigation is unlikely to be able to achieve an appropriate level of amenity for a residential development.

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b) **Amber**

Past and present industrial uses indicate need for a land contamination assessment.

Biodiversity (3)

Flood Risk (3)

Landscape Character (3) **Amber**

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	72	Site of Former Saltergate Recreation Ground
Site Area (Ha)	1.85	Cross Street Chesterfield

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Brownfield
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Planning Status	Detailed planning permission
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Grid Ref (SK)	37774	37774
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site developed for housing. No longer available

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	73	Tapton Terrace Off Brimington Road
Site Area (Ha)	1.26	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	38772	71535
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Marginal

Achievability

Deliverable / Developable

Potential No Dwellings	34
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	74	Former allotment Frecheville Street Staveley
Site Area (Ha)	0.91	

Current Use	
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PDL / Greenfield	Mixed
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Planning Status	No planning permission
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Grid Ref (SK)	42938	74069
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Developed for residential with allotments retained.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	75	Newbold Road (Land north of)
Site Area (Ha)	1.73	Newbold Chesterfield
		Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35802	73421
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	47
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

New access would be required and would be possible using third party land. A former coal pit and adjacent to a former opencast site but unlikely to pose insurmountable problems.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Dunston Primary and Nursery School, Newbold CE Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Disturbed ground (1901-1929) adjacent to site (North East). Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Adjacent to Local Wildlife Site. Site not covered by priority habitat area. Phase 1 Extended Habitat Assessment is likely to be required.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Coalfield Village Farmlands and within an AMES. The site is relatively small and adjoins the urban area and mitigation is likely to be possible to avoid significant adverse impacts.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity through encroachment into open countryside albiet a localised effect and mitigable to a degree with landscaping.
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. The historic landscape is field system with significant boundary loss. No significant Heritage issues identified by DCC archaeologist. The scale of the site is such that an impact on the setting of the Grade 2 Fields Farmhouse to the south east is unlikely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension and it is only on this basis the site is determined to be suitable, viable and achievable.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Lower
GP Surgery accessibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	76	land to rear of 256-268 Newbold Road
Site Area (Ha)	0.67	Newbold Chesterfield

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36949	72684
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Site Description	Open space
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Proposed Use	
Availability	Available
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	18
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access to St Martins Close would require third party land the availability of which is not known.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	77	rear of 145-177 Spital Lane
Site Area (Ha)	0.99	Spital Chesterfield

Current Use	Agriculture
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PDL / Greenfield	Greenfield
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Planning Status	Undetermined planning application
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Grid Ref (SK)	39769	70159
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	25
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Site layout would need to avoid higher flood risk area.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hasland Infant School sufficient capacity. Hasland Junior School and Hasland Hall Community School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Red	Large proportion of site would not be policy compliant as within FZ3a and it is unlikely to be a sequentially acceptable location for housing. Remainder of site in FZ1 is either unaccessible over land with low flood risk or too small to accommodate more than 4 houses.
Landscape Character (3)	Amber	Within an 'Urban' landscape character type. However, size and location of the site are such that a localised adverse effect is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse impact on visual amenity due to encroachment into open land. Mitigation is likely to be possible albeit with an effect on site capacity.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst detriment to visual amenity and landscape character present mitigatable issues with the site, flood risk presents an overriding constraint. The developable portion of the site is unlikely to exceed 4 dwellings.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	78	land adj to 271 Spital Lane
Site Area (Ha)	0.10	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40263	70068
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	3
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	79	Westmoor Road
Site Area (Ha)	0.24	Brimington Common

Current Use	
PDL / Greenfield	
Planning Status	Outline planning permission

Grid Ref (SK)	40624	71683
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	3
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold based on extant permission for 3 dwellings.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	80	Site of Chesterfield Football Club, Tesco Extra, Aldi etc (former Dema Glass Site)
Site Area (Ha)	9.90	

Grid Ref (SK)	38454	73019
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Unviable

Achievability

Deliverable / Developable

Potential No Dwellings: 68

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Current Use

PDL / Greenfield

Planning Status: Completed development

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1: Stage 1 Passed

Site redeveloped for football stadium and commercial retail uses.

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	81	Newbridge Lane, Whitting Valley Road Site A, Old Whittington
Site Area (Ha)	0.87	

Grid Ref (SK)	38774	74110
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Site Description

Proposed Use	Employment
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Employment

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site within employment zone and marketed for employment use. Site will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a) Stage 2a Passed

Site unlikely to be able to achieve appropriate level of amenity for a residential development given the proximity of employment uses and a sewage treatment works.

Site location is considered to be appropriate for employment use and passes Stage 2a with this use in mind.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	No contamination records on site. Disturbed ground and old shaft nearby (North of Newbridge lane).
Biodiversity (3)	Green	No significant biodiversity concerns. Site is not covered by a priority habitat area. Site could be considered as greenfield owing to the proportion of vegetation and tree cover on site.
Flood Risk (3)	Green	Flood Zone 1 and no SWFR on site.
Landscape Character (3)	Green	Site within urban character area.
Green Wedge Impact (3)	Green	No intersection with SG
Strategic Gap Impact (3)	Green	No intersection with SG
Amenity of Locality (3)	Green	Residential would conflict with adjacent employment uses. Preferred employment use is appropriate within the employment land area however the proximity of residential properties should be taken into account.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses however an employment use would not be subject to any on-site amenity issues.
Heritage (3)	Green	No listed features within or adjacent to the site.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is considered to be suitable as an employment site but not for residential uses. The site would meet the objectives of the spatial strategy as it is within walking and cycling distance of a local centre.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	81	Newbridge Lane, Whitting Valley Road Site A, Old Whittington
Site Area (Ha)	0.87	

Grid Ref (SK)	38774	74110
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Site Description

Proposed Use	Employment
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Employment

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site within employment zone and marketed for employment use. Site will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a) Stage 2a Passed

Site unlikely to be able to achieve appropriate level of amenity for a residential development given the proximity of employment uses and a sewage treatment works.

Site location is considered to be appropriate for employment use and passes Stage 2a with this use in mind.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	No contamination records on site. Disturbed ground and old shaft nearby (North of Newbridge lane).
Biodiversity (3)	Green	No significant biodiversity concerns. Site is not covered by a priority habitat area. Site could be considered as greenfield owing to the proportion of vegetation and tree cover on site.
Flood Risk (3)	Green	Flood Zone 1 and no SWFR on site.
Landscape Character (3)	Green	Site within urban character area.
Green Wedge Impact (3)	Green	No intersection with SG
Strategic Gap Impact (3)	Green	No intersection with SG
Amenity of Locality (3)	Green	Residential would conflict with adjacent employment uses. Preferred employment use is appropriate within the employment land area however the proximity of residential properties should be taken into account.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses however an employment use would not be subject to any on-site amenity issues.
Heritage (3)	Green	No listed features within or adjacent to the site.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is considered to be suitable as an employment site but not for residential uses. The site would meet the objectives of the spatial strategy as it is within walking and cycling distance of a local centre.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	82	Land to west of Handley Road
Site Area (Ha)	1.77	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37586	75977
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Site Description	Residential gardens
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	25
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	83	Land east of Highland Road New Whittington
Site Area (Ha)	0.75	

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40047	75829
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Site Description	Open space
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Proposed Use	
Availability	Available
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	20
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access feasibility assessment required given the constrained nature of existing access.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	84	Warehouse and caravan storage
Site Area (Ha)	1.10	Land south of Whittington Road Barrow Hill

Grid Ref (SK) 41255 75292

Site Description

Proposed Use

Availability Unavailable (Owner Unwilling)

Suitability

Viability Marginal

Achievability

Deliverable / Developable

Potential No Dwellings	30
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use B2 General Industry

PDL / Greenfield Brownfield

Planning Status Completed development

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Part of site developed for business purposes and remaining area is used for caravan storage.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	85	Former Bryan Donkin Site phase 2 Derby Road Chesterfield
Site Area (Ha)	3.43	

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Brownfield
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Planning Status	Completed development
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Grid Ref (SK)	38174	70475
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped for housing.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	86	Former Chesterfield Cylinders
Site Area (Ha)	5.37	Derby Road

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	38400	70275
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Unviable

Achievability

Deliverable / Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1 Stage 1 Passed

Site redeveloped for housing.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	87	Former Bradbury Hall Chesterfield Road
Site Area (Ha)	0.64	

Grid Ref (SK)	37201	71015
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Unviable

Achievability

Deliverable / Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	Completed development

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1 Stage 1 Passed

Site redeveloped for apartments.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	88	Matalan (former B&Q)
Site Area (Ha)	0.69	Wheatbridge Road/Chatsworth Road

Current Use	A1 Retail
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	37575	71065
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Unviable

Achievability

Deliverable / Developable

Potential No Dwellings: 0

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1: Stage 1 Passed

Building re-used for retail purposes.

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	89	Hady Hill (Land at)
Site Area (Ha)	0.60	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39965	70949
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	18
Forecast Years 1 - 5	18
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hady Primary School no capacity. Hasland Hall Community School sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approx. 1/3rd of site falls within the 250m buffer of a historic landfill site. Land contamination assessment required with gas monitoring (EHO).
Biodiversity (3)	Amber	Whilst there are no priority habitats on site, it is adjacent to traditional orchard priority habitat. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an appropriate location for residential development and identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	90	Former Abercrombie Primary School
Site Area (Ha)	0.29	Victoria Street Chesterfield

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	38193	71788
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site re-used as residential centre for people with learning disabilities.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	91	Ashbrooke Centre (Former)
Site Area (Ha)	0.68	Cuttholme Road Chesterfield
		West

Current Use	C2 Residential Institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	36357	71778
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	

Potential No Dwellings	20
Forecast Years 1 - 5	20
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brockwell Nursery and Infant School limited capacity. Brockwell Junior School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	No significant biodiversity concerns. Site is not covered by a priority habitat area although may be developing an open mosaic habitat type.
Flood Risk (3)	Green	Very small areas of low SWFR at edges of site
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advises some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - historic farm site 'Cutholme' just to north. Minor issues - address through planning process (DBA in first instance).
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is appropriate for residential development. It is in a location accessible to a centre and with reasonable accessibility to essential services and it is likely that constraints can be mitigated. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places, whilst the potential for the expansion of schools in the catchment exists.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	92	Former Edmund Street Clinic
Site Area (Ha)	0.15	Edmund Street

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	37719	73921
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	3
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Below minimum size threshold	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	93	Saltergate Health Centre (Former)
Site Area (Ha)	1.10	Saltergate Chesterfield
		Brockwell

Grid Ref (SK) 38014 71438

Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	50
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Under Construction

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Existing access constrained but an alternative using third party land is likely to be feasible.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Hospital unit across road from main hospital (1901-1979) adjacent to site. Chest clinic within proposed site (small chunk) - 1960-1979. Land contamination mitigation likely to be adequate via extant permission.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Areas of low to medium SWFR, particularly at the East of the site. Mitigatable through SuDs and layout.
Landscape Character (3)	Green	Within urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	Numerous grade 2 Listed Buildings surround the site. 3 separate Conservation Areas are near to the site with one crossing within its boundary. However, the site has detailed permission and is under construction its impact being considered acceptable.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		<p>A sustainable location which delivers regeneration benefits. Constraints can be mitigated and the site has permission and housing is under construction.</p> <p>Not to be included as allocation given that developers expect to be finished on site by January 2019.</p>

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	94	Allen & Orr Timber Yard
Site Area (Ha)	0.86	Marsden Street Chesterfield
		Brockwell

Grid Ref (SK)	38161	71424
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Site Description

Proposed Use	Mixed Use
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Availability	Available
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Suitability	Suitable
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	Developable
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Potential No Dwellings	39
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Forecast Years 1 - 5	0
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Forecast Years 6 - 10	0
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Forecast Years 11 - 15	39
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Current Use	B2 General Industry
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PDL / Greenfield	Brownfield
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Planning Status	Local Plan Allocation Other
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Contamination is likely to be resolvable as are access constraints (utilising land within Chesterfield Borough Council ownership).

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Timber yard, sawmill and travelling crane (1960-1979) covering whole site & hospital (1901-1929) adjacent. Land contamination assessment required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Small area of low SWFR within site.
Landscape Character (3)	Green	Within urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The site is within the town centre and some noise pollution is likely from adjoining land uses. However, mitigation is likely to be feasible.
Heritage (3)	Amber	Numerous Grade 2 Listed Buildings near the site and the site is likely to contain undesignated heritage assets. Mitigation is likely to be feasible.
Air Pollution (3)	Amber	Site is within a town centre location and adjacent to a multi-storey car park and a degree of air pollution may be present.
Suitability Comments (Stage 2b)		The site is within a centre and identified constraints should be mitigable. The site is not wholly required to meet employment land supply need nor retail need, and a mixed use development would be appropriate.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	95	Former Markham Works
Site Area (Ha)	9.99	Piccadilly Chesterfield

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Brownfield
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Planning Status	Completed development
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Grid Ref (SK)	38934	71160
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped for housing.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	96	627A-631 Chatsworth Road
Site Area (Ha)	0.77	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	35360	70687
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped for housing.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	97	Glenhurst Nurseries, Westfield Close
Site Area (Ha)	1.14	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	35823	70870
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped for housing.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	98	Hartfield Close
Site Area (Ha)	1.05	Hasland

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	39012	69328
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Unviable

Achievability

Deliverable / Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1 Stage 1 Passed

Site redeveloped for housing.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	99	land rear of Storforth Lane
Site Area (Ha)	1.70	Hasland

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	39136	69329
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Part of site developed for housing. Remainder private residential dwellings.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	100	Matlock Drive/Bamford Road
Site Area (Ha)	9.15	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	41867	72315
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Developed for residential.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	101	Land At Dade Avenue/Curbar Curve
Site Area (Ha)	0.76	Inkersall Staveley

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Brownfield
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Planning Status	Completed development
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Grid Ref (SK)	42060	72860
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Redeveloped for Housing.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	102	Swaddale Avenue Allotments (Former)
Site Area (Ha)	0.88	Swaddale Avenue Tapton
		Lowgates and Woodthorpe

Grid Ref (SK) 38968 72487

Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	21
Forecast Years 1 - 5	25
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 **Stage 1 Passed**

Extant planning permission.

Suitability Comments (Stage 2a) **Stage 2a Passed**

Extant planning permission.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Christ Church CE Primary School no capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Railway tracks parallel to Swaddale Avenue (1980-1999) - adjacent to LAA site (West). Extant permission should mitigate issues through conditions.
Biodiversity (3)	Amber	Within 100m buffer zone of Local Wildlife Site. Site is not covered by a priority habitat. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Area of high SWFR runs through site (West to East), mitigatable through SuDs
Landscape Character (3)	Amber	Site is within Coalfield Village Farmlands character type. However as the site is within a residential area and adjacent to a rail line no significant impacts are likely although there may be a localised adverse effect.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Backland site so careful urban design required to protect existing occupiers amenity.
Amenity on Site (3)	Amber	Noise assessment and survey required to inform mitigation as part of detailed permission (EHO).
Heritage (3)	Amber	DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Possible Roman road and medieval settlement in vicinity, though site truncated through allotment use. No significant Heritage issues identified by DCC archaeologist and no other issues are likely.
Air Pollution (3)	Amber	Railway line in close proximity. Extant permission on the site.
Suitability Comments (Stage 2b)		The site is over 800m from a centre and accessibility to essential services is in the upper threshold for schools, Post Office and GP. It is on a site designated as an allotment. However, the site has an extant outline planning permission and so is treated as suitable whilst the permission remains.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	103	Cottage Close Playing Field, Poolsbrook
Site Area (Ha)	1.25	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	44335	73416
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Site Description	Open Space (sports pitch / field)
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Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	34
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Poolsbrook Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approximately half of site falls within the 250m buffer zone of an authorised landfill site.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Small areas of low SWFR on edges of site.
Landscape Character (3)	Green	Site is within estate farmlands character type. Old playing field surrounded by roads and properties. Unlikely to have a material impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is public open space and its loss is not demonstrated to meet planning policy. Current evidence indicates that its development for non-open space purposes would potentially lead to a deficiency of a specific type of public open space in Poolsbrook.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	104	Duke Street Petrol filling Station
Site Area (Ha)	0.16	Duke Street Staveley

Current Use	Sui Generis
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	43468	74644
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Site Description	
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	5
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Noise and air pollution assessments necessary to determine if an appropriate level of amenity is feasible.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	105	Duke Street Car Sales
Site Area (Ha)	0.25	Duke Street Staveley

Current Use	A1 Retail
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	43386	74514
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Redeveloped for retail use.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	106	land at Chesterfield Railway Station
Site Area (Ha)	0.62	Crow Lane

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	38818	71160
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Marginal

Achievability

Deliverable / Developable

Potential No Dwellings: 16

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1: Stage 1 Passed

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	107	Former Royal Mail Car Park
Site Area (Ha)	0.35	West Bars Chesterfield

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	37755	71062
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	18
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield
Site Area (Ha)	0.54	Brockwell

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Local Plan Housing Allocation

Grid Ref (SK)	37502	71480
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	25
Forecast Years 1 - 5	23
Forecast Years 6 - 10	2
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Whilst the HSE consultation system would advise against development; the hazardous installation is decommissioned and CBC are in the process of an unopposed revocation of the hazardous sites licence. Site has steep areas but not a fundamental constraint.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brampton Primary School and Brookfield Community School no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Site formerly has seen demolition of buildings that may have contained asbestos. Land contamination assessment required (EHO).
Biodiversity (3)	Amber	No significant biodiversity concerns. Site is not covered by a priority habitat area but elements of the site may be of significance including buildings.
Flood Risk (3)	Green	Small areas of low SWFR at Northern boundary of site.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The sites frontage adjoins a section of highway where traffic flows at peak times can be significant and a noise assessment might be necessary although given the size of the site mitigation is likely to be feasible.
Heritage (3)	Amber	No.6 Ashgate Road has potential to be an undesignated heritage asset. However the site could be developed retaining the building and also without detriment to views into the Ashgate Road Conservation Area. DCC Archeologist advised no significant issues.
Air Pollution (3)	Amber	The sites frontage adjoins a section of highway where standing traffic is observed during peak times. An air quality assessment is likely to be necessary but given the sites size mitigation is likely to be feasible.
Suitability Comments (Stage 2b)		The site is within 800m of the town centre and is relatively accessible to essential services. Identified constraints are likely to be mitigable including the steep levels to parts of the site. Residential use would be most appropriate given the surrounding land uses and its location.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	Middle	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	109	Chesterfield Car Auctions
Site Area (Ha)	10.00	Lockoford Lane Chesterfield

Current Use	C1 Hotels
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PDL / Greenfield	Brownfield
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Planning Status	Local Plan Allocation Employment
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Grid Ref (SK)	38494	72777
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped for hotel.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	110	land east of Langhurst Road Chesterfield
Site Area (Ha)	0.97	

Grid Ref (SK)	36685	71652
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Site Description

Proposed Use

Availability: Unavailable (Owner Unknown)

Suitability

Viability: Marginal

Achievability

Deliverable / Developable

Potential No Dwellings	26
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	111	Adult Training Centre (Former)
Site Area (Ha)	0.97	Ringwood Road Hollingwood
		Brimington North

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Under Construction

Grid Ref (SK)	40847	74326
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	37
Forecast Years 1 - 5	12
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Extant planning permission.	
Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
Extant planning permission.	

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Henry Bradley Infants School, Brimington Junior School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Site adjoins the historic landfill site and all of the site falls within 250m buffer of a historic landfill site. Small works at end of Victoria Street (1980-1999). Covers approx. half of site. Permission on site is expected to deal with contamination via conditions.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Small areas of low surface water flooding risk on site. Planning permission in place.
Landscape Character (3)	Green	Redevelopment with full planning permission.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	No significant Heritage issues identified by DCC archaeologist and no other issues likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site has an extant detailed planning permission and is under construction and is otherwise suitable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	112	Deatons Yard
Site Area (Ha)	1.13	Milton Place
		Lowgates and Woodthorpe

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	43928	74357
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Site Description

Proposed Use

Availability Available

Suitability

Viability Marginal

Achievability

Deliverable / Developable

Potential No Dwellings	50
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	Contamination mitigation feasibility unknown
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Flood risk can be mitigated by site layout avoiding higher risk areas. Improvements to the junction layout of Milton Place and Netherthorpe Close are likely to be necessary and would need third party land. A transport assessment is necessary to demonstrate an acceptable impact on the highway network and the feasibility of an access.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Amber
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input checked="" type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	113	Bent Lane (land at)
Site Area (Ha)	5.27	Staveley
		Lowgates and Woodthorpe

Grid Ref (SK)	44111	75178
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Suitable
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	Developable
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Potential No Dwellings	140
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Forecast Years 1 - 5	30
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Forecast Years 6 - 10	150
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Forecast Years 11 - 15	16
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Current Use	Agriculture
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	Functional Flood Plain
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible with mitigation
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasible
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Impact on Highway Network	No known severe impact likely
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1 Stage 1 Passed

Site area changed and potential housing capacity updated on basis of flood risk. Areas in Food Risk Zones 2 & 3 and areas of high surface water flood risk have been removed on basis of Environment Agency comments.

Suitability Comments (Stage 2a) Stage 2a Passed

Flood risk can be mitigated by site layout avoiding higher risk areas. The highway network is likely to limit development potential but not pose a fundamental constraint.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Speedwell Infant School, Staveley Junior School and Springwell Community College limited capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Short mapped pipeline of unknown function & Railway lines and land off Bellhouse Lane (1901-1999) covering small section of site.
Biodiversity (3)	Amber	Site is adjacent to a Local Wildlife Site (Norbriggs Flash). Phase 1 Extended Habitat Assessment is likely to be required and potentially mitigation and compensation.
Flood Risk (3)	Amber	Concerns raised by Environment Agency as part of their draft Local Plan consultation response. Sequential test process needs to be carried out as soon as possible to justify sites in flood risk areas. An area of site falls within FZ2 and the functional flood plain (NE corner). Some areas of high SWFR.
Landscape Character (3)	Amber	Site is covered by the Riverside Meadows Landscape Type and is bordered by residential properties on three sides and the green belt on one. Landscape character will be adversely affected to some extent. Likely to require a full landscape character assessment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Potential noise issues from HS2. Noise assessment may be required (EHO).
Heritage (3)	Green	DCC archaeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Evidence for cropmarks in vicinity. No significant Heritage issues identified by DCC archaeologist and no other issues are likely. Recommends Archaeological evaluation within planning process.
Air Pollution (3)	Amber	Given scale and location potential adverse effect on air quality in Staveley (Lowgates) and the AQMA in Brimington (EHO). Air quality assessment required (EHO).
Suitability Comments (Stage 2b)		The site is within 800m of a centre and it is likely that identified constraints can be overcome albeit mitigation for flood risk, landscape impact, biodiversity impact and also highway limitations being likely to limit capacity. The site would be suitable for not just bricks and mortar dwellings but as a potential relocation for mobile homes from the Riverside Caravan Park should HS2 require this.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input checked="" type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	114	Hartington Tip
Site Area (Ha)	14.93	

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	42919	75581
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Permission in place for minerals extraction and following this a commercial development.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	Middle	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	115	Land south of Norbriggs Primary School
Site Area (Ha)	0.59	Norbriggs Road

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	44878	75062
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Site Description	Open space
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	15
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	116	Kirkstone Road Public Open Space
Site Area (Ha)	0.96	Kirkstone Road Dunston

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	36418	73701
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Marginal
Achievability	
Deliverable / Developable	

Potential No Dwellings	25
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	117	Land north of Newbridge Lane Brimington
Site Area (Ha)	9.84	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39571	74033
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Site Description

Proposed Use

Availability: Unavailable (Owner Unknown)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings	236
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	118	land north of Gregory Lane and off Cow Lane
Site Area (Ha)	3.63	Brimington

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	40056	74104
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Site Description	
Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	90
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	119	Station Road/Victoria Farm Brimington
Site Area (Ha)	2.25	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41014	74522
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Site Description	Open space (sports pitch / field)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	61
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hollingwood Primary School no capacity. Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Majority of site falls within the 250 m buffer zone of an authorised landfill site. Majority of site also falls within the buffer zone of a historic landfill site. Area of opencast workings, with Electricity substation built on before 1973 (1960-1999), Area of possibly disturbed ground - not clear from map - Northwest of housing estate (1901-1959) covering whole site & adjacent sewage tanks (1901-1929). Land contamination assessment (Ground gas included) required (EHO).
Biodiversity (3)	Amber	Site is adjacent to a Local Wildlife Site (CH026). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Areas of low - high SWFR within site, particularly at the SE boundary.
Landscape Character (3)	Amber	Within a Coalfield Village Farmlands landscape character type. Large site in an open gap at the edge of an existing development. The site is not within an area identified as sensitive in terms of landscape character although a localised adverse effect is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A high voltage power line crosses the Northern part of the site and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity.
Heritage (3)	Amber	DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Mainly opencast though some potential for remains adjacent to the canal. No significant Heritage issues identified by DCC archaeologist. Potential to impact on the setting of the Chesterfield Canal, an undesignated heritage asset. Potential to enhance setting of canal.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	The site is not within walking distance of a centre and is currently public open space and designated as such in the Local Plan. There is insufficient evidence to demonstrate that the loss of the open space would meet national and local planning policy.	

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	120	Land off Station Road
Site Area (Ha)	0.75	Whittington Moor

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	38338	74208
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Site Description

Proposed Use

Availability: Unavailable (Owner Unknown)

Suitability

Viability: Marginal

Achievability

Deliverable / Developable

Potential No Dwellings	20
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	121	Industrial Estate
Site Area (Ha)	1.82	South Street North New Whittington

Current Use	B2 General Industry
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	39976	75015
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Site Description

Proposed Use	Employment
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	49
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	New Whittington Community Primary School and Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Wagon works - 1901-1999 & Railways lines 1901-1959 - covers all of site.
Biodiversity (3)	Amber	Site is within a 100m buffer zone of a Local Wildlife Site (CH026). Ajaent to Good quality semi-improved grassland and "other additional" prioirty habitats. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Very small area of site lies within FZ3a. Some areas of low-medium SWFR within the site. FRA required.
Landscape Character (3)	Green	Riverside Meadows habitat area. As site is covering an existing industrial estate there is likely to be no adverse impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Proximity to railway line indicates that an noise pollution assessment is likely to be necessary but given size of site mitigation is likely to be feasible.
Heritage (3)	Green	
Air Pollution (3)	Amber	Proximity to railway line indicates that an air quality assessment is likely to be necessary but given size of site mitigation is likely to be feasible.
Suitability Comments (Stage 2b)		The site is allocated as an existing business and industrial area in the adopted Local Plan and there is insufficient evidence to demonstrate that the loss of the existing premises and the wider site accords with Local Plan and NPPF policies that are protective of employment land and premises. Identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	Yes	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	122	St Johns Farm
Site Area (Ha)	0.87	Bridle Road Woodthorpe
		Lowgates and Woodthorpe

Current Use	
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	45021	74520
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability		
Deliverable / Developable	Undevelopable	

Potential No Dwellings	10
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Woodthorpe CE Voluntary Controlled Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Historical farm use and HGV presence indicates requirement for a Contaminated Land assessment (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Estate Farmlands. The site is in a landscape type that is relatively open and sparsely wooded. However, it is not a significant size and adjoins an existing settlement.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Amber	Part of the site is likely to form part of a Strategic Gap.
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Potential to impact on the setting of a nearby Grade II Listed building. DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Close to a medieval settlement core. Medieval strip fields present but boundaries almost all lost. DCC Archeology advise that setting of church should be conserved/enhanced.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site as a whole would not accord with the spatial strategy of concentration and regeneration. A smaller part of the site would be suitable being on previously developed land and has planning permission. A further smaller part of the site has a refused permission which is has an appeal against refusal pending.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	123	Former Brendon House
Site Area (Ha)	0.43	Brendon Avenue Loundsley Green

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	36405	71958
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Site Description

Proposed Use	Residential
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	3
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site has now been developed for housing.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Extant planning permission for specialist housing.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brockwell Nursery and Infant School limited capacity. Brockwell Junior School no capacity. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Planning permission granted - no concerns.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	124	Bevan Drive (land off) Inkersall
Site Area (Ha)	0.61	Hollingwood and Inkersall

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	41806	72908
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Site Description: garage court

Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	18
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Fundamental Constraint

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

The site is located within an area identified as Ancient Woodland and there is insufficient information on impact and also whether or not development benefits would clearly outweigh impact. There are potential highway safety and traffic flow problems and further evidence on impact is necessary.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)		
Land Contamination (2b)	Amber	Land contamination assessment required due to former use and potential for asbestos (EHO).
Biodiversity (3)	Amber	Within Westwood and Parkers Wood Local Wildlife Site.
Flood Risk (3)	Green	Small areas of low surface water flooding risk on site. Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Amber	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is designated as ancient woodland. Whilst the Highway Authority think that any significant access or highway safety issues are unlikely it is considered that further evidence on highway safety and traffic impact is necessary.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input checked="" type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	124	Bevan Drive (land off) Inkersall
Site Area (Ha)	0.61	Hollingwood and Inkersall

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	41806	72908
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Site Description: garage court

Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	18
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Fundamental Constraint

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

The site is located within an area identified as Ancient Woodland and there is insufficient information on impact and also whether or not development benefits would clearly outweigh impact. There are potential highway safety and traffic flow problems and further evidence on impact is necessary.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)		
Land Contamination (2b)	Amber	Land contamination assessment required due to former use and potential for asbestos (EHO).
Biodiversity (3)	Amber	Within Westwood and Parkers Wood Local Wildlife Site.
Flood Risk (3)	Green	Small areas of low surface water flooding risk on site. Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Amber	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is designated as ancient woodland. Whilst the Highway Authority think that any significant access or highway safety issues are unlikely it is considered that further evidence on highway safety and traffic impact is necessary.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input checked="" type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	125	Poultry Farm (Former)
Site Area (Ha)	0.87	Manor Road Brimington

Current Use	Agriculture
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PDL / Greenfield	Brownfield
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Planning Status	Detailed planning permission
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Grid Ref (SK)	40771	71969
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Suitable
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	Deliverable
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Potential No Dwellings	31
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Forecast Years 1 - 5	23
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Forecast Years 6 - 10	0
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Forecast Years 11 - 15	0
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Brimington Manor Infant and Nursery School no capacity. Sufficient capacity at Henry Bradley Infants School and Brimington Junior School. Known constraints to expansion. Sufficient capacity at Springwell Community College
GP Capacity (2b)	Green	GP capacity at Royal Primary Care
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Poultry farm next to housing estate (1980-1999) covers majority of site. Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Brownfield site. Part of site is within priority species buffer zone - Willow tit. Hedgerow and trees and within the site and existing buildings may provide habitat for protected species. MAGiC data suggests bats may be present on the site. Survey reports and mitigation plans are required for development projects that could affect protected species.
Flood Risk (3)	Green	Adequate FRA undertaken for extant permission.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not within walking distance of a centre but there is an extant permission which would remove a use incompatible with residential amenity. Therefore an exception could be made under policy CS2. The site also has an extant outline planning permission. There are no identified constraint which could not be overcome.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	126	Inkersall Social Club Inkersall Green
Site Area (Ha)	0.53	Hollingwood and Inkersall

Current Use	A4 Drinking Establishments
PDL / Greenfield	Brownfield
Planning Status	Expired planning permission

Grid Ref (SK)	42200	72850
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	16
Forecast Years 1 - 5	16
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Small areas of low surface water flooding risk on site.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within walking distance of a centre. Identified constraints are likely to be mitigable. The loss of the site to residential development has been accepted by the Council on the basis of alternative provision being within the same catchment as the Social Club.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	127	Former Fire Station Sheffield Road
Site Area (Ha)	0.85	

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Detailed planning permission

Grid Ref (SK)	38238	73158
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	31
Forecast Years 1 - 5	23
Forecast Years 6 - 10	8
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Highfield Hall Primary School limited capacity. Newbold CE Primary School and Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Warehouse next to Fire Station on Sheffield Road (1960-1979) adjoins LAA site.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	NE corner of site covered by FZ2. Areas of high-low SWFR on site. Site has existing BF cover so unlikely to exacerbate FR. Should be mitigatable through installation of SuDs and effective design. FRA required prior to defining suitability.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Potential for noise issues given surrounding commercial land uses. A noise assessment would be required.
Heritage (3)	Green	
Air Pollution (3)	Amber	Potential air quality issues given proximity of Sheffield Road. An air quality assessment is likely to be required.
Suitability Comments (Stage 2b)		<p>Application for a mixed use development (CHE/17/00612/FUL) is currently pending consideration.</p> <p>Residential units at this location would accord with policy CS1 and CS2 in terms of the location of development. Flood risk, air quality and noise assessments should be conducted, though are likely to be mitigatable constraints.</p> <p>Potential for permission for alternate use.</p>

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	128	North East Derbyshire District Council Offices (Former)
Site Area (Ha)	0.65	Saltergate Chesterfield
		Brockwell

Current Use	B1 Business
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	37984	71375
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Site Description

Proposed Use	Mixed Use
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	29
Forecast Years 1 - 5	23
Forecast Years 6 - 10	6
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Brookfield Community School no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Site is within a Conservation Area and would affect the setting of nearby Grade 2 Listed Buildings. Mitigation is likely to be feasible and the existing building whilst in part of some heritage and townscape significance is unlikely to be a fundamental constraint to a form of residential development.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is appropriate for residential development, the loss of the offices on the site is policy compliant, there being no overriding planning reasons to protect the premises and land from other town centre uses. Identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	129	Land adjacent to Troughbrook House, Middlecroft
Site Area (Ha)	1.08	

Current Use	Sui Generis
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42064	73923
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	29
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	Green
Flood Risk (3)	Green
Landscape Character (3)	Amber
Green Wedge Impact (3)	Amber
Strategic Gap Impact (3)	Amber
Amenity of Locality (3)	Green
Amenity on Site (3)	Green
Heritage (3)	Green
Air Pollution (3)	Green
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	130	Linacre Road
Site Area (Ha)	14.85	Linacre

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35425	72016
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	300
Forecast Years 1 - 5	0
Forecast Years 6 - 10	250
Forecast Years 11 - 15	50

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Access constraints likely to be resolvable.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Holme Hall Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Shallow mine workings and mines recorded under the site. Land contamination and ground gas assessment required.
Biodiversity (3)	Amber	Adjacent to Local Wildlife Site. No priority habitats on site. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Some areas of low-high flood risk run through centre of site. Mitigatable through effective site layout and SuDs.
Landscape Character (3)	Amber	Urban landscape character type. However, the site is open fields and adjoins the wooded farmlands character type and will require careful layout and landscaping. However, mitigation is likely to be feasible to avoid a significant adverse effect.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Geophysics shows mining features and possible earlier archaeology. Potential for archaeology and presence of a post 1650 field boundary. Field system with significant boundary loss. Masterplan for the site indicates appropriate mitigation is feasible. DCC archeology advise Archaeological evaluation/mitigation within planning process.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	The site is within 800m walking distance of a centre and identified constraints are likely to be mitigable.	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a Good	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	131	Foolow Court
Site Area (Ha)	0.62	
Grid Ref (SK)	37624	70112
Site Description		
Proposed Use	Residential	
Availability	Unavailable (Owner Unwilling)	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	
Potential No Dwellings	55	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Sui Generis
PDL / Greenfield	Greenfield
Planning Status	Completed development

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site has been developed and is no longer available

Suitability Comments (Stage 2a) Stage 2a Passed

Site under construction for extra care apartments. The approved layout and floorplans show apartments that are capable of independent living.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Whitecotes Primary School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Adequate FRA undertaken for extant permission
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Permission under construction.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	132	Old Road R/o 258 , Brampton
Site Area (Ha)	0.66	
Grid Ref (SK)	36091	71011

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Site Description: Backland and also existing curtilage to dwellings. Nos 258, 260, 262, 264, 266, 268, 272 Old Road.

Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	12
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Further evidence of availability required.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	133	Land off Newbridge Lane 16-30, Brimington
Site Area (Ha)	0.22	

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39655	73794
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	134	Inkersall Green Road- Dumbles & Green Acres
Site Area (Ha)	1.35	
Grid Ref (SK)	41951	73574
Site Description		
Proposed Use		
Availability	Unavailable (Owner Unknown)	
Suitability		
Viability	Viable	
Achievability		
Deliverable / Developable		
Potential No Dwellings	14	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	Completed development

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	135	Kinder Road, Inkersall Green
Site Area (Ha)	2.39	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	441792	372531
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Site Description: Informal amenity space within residential estate

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	7
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 **Stage 1 Passed**

CBC Housing Services state that CBC Leisure Services has deemed the site surplus to public open space need.

Suitability Comments (Stage 2a) **Stage 2a Passed**

The layout of the estate suggests there may be a constraint due to underground services. Further investigation needed.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	Intersects 100m buffer zone of a LWS. An extended phase 1 habitat assessment isn't likely to be needed due to limited tree cover and extensively mown grass areas.
Flood Risk (3)	Green	Some areas of surface water flood risk are likely to be mitigable using SuDS.
Landscape Character (3)	Amber	Classified as urban landscape though likely to have an adverse impact on landscape character at the local scale. Amentiy and landscape assessment may be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst the site is relatively unconstrained it is not within walking distance of a local centre and is also currently public open space. The open space has not been demonstrated to be surplus to open space requirements.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricutral Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	135	Kinder Road, Inkersall Green
Site Area (Ha)	2.39	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	441792	372531
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Site Description: Informal amenity space within residential estate

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	7
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

CBC Housing Services state that CBC Leisure Services has deemed the site surplus to public open space need.

Suitability Comments (Stage 2a) Stage 2a Passed

The layout of the estate suggests there may be a constraint due to underground services. Further investigation needed.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	Intersects 100m buffer zone of a LWS. An extended phase 1 habitat assessment isn't likely to be needed due to limited tree cover and extensively mown grass areas.
Flood Risk (3)	Green	Some areas of surface water flood risk are likely to be mitigable using SuDS.
Landscape Character (3)	Amber	Classified as urban landscape though likely to have an adverse impact on landscape character at the local scale. Amentiy and landscape assessment may be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst the site is relatively unconstrained it is not within walking distance of a local centre and is also currently public open space. The open space has not been demonstrated to be surplus to open space requirements.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	136	Storrs Road (Land to rear of 42 to 58)
Site Area (Ha)	0.40	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35617	70944
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Site Description	Rear gardens to dwellings
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	137	66a & 74 Storrs Road, Brampton
Site Area (Ha)	0.69	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	Completed development

Grid Ref (SK)	35650	71003
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site developed and completed for 8 dwellings.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	138	Coniston Road - Adjacent to Mardale Close
Site Area (Ha)	1.02	

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37346	73987
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	28
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a Good	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	139	Netherthorpe/ Marshfield Close (Land off)
Site Area (Ha)	0.68	

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)	44143	74572
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Site Description	Open space (allotments)
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Proposed Use	Residential
Availability	Unavailable (Owner Unknown)
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	17
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Some development has occurred on the Northern part of the site.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Speedwell Infant School limited capacity. Staveley Junior School and Springwell Community College sufficient capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Whilst the site has no special designations the site is covered by deciduous and broadleaved woodland on the MAGIC portal. The site appears to be scrub from aerial imagery. A Phase 1 assessment may be required. Part of the site conflicts with the River and Canal Environment boundary.
Flood Risk (3)	Green	Low to medium surface water risk at South of site adjacent to the river Doe Lea. Mitigatable with use of SUDs. The Environment Agency raised no concerns when the original planning application was consulted upon.
Landscape Character (3)	Amber	The Southern end of the site has been allocated a landscape type of "Riverside Meadow" with the remainder as "Ubran". It may be feasible to develop some of the site with any major detrimental impact on landscape character. The LCA suggests that the visual and ecological continuity of river corridors should be enhanced by management, natural regeneration and planting of riparian trees.
Green Wedge Impact (3)	Green	No intersection with Green Wedges.
Strategic Gap Impact (3)	Green	No intersection however the site is very close to the edge of SG3.
Amenity of Locality (3)	Green	The approved permission for 21 dwellings complied with Local Plan setback / privacy policy.
Amenity on Site (3)	Green	
Heritage (3)	Amber	The site abuts a Grade II listed building (at No.11 Netherthorpe) and is within a small area of historic and archaeological interest (site of a C17 building). DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Site of a 17th century building in north part of site. DCC archeology advise Setting of Grade II building should be conserved/enhanced.
Air Pollution (3)	Green	Not within 500m of AQMA. Possible cumulative effect on the A619.
Suitability Comments (Stage 2b)		The site is within walking distance of a centre and identified constraints are likely to be mitigable. The site has an extant permission for residential development.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricutural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	140	Old Road (Land adjacent 302 - 330)
Site Area (Ha)	1.14	West

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35840	71011
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Site Description	Open land (private)
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	31
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Site subject to surface water and fluvial flood risk but some development likely to be possible subject to mitigation.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Westfield Infant School sufficient capacity. Old Hall Junior School and Brookfield Community School no capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Chatsworth Road - Red
POS Capacity (2b)		
Land Contamination (2b)	Green	Land contamination assessment required due to proximity to allotments but no significant issues likely (EHO)..
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	Concerns raised by Environment Agency as part of their draft Local Plan consultation response. Sequential test process needs to be carried out as soon as possible to justify sites in flood risk areas.
Landscape Character (3)	Green	Within urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	191 Old Road Grade 2 Listed Building to the north west. The site would potentially affect the setting of the nearby Listed Building but the site could be developed in a manner that complements the streetscene and a neutral impact appears feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is in an appropriate location in respect of accessibility to centres, services and facilities. Constraints on the site include surface water flooding, protected trees and land stability. In terms of spatial strategy the site needs to be justified through application of the sequential test to the location of development in terms of flood risk.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	141	Ashgate Plantation
Site Area (Ha)	16.02	

Current Use	Forestry
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35590	71801
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Site Description	Woodland
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	336
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasible
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Impact on Highway Network	Severe impact - mitigation feasible
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	Constraints can be mitigated
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input checked="" type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input checked="" type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	142	Newbold Road (North), Upper Newbold
Site Area (Ha)	11.5	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35505	73600
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Site Description	Open land (arable fields)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	241
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	143	Newbold Road South, Upper Newbold
Site Area (Ha)	9.88	
Grid Ref (SK)	35326	73293

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Site Description: Open land (arable fields)

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	207
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3b Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	144	Newbold School (Former), Newbold Road, Chesterfield
Site Area (Ha)	1.96	
		Linacre

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Housing Allocation

Grid Ref (SK)	36790	72847
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	60
Forecast Years 1 - 5	40
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brockwell Nursery and Infant School and Newbold CE Primary School limited capacity. Brockwell Junior School no capacity. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Possible graveyard on Newbold Road near junction with Littlemoor based at chapel (1901-1979). Adjoins LAA site. Contamination mitigable via extant permission.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	Site is adjacent to curtilage of the listed Eyre chapel which is a Mediaeval and later, small rectangular shaped chapel. The site has detailed planning permission and is under construction, the sites heritage implications have been accepted.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site has permission for residential development (under construction) and only a small part of it remains to be completed.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	145	Elm Street, Hollingwood, Brimington,
Site Area (Ha)	0.71	Brimington North

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Housing Allocation

Grid Ref (SK)	40948	74198
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Developable	

Potential No Dwellings	23
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	23

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hollingwood Primary School no capacity. Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Land contamination assessment (Ground gas included) required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	High-low areas of SWFR, particularly at western boundary of site. Opportunity for mitigation through SuDs.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A high voltage power line crosses the sites eastern edge and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity. The site size is such that some development is likely to be possible albiet layout will be constrained.
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within 800m walking distance of a centre. Whilst nearby schools are at capacity certain types of residential development would be possible without an increase in demand for school places. The potential for expansion of the nearby schools is still to be determined. The site is amenity greenspace but current evidence indicates that the site is potentially surplus to requirements in the locality.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	146	Sycamore Road (land at), Hollingwood, Brimington
Site Area (Ha)	0.70	
		Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Mixed
Planning Status	Local Plan Housing Allocation

Grid Ref (SK)	40981	74070
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Site Description	Open space
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	18
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	18

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Initial capacity assessment shows some concern for primary school places in Hollingwood (Hollingwood Primary School has a deficit of spaces without accounting for DLP sites) and adequate secondary provision given that the site falls within the Springwell catchment.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chrch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approximately half of site falls within the 250m buffer zone of a historic landfill site.Land contamination assessment (Ground gas included) required (EHO).
Biodiversity (3)	Amber	The proposed boundary does not conflict with any conservation / habitat priority areas. The National Biodiversity Network data does not highlight any protected species. Phase 1 Habitat Assessment is likely to be required. There is however an area of woodland that covers the site in the National Forest Inventory dataset. The site would need further assessment in terms of biodiversity impact and effect on trees and is likely to require mitigation and possibly compensation.
Flood Risk (3)	Amber	A water body runs along the Western boundary of the site so there is a high/medium risk of surface water flooding on a small proportion of the site. The site does not intersect with flood zones 2 and 3. Providing the plan for housing and access avoids the boundary affected by surface water flooding the site is feasible for development. Given the surface water flooding looks as though it may impact upon the main point of access, the site has been given an amber rating. Some areas of surface water flood risk are likely to be mitigable using SuDS.
Landscape Character (3)	Amber	Landscape character is assessed as "Urban" under the Landscape Character Assessment. No significant impact is expected on character at a landscape scale.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	If residential the impact on the locality would be reasonable.
Amenity on Site (3)	Amber	Potential for poor visual amenity because of electricity pylon.
Heritage (3)	Green	DCC Archeologist advises some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - HER 13044 for Hollingwood worker's village. Minor issues - address through planning process (DBA in first instance)
Air Pollution (3)	Green	Not within an Air Quality Management Area though feasible that development in this area could exacerbate existing air pollution issues in Brimington.

Suitability Comments (Stage 2b)

The site is in an accessible location and whilst it is public open space there is potential to overcome this constraints through provision of new enhanced space within the site should it be developed. The existing open space is of low quality and value and whilst some loss of quantity would result this can enable an enhanced provision in the locality in terms of quality. Whilst nearby schools are at capacity certain types of residential development would be possible without an increase in demand for school places. The potential for expansion of the nearby schools is still to be determined.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	147	Land at Laurel Crescent, Hollingwood, Brimington
Site Area (Ha)	0.70	

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Brownfield
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Planning Status	Completed development
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Grid Ref (SK)	41331	74251
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site developed for housing.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	148	Former Manor School Playing Fields Manor Road Chesterfield S40 1HX
Site Area (Ha)	0.84	
Holmebrook		

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	364	710
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Site Description	Open space (playing field / pitch)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	23
Forecast Years 1 - 5	23
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Westfield Infant School sufficient capacity. Old Hall Junior School and Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Chatsworth Road - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Small area of medium SWFR towards North of site. Mitigatable through layout design & SuDs.
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Manor House Hall Grade II Listed, Manor House Barn Grade II, Manor House Gazebo II*. The Cruck Beam present in the barn is a scheduled ancient monument. The site has the potential to impact on the setting of the adjacent heritage assets, however development is likely to be feasible with mitigation.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and identified physical constraints are likely to be mitigable. However, the site is identified in the Local Plan as open space (outdoor sports) and there is insufficient evidence to demonstrate that it is surplus to local requirements.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input checked="" type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	149	Playing fields Chesterfield Road Hollingwood Chesterfield S43 2LG
Site Area (Ha)	1.27	
Hollingwood and Inkersall		

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	413	350
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Site Description	Open space (playing field / pitch)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	38
Forecast Years 1 - 5	23
Forecast Years 6 - 10	15
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hollingwood Primary School no capacity. Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Old shaft between A619 and Pine Street (1940-1959) possibly intersects with site, boundaries vague.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Small areas of low SWFR at Eastern boundary of site
Landscape Character (3)	Amber	Site is within "urban" landscape character area although the development of the site would potential for an adverse impact at a local scale. Amenity / Landscape character assessment would be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and identified physical constraints are likely to be overcome. However, the site is public open space and there is insufficient evidence to demonstrate that the site is surplus to local open space requirements.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	150	Derwent House HOP Ulverston Road Chesterfield S41 8EW
Site Area (Ha)	0.57	
Dunston		

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	367	730
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	17
Forecast Years 1 - 5	17
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Dunston Primary and Nursery School, Newbold CE Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor- Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No significant biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Site adjoins a busy highway where congestion frequently occurs at peak times and a noise assessment may to be necessary. However, given the site size any issues are likely to be mitigable through appropriate design and layout.
Heritage (3)	Amber	DCC Archeologist advises some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - historic settlement core. Minor issues - address through planning process (DBA in first instance).Two Grade 2 Listed Buildings and one Grade 2* Listed Buildings nearby. Site is also within views into and from the Newbold (Eyre Chapel) Conservation Area. Potential for neutral impact or enhancement given the development would replace a building of no townscape merit.
Air Pollution (3)	Amber	Site adjoins a busy highway where congestion frequently occurs at peak times and an air quality assessment is likely to be necessary. However, given the site size any issues are likely to be mitigable through appropriate design and layout.
Suitability Comments (Stage 2b)		The site is within 800m walking distance of a centre. Residential development would be most appropriate given surrounding land uses and identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	151	Red House HOP & Spire Lodge
Site Area (Ha)	0.84	Sheffield Road Chesterfield S41 7JH
		St Helen's

Current Use	C2 Residential Institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	384	723
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	25
Forecast Years 1 - 5	23
Forecast Years 6 - 10	2
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stonegravels Household recycling centre adjacent to east but mitigation likely to be feasible.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Whittington Green School sufficient capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Majority of site falls within 250m buffer of a historic landfill site. Possible Graveyard off Sheffield Road near Hazlehurst Lane, 1960-1979 and Council depot (1960-1979) both adjacent plot. Land contamination assessment required.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within the urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Noise and odour issues from nearby household waste site requires assessment. Noise from the A61 requires assessment (EHO). However, given the size of the site impacts should be mitigable through design and layout.
Heritage (3)	Green	DCC Archeologist advises some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - records of air-raid shelters in area (e.g. HER MDR22852). Minor issues - address through planning process (DBA in first instance)
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within 800m walking distance of a centre. On the basis that the site would only be available should Derbyshire County Council have concluded that the service/facility provided is no longer necessary the site is an appropriate for redevelopment. Given its location residential development would be the most appropriate use albeit subject to mitigation in respect of the waste collection facility to the east. The

constraints posed by Sheffield Road to the west would not be significant. Other identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	152	Land at Burnbridge Road Old Whittington Chesterfield S43 3QF
Site Area (Ha)	2.29	
Barrow Hill and New Whittington		

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	38973	74752
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Site Description

Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	30
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Flood risk can be mitigated through layout.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Mary Swanwick Primary School and Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chrch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Site is within 100 m buffer zone of a Local Nature Reserve and Local Wildlife Site and further assessment would be needed.
Flood Risk (3)	Green	Small areas of low SWFR at Western boundary of site.
Landscape Character (3)	Amber	Small site adjoining settlement, within Coalfield Village Farmlands Landscape Type but unlikely to have a significant adverse effect on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG5 Old Whittington and New Whittington
Amenity of Locality (3)	Amber	Potential for adverse effect on open character of land between settlements.
Amenity on Site (3)	Amber	Potential for odour pollution from nearby sewerage treatment plant and an assessment is necessary to demonstrate that an adequate level of amenity could be achieved. There is potential for shadow flicker from the wind turbine at the sewerage treatment works and an assessment is necessary to demonstrate that an adequate level of amenity could be achieved.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be likely to have a significant adverse effect on a Strategic Gap (Old Whittington & New Whittington) and also have an adverse effect on visual amenity and landscape character. These impacts are unlikely to be sufficiently mitigable for the site to be suitable for development.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	153	Land off Brookfield Avenue
Site Area (Ha)	3.80	Chesterfield
		S40 3NX

Grid Ref (SK)	44061	37335
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	100
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Current Use	
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PDL / Greenfield	
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Planning Status	Local Plan Allocation Other
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Existing access via Brookfield Avenue cul de sac is constrained. An access feasibility assessment and transport assessment is necessary.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	154	Ash Glen Nursery (Former)
Site Area (Ha)	1.20	Sheffield Road Unstone
		Old Whittington

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	37568	75853
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	30
Forecast Years 1 - 5	23
Forecast Years 6 - 10	7
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Site is in catchment for schools in NEDDC (Unstone St Mary's Infant School, Unstone Junior School and Dronfield Henry Fanshawe School). No data on capacity for schools outside CBC.
GP Capacity (2b)	Insufficient Info	Whittington Moor - Red Chesterfield Medical Partnership - Amber Possibly Capacity outside the Borough
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Brick Works across land from Brierley Bridge (covers approx. half of site) & Railway track adjacent site (1901-1979). Land contamination assessment required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Priority habitat area on opposite side of Sheffield Road (Deciduous Woodland).
Flood Risk (3)	Amber	Areas of High to low SWFR on site. Mitigatable through SuDs. FRA may be required.
Landscape Character (3)	Amber	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Potential for noise issues and need for a noise assessment if other adjoining sites remain in commercial or industrial use (EHO).
Heritage (3)	Green	DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. 19th century brickworks site (built heritage and below ground). No significant Heritage issues identified by DCC archaeologist but requirement for Archaeological studies as part of planning process (desk-based assessment in first instance).
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not essential to ensuring an adequate supply of employment land or premises in terms of quantity or quality. There is a need for further information on the relationship with adjoining commercial/industrial land uses and whether or not a good level of amenity might be feasible should adjoining land uses continue in commercial/industrial use. The site is not within walking distance of a centre and is not within a Regeneration Priority Area. There is insufficient information on the adequacy of education and GP provision in the locality.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	155	Listers Car Sales (Former)
Site Area (Ha)	1.40	Sheffield Road Unstone
		Old Whittington

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	37552	75807
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	38
Forecast Years 1 - 5	23
Forecast Years 6 - 10	15
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	ite is in catchment for schools in NEDDC (Unstone St Mary's Infant School, Unstone Junior School and Dronfield Henry Fanshawe School). No data on capacity for schools outside CBC.
GP Capacity (2b)	Insufficient Info	Whittington Moor - Red Chesterfield Medical Partnership - Amber Possibly Capacity outside the Borough
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Railway lines and cutting through Whittington Moor (1901-1979) adjacent and Brushes pottery (1901-1929) covering majority of site. Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Part of site lies within 100m buffer of a local wildlife site. Priority habitat on opposite side of Sheffield Road (deciduous woodland). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Small areas of low SWFR on site. Mitigation feasible through layout design and SuDs
Landscape Character (3)	Amber	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Potential for noise issues and need for a noise assessment if other adjoining sites remain in commercial or industrial use (EHO).
Heritage (3)	Green	No significant Heritage issues identified by DCC archaeologist.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not essential to ensuring an adequate supply of employment land or premises in terms of quantity or quality. There is a need for further information on the relationship with adjoining commercial/industrial land uses and whether or not a good level of amenity might be feasible should adjoining land uses continue in commercial/industrial use. The site is not within walking distance of a centre and is not within a Regeneration Priority Area. There is insufficient information on the adequacy of education and GP provision in the locality.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	156	Boat Sales (Former)
Site Area (Ha)	1.29	Sheffield Road Unstone
		Old Whittington

Grid Ref (SK)	37589	76059
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Suitable
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	Developable
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Potential No Dwellings	48
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Forecast Years 1 - 5	38
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Forecast Years 6 - 10	10
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Forecast Years 11 - 15	0
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Current Use	Null Use
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PDL / Greenfield	Brownfield
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Planning Status	Outline planning permission
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Planning application for residential development currently under consideration.

Suitability Comments (Stage 2a) Stage 2a Passed

Flood risk to north west of site can be mitigated through layout and access/egress would still be possible.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Site is in catchment for schools in NEDDC (Unstone St Mary's Infant School, Unstone Junior School and Dronfield Henry Fanshawe School). No data on capacity for schools outside CBC.
GP Capacity (2b)	Insufficient Info	Whittington Moor- Red Chesterfield Medical Partnership - Amber Possibly Capacity outside the Borough
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Brick Works across land from Brierley Bridge (covers entire site) & Railway track adjacent site (1901-1979). Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Within 100m of a local wildlife site (NE376). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Small part of Northern boundary of site is covered by FZ3a. FRA will be required. In addition Northern end of site has small area of high-medium SWFR.
Landscape Character (3)	Amber	Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to avoid a significant adverse effect.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Potential for noise issues and need for a noise assessment if other adjoining sites remain in commercial or industrial use (EHO).
Heritage (3)	Green	DCC archeologist advised that there is some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. 19th century brickworks site (built heritage and below ground). No significant Heritage issues identified by DCC archaeologist but requirement for Archaeological studies as part of planning process (desk-based assessment in first instance).
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site has an extant outline planning permission for residential development.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	157	Former Payne and Pike Foljambe Road
Site Area (Ha)	0.05	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	37659	71346
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	158	Rear of 146-151 Spital Lane
Site Area (Ha)	1.26	

Current Use	
PDL / Greenfield	
Planning Status	Under Construction

Grid Ref (SK)	39636	70272
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	38
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Site under construction.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	159	Play Area Heywood Street/John Street Brimington
Site Area (Ha)	0.09	

Current Use	
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PDL / Greenfield	
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Planning Status	Completed development
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Grid Ref (SK)	40485	73658
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	5
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site under construction for residential development.
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	160	Garage Site
Site Area (Ha)	0.13	Barker Lane

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Detailed planning permission

Grid Ref (SK)	36884	70917
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Site Description

Proposed Use	Residential
Availability	Unavailable (Owner Unwilling)
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	10
Forecast Years 1 - 5	10
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Site has been developed.

Suitability Comments (Stage 2a) Stage 2a Passed

Extant planning permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brampton Primary School and Brookfield Community School no capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Adjacent to a garage (1960-1979), formerly a pottery works (1901-1929). Land contamination likely to be mitigable via extant permission.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Planning permission in place.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Remaining plots of a residential development with permission.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	161	South Place/Hipper Street/Markham Road
Site Area (Ha)	1.18	

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)	38371	70896
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	47
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	162	Markham House & Beetwell House Lordsmill Street.
Site Area (Ha)	0.48	

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Grid Ref (SK)	38490	70897
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings: 19

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Current Use: B1 Business

PDL / Greenfield: Brownfield

Planning Status: No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1: Stage 1 Passed

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	163	Park Road north of Markham Road
Site Area (Ha)	1.70	

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)	38072	70955
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	68
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	164	Post Office Depot
Site Area (Ha)	0.67	West Bars
		Chesterfield

Current Use	B8 Storage or Distribution
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	37827	71053
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	26
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	165	Durrant Road Car Park
Site Area (Ha)	0.32	Durrant Road

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	38568	71390
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	9
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	166	Station Road Newspaper Office, Chesterfield
Site Area (Ha)	1.43	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	38612	71103
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	57
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	167	Rose Hill East and West Car Parks
Site Area (Ha)	1.29	Chesterfield

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)	38568	71390
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	51
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	168	Tap Lane/Chatsworth Road/Wheatbridge Road
Site Area (Ha)	0.14	Chesterfield

Current Use	A1 Retail
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	37454	71048
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	5
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped for retail uses.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	169	Former Staveley Cinema
Site Area (Ha)	0.10	Church Street Staveley

Current Use	D2 Assembly and Leisure
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	43330	74803
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Marginal	
Achievability		
Deliverable / Developable		

Potential No Dwellings	3
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Site below minimum size threshold	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	170	Former Church and Car Park Chatsworth Road
Site Area (Ha)	0.10	

Current Use	D2 Assembly and Leisure
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	43330	74803
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	3
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	171	Former Just Tyres 165 Chatsworth Road Chesterfield
Site Area (Ha)	0.05	

Current Use	A5 Hot Food Takeaways
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	37183	709720
Site Description		
Proposed Use		
Availability	Unavailable (Owner Unwilling)	
Suitability		
Viability	Marginal	
Achievability		
Deliverable / Developable		

Potential No Dwellings	2
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold. Developed for hot food take-away.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	172	Staveley Shopping Centre
Site Area (Ha)	0.50	

Current Use	A1 Retail
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Retail

Grid Ref (SK)	43215	74609
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	15
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	173	Former GKN Sports Ground Newbold Road
Site Area (Ha)	4.05	

Grid Ref (SK)	36950	72515
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings	82
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use	
PDL / Greenfield	
Planning Status	Under Construction

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1: Stage 1 Passed

Planning permission for residential under construction.

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	174	Robinsons Caravan Sales
Site Area (Ha)	0.78	Ringwood Road Brimington

Current Use	Sui Generis
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	40607	73516
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	28
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Owner investing in site for retail purposes.
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	175	Former Tesco Store Meltham Lane Chesterfield
Site Area (Ha)	3.47	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	38694	72692
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Site redeveloped for car sales.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	176	Chesterfield Business Unit
Site Area (Ha)	0.25	Albert Street North Chesterfield

Current Use	B1 Business
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	37875	74003
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	7
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	177	Albert Street North Garage
Site Area (Ha)	0.08	Albert Street North Chesterfield

Current Use	
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PDL / Greenfield	
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Planning Status	No planning permission
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Grid Ref (SK)	37912	73965
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Site Description	
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	2
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	178	land north of Dunston Road Chesterfield
Site Area (Ha)	0.08	

Grid Ref (SK)	37903	73957
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	2
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Current Use	Null Use
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	179	Ambulance Station
Site Area (Ha)	0.36	Old Road Chesterfield

Grid Ref (SK)	35354	71468
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	11
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Current Use	Sui Generis
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	No known constraints
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Impact on Highway Network	No known severe impact likely
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site in active use.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	180	The Church of the Ascension, Cuttholme Road
Site Area (Ha)	0.14	

Current Use	D2 Assembly and Leisure
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	36279	71963
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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In active use as church and community centre.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	181	Rear of 134 - 152 Storforth Lane
Site Area (Ha)	0.02	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	38975	69478
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Amber
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	182	Builders Yard
Site Area (Ha)	0.49	St Phillip's Drive Hasland

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	39073	69512
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Planning permission for residential development under construction

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	183	land adj 35 Spital Lane
Site Area (Ha)	0.68	

Current Use	A1 Retail
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	38912	70674
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
-------------	--

Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site in active use.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	184	Site of former Middlecroft Sports Centre
Site Area (Ha)	0.68	Calver Crescent Middlecroft

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	38912	70674
Site Description		
Proposed Use		
Availability	Unavailable (Owner Unwilling)	
Suitability		
Viability	Marginal	
Achievability		
Deliverable / Developable		

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Site redeveloped for education purposes.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	185	Land opposite Spital Cemetery
Site Area (Ha)	0.24	Spital Lane

Grid Ref (SK)	38906	70712
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Marginal

Achievability

Deliverable / Developable

Potential No Dwellings: 0

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Current Use: C3 Dwellinghouses

PDL / Greenfield: Brownfield

Planning Status: Completed development

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt: No

Nature Conservation Designation: None

Flood Risk

Land Stability

Land Use Compatibility

Hazardous Installations

Highway Access

Impact on Highway Network

Land Contamination

Site Topography and Natural Obstacles

Suitability Comments Stage 1: Stage 1 Passed

Site redeveloped for housing.

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	186	Land at Milton Place
Site Area (Ha)	1.59	Staveley

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	44009	74401
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Site Description	Open space
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Marginal
Achievability	
Deliverable / Developable	

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Part of Poolsbrook Country Park.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	187	Henry Street, Whittington Moor
Site Area (Ha)	0.10	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Grid Ref (SK)	36688	73560
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	5
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	188	Rear of 74 Whitecotes Lane
Site Area (Ha)	0.59	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37497	69620
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Residential gardens and no information on availability.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	189	2 Ashgate Road
Site Area (Ha)	0.27	Chesterfield

Grid Ref (SK)	37560	71393
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings: 0

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Current Use: B1 Business

PDL / Greenfield: Brownfield

Planning Status: Completed development

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1: Stage 1 Passed

Site redeveloped for accountant's office.

Suitability Comments (Stage 2a): Stage 2a Passed

Whilst the HSE consultation system would advise against the hazardous installation is decommissioned and CBC are in the process of an unopposed revocation of the licence.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	Outer	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	190	The Old Chapel, The Green, Hasland
Site Area (Ha)	0.11	

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Grid Ref (SK)	39554	39368
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	2
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Current Use	
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PDL / Greenfield	Brownfield
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Planning Status	Expired planning permission
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	191	83 Old Road
Site Area (Ha)	0.14	Brampton Chesterfield

Current Use	Sui Generis
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	36612	70879
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	4
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasible
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Impact on Highway Network	No known severe impact likely
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	192	Walton Hospital (land at)
Site Area (Ha)	2.28	Whitecotes Lane Chesterfield
		Walton

Grid Ref (SK)	37191	69492
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	90
Forecast Years 1 - 5	90
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Expired planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Extant outline planning permission for residential development.	
Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
Extant outline planning permission for residential development.	

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Whitecotes Primary School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Walton Hospital covers entire site (1960-1969). Land contamination assessment and mitigation feasible under extant permission.
Biodiversity (3)	Amber	Site is within 100m of local wildlife site (NE040). No priority habitat areas intersect the site. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Areas of low SWFR within site, will require a FRA. Adequate FRA undertaken for extant permission.
Landscape Character (3)	Green	Redevelopment of hospital site within the urban area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advises no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in a sustainable location and has an extant permission. Identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input checked="" type="checkbox"/>

Site Reference	193	Walton Hospital (land at) Harehill Road
Site Area (Ha)	1.49	Walton

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Outline planning permission

Grid Ref (SK)	437581	369347
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	60
Forecast Years 1 - 5	60
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Extant outline planning permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed

Extant outline planning permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Whitecotes Primary School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Most of site is covered by Derbyshire Sanitorium (1930-1959), a refuse tip (1960-1979) and Walton Hospital (1960-1999). Land contamination assessment and mitigation feasible under extant permission.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	Some areas of low SWFR within site, mitigatable through site layout and SuDs. Adequate FRA undertaken for extant permission.
Landscape Character (3)	Green	Redevelopment of hospital site within the urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advises no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within 800m of a centre and identified constraints could be overcome.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input checked="" type="checkbox"/>

Site Reference	194	Land at Canal Wharf Chesterfield
Site Area (Ha)	1.79	

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	

Grid Ref (SK)	38580	72070
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings	48
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site in active employment and education use (part used by Chesterfield College).

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	195	Riverside Garden Centre Sheffield Road
Site Area (Ha)	0.67	

Grid Ref (SK)	37283	75249
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings: 18

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Current Use: Sui Generis

PDL / Greenfield: Brownfield

Planning Status: No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1: Stage 1 Passed

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	196	Dunston Hall Garden Centre
Site Area (Ha)	0.99	Dunston
Grid Ref (SK)	36484	74565
Site Description		
Proposed Use	Residential	
Availability	Unavailable (Owner Unwilling)	
Suitability	Unsuitable	
Viability	Viable	
Achievability	Unachievable	
Deliverable / Developable	Undevelopable	
Potential No Dwellings	20	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Dunston Primary and Nursery School, Newbold CE Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Insufficient Info	Avenue House - Red Whittington Moor - Red Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Possibly Capacity out of Borough
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Whole site is within 250m of an authorised landfill site. No intersection with authorised landfill boundary. Land contamination assessment required (ground gas included) (EHO).
Biodiversity (3)	Amber	Site is adjacent to a historic park / garden. Not covered by any priority habitats. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Small area of low SWFR within site, mitigatable through site layout and SuDs.
Landscape Character (3)	Amber	Coalfield Village Farmlands landscape type. Whilst isolated from other settlement the site is developed and is relatively minor in scale. Mitigation is likely to be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC archeologist advised - Potential for impact on three Grade 2 listed buildings within the site (Mediaeval and later, now clad in red brick with slate roof, north end projects to east to form a 2 storey cottage). A grade 2 listed building is also present to the east associated with Dunston Hall. Probable medieval site with need for archeological assessment. Known archaeology of local or low regional significance - Findspot of Bronze Age 'battle axe'. DCC archeologist advised that redevelopment should conserve/enhance significance, group value and setting of listed buildings; archaeological assessment and evaluation within planning process. Site could be developed retaining listed buildings in a sensitive manner but density and capacity would be affected.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not within walking distance of a centre and is not within a Regeneration Priority Area. There is insufficient information on the adequacy of GP provision in the locality. Accordingly the site is not currently considered to suitable for residential development.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	197	ATS Euromaster Garage
Site Area (Ha)	0.22	Sheffield Road Whittington Moor
		Moor

Current Use	Sui Generis
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	38215	73587
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Site Description

Proposed Use	Mixed Use
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Availability	Unavailable (Owner Unwilling)
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Suitability	Suitable
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	Deliverable
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Potential No Dwellings	5
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Forecast Years 1 - 5	5
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Forecast Years 6 - 10	0
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Forecast Years 11 - 15	0
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible with mitigation
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Hazardous Installations	HSE do not advise against
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Highway Access	No known constraints
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Impact on Highway Network	No known severe impact likely
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Land Contamination	Contamination mitigation feasible
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Gilbert Heathcote Nursery and Infant School, Cavendish Junior School, Newbold Ce Primary School, Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Majority of site falls within 250m buffer of a historic landfill site. 2/3rds of site is covered by a depot (assumed fuel tanks) 1980-1999. Land contamination assessment required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Noise assessment required due to potential noise issues from highway and surrounding commercial uses.
Heritage (3)	Green	
Air Pollution (3)	Amber	Air quality assessment required due to proximity to Sheffield Road.
Suitability Comments (Stage 2b)		The site is within a centre and in a mixed use area where some form of residential development would be appropriate, potentially as part of a mixed use scheme. Constraints can be overcome but would limit the number of dwellings to no more than 5 given the proximity of a major hazard site.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	Inner	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	198	The Angel PH Jawbones Hill Derby Road Chesterfield
Site Area (Ha)	0.38	

Current Use	A1 Retail
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	38342	69819
Site Description		
Proposed Use		
Availability	Unavailable (Owner Unwilling)	
Suitability		
Viability	Marginal	
Achievability		
Deliverable / Developable		

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Site refurbished as retail store by permitted development.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	199	Former Co-op depot Baden Powell Road Chesterfield
Site Area (Ha)	1.75	

Current Use B8 Storage or Distribution

PDL / Greenfield Brownfield

Planning Status Local Plan Allocation Employment

Grid Ref (SK) 38154 70628

Site Description

Proposed Use

Availability Unavailable (Owner Unknown)

Suitability

Viability Viable

Achievability

Deliverable / Developable

Potential No Dwellings 47

Forecast Years 1 - 5

Forecast Years 6 - 10

Forecast Years 11 - 15

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	200	Land at Gate Inn
Site Area (Ha)	0.43	Mastin Moor

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)	45428	75602
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings	15
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Redeveloped.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	201	William Street North Old Whittington
Site Area (Ha)	0.08	

Grid Ref (SK)	37688	74836
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	3
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Forecast Years 1 - 5	3
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Current Use	Null Use
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PDL / Greenfield	Brownfield
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Planning Status	Completed development
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	No known constraints
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Impact on Highway Network	No known severe impact likely
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Planning permission for residential. Northern part of site under construction and remainder is below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	202	Shorts Builders Yard
Site Area (Ha)	0.53	Sheffield Road Chesterfield

Current Use	C3 Dwellinghouses
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PDL / Greenfield	Brownfield
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Planning Status	Completed development
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Grid Ref (SK)	38327	72322
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Site redeveloped as part of Miller Homes Scheme.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	203	Sheffield Road Bus Garage
Site Area (Ha)	5.65	Sheffield Road

Grid Ref (SK)	38250	72821
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Viable

Achievability

Deliverable / Developable

Potential No Dwellings	180
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Employment

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site in active use as bus depot.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	204	Rear of 79 Sheffield Road Chesterfield
Site Area (Ha)	0.68	St Helen's

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	Detailed planning permission

Grid Ref (SK)	38401	72044
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	19
Forecast Years 1 - 5	19
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Extant planning permission for residential on northern part of site.

Suitability Comments (Stage 2a) Stage 2a Passed

Extant planning permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Proximity to site fo former Thornfields Bus Depot means land contamination assessment necessary (EHO).
Biodiversity (3)	Red	Part of the site contains an area identified in the Derbyshire Lowland Biodiversity Action Plan as priority habitat. Evidence is needed to demonstrate compliance with national and local planning policies that protect biodiversity.
Flood Risk (3)	Green	Some areas of low SWFR at Southern boundary of site. Mitigatable through SuDs and layout. Planning permission in place.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Noise assessment required in relation to road noise from Sheffield Road and also an emergency electricity generator adjons the site (EHO).
Heritage (3)	Green	
Air Pollution (3)	Amber	Air quality issue from Sheffield Road requires assessment (EHO).
Suitability Comments (Stage 2b)		Part of the site contains an area identified in the Derbyshire Lowland Biodiversity Action Plan as priority habitat. Evidence is needed to demonstrate compliance with national and local planning policies that protect biodiversity.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	205	Computer Services (Former)
Site Area (Ha)	1.07	Barker Lane Chesterfield

Current Use	B1 Business
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PDL / Greenfield	Brownfield
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Planning Status	No planning permission
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Grid Ref (SK)	36826	71004
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Site Description	
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Proposed Use	Residential
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Availability	Unavailable (Owner Unwilling)
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Suitability	Suitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	39
Forecast Years 1 - 5	23
Forecast Years 6 - 10	16
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brampton Primary School and Brookfield Community School no capacity. Whilst nearby schools capacity is a constraint, certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Barker Pottery (1901-1959) and the depot off Barker Lane (1960-1979). HGV Service yard to West. Land contamination assessment and noise assessment required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Amber	Some areas of low to high SWFR within site. FRA will be required.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Noise assessment required (EHO advises).
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The sites loss to residential would not result in a deficiency in the supply of employment land and premises. The site is in a suitable location in respect to services and facilities and identified constraints are likely to be mitigable. However the sites availability is unknown.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	206	Chester Street Gas Holders Chesterfield
Site Area (Ha)	1.18	

Grid Ref (SK)	37394	71311
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Site Description

Proposed Use

Availability: Unavailable (Owner Unwilling)

Suitability

Viability: Unviable

Achievability

Deliverable / Developable

Potential No Dwellings	42
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasibility unknown
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Whilst the HSE consultation system would advise against the hazardous installation is decommissioned and CBC are in the process of an unopposed revocation of the licence.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	Inner	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	207	Land between Rydal Crescent and Kendal Road
Site Area (Ha)	0.62	Dunston

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	Open space (amenity)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	19
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	208	Land off Hilltop Road
Site Area (Ha)	0.76	Old Whittington
Grid Ref (SK)	38480	74677

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Site Description	Open space with football pitch and play area
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	20
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	209	land off Roecar Close
Site Area (Ha)	0.45	Old Whittington

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	38666	74837
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Site Description	Open space (amenity)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	13
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	210	Newbridge Lane (land north of), east of Gypsy Lane
Site Area (Ha)	3.30	Old Whittington

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	38780	74306
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Site Description	Open land
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	90
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Mary Swanwick Primary School and Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within 250m buffer of a historic landfill site. Possible disturbed ground (1940-1979) and an old coal shaft (1901-1939) cover approx. 1/3rd of site. Land contamination assessment required (including ground gas) (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Areas of low SWFR at upper tip of site. Should be mitigatable through layout design & SuDs.
Landscape Character (3)	Amber	Within a coalfields village farmlands landscape character type. A large site on the edge of a settlement but not in a sensitive location and bounded to a larger degree by development on three sides.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Noise and shadow flicker assessment required given proximity to large wind turbine (EHO). Odour assessment required given the proximity to a sewerage treatment works and evidence is required to demonstrate that an adequate level of amenity can be achieved.
Heritage (3)	Green	DCC archeology advise some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Former colliery site. No significant Heritage issues identified by DCC archaeologist but requirement for archaeological assessment of colliery as part of planning process.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		An odour assessment required given the proximity to a sewerage treatment works and evidence is required to demonstrate that an adequate level of amenity can be achieved. Otherwise the site is in a sustainable location and other constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	211	Land off Damon Drive and Steeping Close
Site Area (Ha)	1.20	Brimington North

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40489	73857
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Site Description	Open space and play area
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	32
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	212	Land at Hollingwood Primary School
Site Area (Ha)	0.49	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41372	74012
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Site Description	Open space (Playing field)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	14
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	213	Land off Easedale Close
Site Area (Ha)	0.16	Linacre

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	34962	72314
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Site Description	Open space (Play Area and amenity space). Western part of 2009/101
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Marginal
Achievability	
Deliverable / Developable	

Potential No Dwellings	4
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Below minimum size threshold	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	214	Land south of Langdale Close (Brushfield Rd 1)
Site Area (Ha)	0.32	Linacre

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	34962	72314
---------------	-------	-------

Site Description	Open space (amenity). Eastern part of 2009/101
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Proposed Use	
Availability	Available
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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CBC Leisure Services state that site is available and surplus to need.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is constrained and a feasibility assessment is necessary.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	214	Land south of Langdale Close (Brushfield Rd 1)
Site Area (Ha)	0.32	Linacre

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	34962	72314
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Site Description	Open space (amenity). Eastern part of 2009/101
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Proposed Use	
Availability	Available
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
------------------------------	--

CBC Leisure Services state that site is available and surplus to need.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
---------------------------------	--

Access is constrained and a feasibility assessment is necessary.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	215	Land off Brushfield Road (Brushfield Rd 2)
Site Area (Ha)	0.20	Linacre

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	Open space (amenity). Site adjoins the Brushfield Rd
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	5
Forecast Years 1 - 5	5
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
------------------------------	--

CBC Leisure Services state that site is available and surplus to need.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Holme Hall Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Chatsworth Road - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Likely to be an adverse impact on visual amenity and an urban design assessment would be necessary.
Amenity on Site (3)	Green	
Heritage (3)	Green	No heritage implications likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site may be detrimental to visual amenity but is likely to be mitigatable. The site is not designated as open space in the Local Plan but is public open space and serves an amenity greenspace function. There is insufficient evidence to demonstrate that the site is surplus to local open space requirements.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	215	Land off Brushfield Road (Brushfield Rd 2)
Site Area (Ha)	0.20	Linacre

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	Open space (amenity). Site adjoins the Brushfield Rd
------------------	--

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	5
Forecast Years 1 - 5	5
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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CBC Leisure Services state that site is available and surplus to need.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Holme Hall Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Chatsworth Road - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Likely to be an adverse impact on visual amenity and an urban design assessment would be necessary.
Amenity on Site (3)	Green	
Heritage (3)	Green	No heritage implications likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site may be detrimental to visual amenity but is likely to be mitigatable. The site is not designated as open space in the Local Plan but is public open space and serves an amenity greenspace function. There is insufficient evidence to demonstrate that the site is surplus to local open space requirements.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	216	Land off Hazel Drive
Site Area (Ha)	1.92	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37324	69970
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Site Description	Open space (Play area and amenity)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	51
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	217	Land off Highfield Lane (Highfield park)
Site Area (Ha)	0.83	St Helen's
Grid Ref (SK)	37595	72770

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Site Description: Open space (amenity). Part of larger site with play area and sports pitches

Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	22
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	218	Wasp's Nest (Inkerman Rec)
Site Area (Ha)	0.61	West

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36377	71234
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	18
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	219	Hollythorpe Close (Land off)
Site Area (Ha)	0.54	Hasland

Current Use	Open space/sports pitch
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	Open space within urban area
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	14
Forecast Years 1 - 5	14
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hasland Infant School and Hasland Hall Community School sufficient capacity. Hasland Junior School no capacity.
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Hasland Medical Centre - Red Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Council depot on part of site and adjoins allotments. Land contamination assessment required. Noise from open space unlikely to pose an unacceptable threat to amenity in appropriate use.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area. No adverse impacts on landscape character expected.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Given the proximity to open space and a lit MUGA a noise and light pollution assessment would be necessary, although mitigation is likely to be feasible.
Heritage (3)	Green	No significant Heritage issues identified by DCC archaeologist and no other issues likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in a sustainable location and whilst designated as open space in the Local Plan has not served a public open space function, being part of a Council depot. Site has a temporary use for storage of building materials. Identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input checked="" type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	220	Land off Springwell Park Drive, Inkersall Green
Site Area (Ha)	0.32	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42226	73132
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Site Description	Open space (amenity) to north of playing pitch
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	221	Land off Inkersall Green Road (North part of recreation ground)
Site Area (Ha)	1.12	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42295	73058
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Site Description	Open space (amenity and playing pitch)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	30
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	222	Land off Middlecroft Road (Recreation Ground)
Site Area (Ha)	0.75	Middlecorft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42447	73375
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Site Description	Open space (amenity and play area)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	223	Land off Middlecroft Road (Playing Fields)
Site Area (Ha)	0.80	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42447	73375
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Site Description	Open space (Playing pitch)
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	21
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	224	land off Circular Road
Site Area (Ha)	0.59	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42572	74042
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Site Description	Open space (amenity and play area) N part of wider area.
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	17
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	225	Land off The Grove, Poolsbrook (Southern site)
Site Area (Ha)	0.90	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	44331	73661
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Site Description	Open space
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	24
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Surface water risk likely to be mitigated by SuDS.
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Poolsbrook Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Covered sewage tank between Staveley Road and Seymour Junction (1930-1959), covers most of site.
Biodiversity (3)	Green	Site is within 100m of LWS (CH011). No intersections with priority habitat areas.
Flood Risk (3)	Amber	Most of site is within FZ2. FRA will be required. Areas of high SWFR within site.
Landscape Character (3)	Amber	Open space adjacent to a number of properties within the Estate Farmlands landscape character type. Likely to have some adverse impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not within 800m of a local centre but it is within a Regeneration Priority Area and provided that the site were planned comprehensively in conjunction with site ref 326 to secure regeneration benefits, it would be suitable for residential development. Constraints are present but could be overcome.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	226	Land off The Grove, Poolsbrook (Northern part)
Site Area (Ha)	0.44	Middlecroft and Poolsbrook

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)	44297	73771
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Site Description	Open lane
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	13
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	227	Land off Windermere Road / Thirlmere Road
Site Area (Ha)	1.24	Dunston

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36482	73323
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Site Description	Open space (amenity)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	33
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	228	Land off Coniston Road (long grassed strip)
Site Area (Ha)	1.40	Dunston

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37056	73915
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Site Description	Open space (amenity/long grassed strip)
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	37
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	229	Land off Coniston Road (Opposite Appledore Court or Chesterfield RUFC)
Site Area (Ha)	3.36	Dunston

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37510	74061
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Site Description	Open space (playing pitch)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Part of Chesterfield RUFC development as playing/training pitch(es).

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a Good	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	230	Land off Haddon Close
Site Area (Ha)	0.30	West
Grid Ref (SK)	36166	70422

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	8
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	231	Land North of Moston Walk
Site Area (Ha)	0.80	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37681	69014
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Site Description	Open space (amenity)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	21
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	232	Land off Hall Road
Site Area (Ha)	0.55	Brimington South

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40495	73411
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	16
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	233	Land at Edinburgh Road
Site Area (Ha)	0.55	St Helen's

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37627	72066
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Site Description	Open space (play area and amenity space)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	16
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	234	Land at Salisbury Avenue
Site Area (Ha)	0.33	Moor

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37618	73199
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Site Description	Open space (amenity)
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
---------------------------------	--

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	235	Land off Thirlmere Road/Derwent Crescent
Site Area (Ha)	0.65	Dunston

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36658	73148
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Site Description	Open space (amenity and play area)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	19
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	236	White Bank Close (land at)
Site Area (Ha)	0.56	Hasland

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	38918	70235
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Site Description	Open space (sports / tennis)
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	5
Forecast Years 1 - 5	15
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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The Highway Authority would not object to a small amount of housing development but access constraints would prevent .

Stage 2b Considerations

Physical Infrastructure	Amber	A 300mm public surface water sewer crosses the site along its north-eastern side.
Education Infrastructure	Amber	Hasland Infant School and Hasland Hall Community School sufficient capacity. Hasland Junior School no capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approximately half of site falls within the 250m buffer zone of a historic landfill site. Tennis court may have contaminants in surfacing. Land contamination assessment required (EHO).
Biodiversity (3)	Amber	With reference to the informal planning guidance produced Jan 17 in relation to the site, DWT advised that the site does have the potential to support a number of protected species. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Concerns raised by Environment Agency as part of their draft Local Plan consultation response - sequential test process needs to be carried out as soon as possible to justify sites in flood risk areas. However, the site is within a low flood risk area and the sequential test does not need to be applied.
Landscape Character (3)	Green	Site is part previously developed and forms part of a settlement.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	Compatible with neighbouring uses
Amenity on Site (3)	Amber	A group of mature trees along the western edge of the site are subject to a tree preservation order. Although not within the site boundary, these overhang the site and provide significant amenity value.
Heritage (3)	Amber	DCC Archeologist advises impact on setting of Grade II* Bank Close (HER 3979). Site adjacent to Bank Close House a Grade 2* listed building (earlier 19th century, ashlar with hipped slate roof, 2 storey). Some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - Roman road in vicinity (HER MDR10207) but site much disturbed. Scheme must conserve/enhance setting of Grade II* building. Archaeological issues minor - DBA in first instance.
Air Pollution (3)	Amber	In terms of amenity, given the site's proximity to the main railway line, the A61 and the A617, more information is required. However, given the adjacent site's recent planning approval for a residential scheme, it is unlikely to be a significant issue.

Suitability Comments (Stage 2b)

The site is in a sustainable location and the Council have accepted it as being surplus to open space provision in the Borough. An informal development brief for residential development has been prepared by the Council and concludes that identified constraints can be overcome.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	237	Land at Station Road, Barrow Hill
Site Area (Ha)	4.70	Barrow Hill and New Whittington

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42122	75581
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Site Description	Open space (amenity, allotments and play area)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	126
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a Good	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	238	Land off Walgrove Road and Ashdown Road
Site Area (Ha)	0.57	Walton

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36774	70273
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	17
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	239	Dunston Road South, Upper Newbold- Additional Land
Site Area (Ha)	22.70	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35772	73690
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Site Description	Open countryside and woodland
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	200
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Green
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	Green
Strategic Gap Impact (3)	Green
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	

Suitability Comments (Stage 2b) Site Superseded, consider removing from LAA Stage 2a passed.

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input checked="" type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	240	Dale Close, Middlecroft
Site Area (Ha)	1.02	Middlecroft and Poolsbrook

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41985	73788
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Site Description	open land and residential property
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	18
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3b Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	241	Meadow House Farm, Spital Lane
Site Area (Ha)	1.18	St Leonard's

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40155	70088
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Site Description	open land / agricultural grazing
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Proposed Use	Open Space
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Small area of site with low flood risk adjoining Spital Lane whilst rest of site would be unsuitable due to flood risk.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hasland Infant School and Hasland Hall Community School sufficient capacity. Hasland Junior School no capacity.
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Hasland Medical Centre - Red Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approximately half of site falls within the 250m buffer zone of a historic landfill site.
Biodiversity (3)	Amber	Whilst no priority habitats are recorded in the site the site is part of open land forming a 'river corridor' and its development would potentially adversely affect biodiversity and prejudice the aim of creating a more coherent ecological network.
Flood Risk (3)	Red	Large proportion of site would not be policy compliant as within FZ3a and it is unlikely to be a sequentially acceptable location for housing. Remainder of site in FZ1, unlikely to have adequate space for 5 or more dwellings.
Landscape Character (3)	Amber	Within an 'Urban' landscape type. Whilst the size and location of the site are such that a localised adverse effect is likely, the development could harm visual amenity and local character by encroaching into a river corridor.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential adverse impact on visual amenity by encroaching into a relatively open river corridor.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Given the flood risk and other constraints the site is unlikely to be suitable for 5 or more dwellings.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	242	Land South of Worksop Road
Site Area (Ha)	17.13	Lowgates and Woodthorpe

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	45249	75263
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Site Description	open countryside
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	360
Forecast Years 1 - 5	100
Forecast Years 6 - 10	500
Forecast Years 11 - 15	50

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Part of a larger area being master planned for c.650 dwellings. Surface water flooding risk can be mitigated using SuDS. Sites agricultural land classification needs determining (3a or 3b).

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Norbriggs Primary School and Springwell Community College limited capacity. Netherthorpe School no capacity. On-going discussions with DCC regarding potential to expand Norbriggs primary.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Areas of high SWFR border South of site. As GF potential to exacerbate flood risk.
Landscape Character (3)	Amber	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC Archeologist advised known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - HER 13003 - findspot of Bronze Age scraper; geophysical survey suggests prehistoric activity and historic tramway. Church of St Peter and Norbriggs House Grade 2 Listed Buildings nearby. Field system with significant boundary loss. Advised archaeological evaluation to inform planning application.
Air Pollution (3)	Amber	An air quality assessment is necessary given the size of the site and likely amount of development as part of a wider master planned scheme.

Suitability Comments (Stage 2b)

The site is significantly beyond what might be considered a reasonable walking distance from a centre, however the current planning application (pending determination) for the site (CHE/17/00385/OUT) does include provision of a new Local Centre and the site is in close proximity to the Markham Vale Employment Zone, with regular bus services to Chesterfield, Staveley and Bolsover town centres. In principle, residential development at Mastin Moor is acceptable and was established in the Core Strategy Policy CS1 and CS10, and an assumption of delivery of housing (400 units) on the site is included within the Council's 5 year supply of housing land calculations. Any regeneration benefits must justify making an exception to policy to allow development on greenfield land, and in order to meet the objectives set out in policy CS1 for RPAs.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation		Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	243	Land North of Woodthorpe Road
Site Area (Ha)	16.61	Lowgates and Woodthorpe

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	45332	74883
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Site Description: open countryside

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	348
Forecast Years 1 - 5	0
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Part of a larger area being master planned for c.650 dwellings. Surface water flooding risk can be mitigated using SuDS. Sites agricultural land classification needs determining (3a or 3b).

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Woodthorpe CE Voluntary Controlled Primary School limited capacity. Springwell Community College limited capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Part of site intersected by tram line and disturbed ground (1901-1929).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Areas of high SWFR border North of site. As GF potential to exacerbate flood risk.
Landscape Character (3)	Amber	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC Archeologist advised known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - close to historic settlement cores Woodthorpe village and Old Hall. Church of St Peter and Norbriggs House Grade 2 Listed Buildings nearby. Field system with significant boundary loss. Advised archaeological evaluation to inform planning application.
Air Pollution (3)	Amber	An air quality assessment is necessary given the size of the site and likely amount of development as part of a wider master planned scheme.

Suitability Comments (Stage 2b)

The site is significantly beyond what might be considered a reasonable walking distance from a centre, however the planning application (pending determination) for the site (CHE/17/00385/OUT) does include provision of a new Local Centre and the site is in close proximity to the Markham Vale Employment Zone, with regular bus services to Chesterfield, Staveley and Bolsover town centres. In principle, residential development at Mastin Moor is acceptable and was established in the Core Strategy Policy CS1 and CS10, and an assumption of delivery of housing (400 units) on the site is included within the Council's 5 year supply of housing land calculations. Any regeneration benefits must justify making an exception to policy to allow development on greenfield land, and in order to meet the objectives set out in policy CS1 for RPAs. Landscape character, traffic impact and heritage impact assessments are required to fully assess the suitability but it likely that constraints can be overcome.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation		Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input checked="" type="checkbox"/>

Site Reference	244	Middle Farm, Duckmanton
Site Area (Ha)	1.35	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Mixed
Planning Status	Detailed planning permission

Grid Ref (SK)	44298	72059
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Site Description	Farm, Stables and Curtilage
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	40
Forecast Years 1 - 5	23
Forecast Years 6 - 10	17
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Extant planning permission for residential development on land to the south of Poplar Farm.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Duckmanton Primary School sufficient capacity. Site is within catchment of NEDDC secondary The Bolsover School. No capacity data.
GP Capacity (2b)	Green	Royal Primary Care - Green Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Planning permission in place.
Landscape Character (3)	Amber	Estate Farmlands landscape type. Parts of the site are urban in character and part of a settlement. Whilst there are elements of open land these are not significant and mitigation is likely to be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Grade 2 Listed Building within the site. Mitigation is likely to be feasible but housing capacity would be constrained.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Part of RPA and subject to a planning application (pending determination). Site is not within walking distance of a centre but draft Local Plan proposes designating a Local Centre nearby due to range of facilities available. Identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	245	Poolsbrook Avenue
Site Area (Ha)	0.276	Middlecroft and Poolsbrook

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	44158	73829
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Site Description	Open land/scrubland
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	8
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Air pollution/odour assessment necessary to demonstrate if an appropriate level of amenity could be achieved, given proximity of sewage pumping station.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	246	Cranleigh Road (Land West of)
Site Area (Ha)	4.10	Lowgates and Woodthorpe

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)	44804	74871
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Site Description	Agricultural land
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	75
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed
 Extant planning permission for residential.

Suitability Comments (Stage 2a) Stage 2a Passed
 Extant planning permission for residential development

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Woodthorpe CE Voluntary Controlled Primary School limited capacity. Springwell Community College sufficient capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Site lies within 100m buffer zone of an LNR (Netherthrope Flash). Does not intersect any priority habitat areas. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Areas of low SWFR border West of site. Adequate FRA undertaken for extant permission.
Landscape Character (3)	Amber	Estate Farmlands landscape type. The site is in an open gap between settlements but adjoins an existing settlement. The site has an extant outline permission and the ability of mitigation to reduce impact has been accepted.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised 2 known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - (Romano-British field system identified during planning process). Has been dealt with through condition on outline consent.
Air Pollution (3)	Green	Extant permission on the site.
Suitability Comments (Stage 2b)		Whilst the site is unsuitable in respect of the spatial strategy of concentration and regeneration, it has an extant outline permission.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	Outer	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	247	Land South of Tom Lane, west of Rectory Road, Duckmanton
Site Area (Ha)	39.39	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	43856	71964
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Site Description	open countryside
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	400
Forecast Years 1 - 5	0
Forecast Years 6 - 10	250
Forecast Years 11 - 15	150

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	Functional Flood Plain
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Fluvial flood risk along western boundary of site can be addressed through layout. Surface water flood risk can be mitigated through layout and SuDS.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Duckmanton Primary School limited capacity. Site is within catchment of NEDDC secondary The Bolsover School. No capacity data for schools outside the borough.
GP Capacity (2b)	Green	Royal Primary Care - Green Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Active workings assumed to be open cast mining (1960-1979) cover small part of site.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Amber	Western boundary of site within FZ2 and NW tip within functional flood plain. SRA is required. Areas of low to high SWFR on site.
Landscape Character (3)	Amber	Site is within an open gap at the boundary of a residential development in the Estate Farmlands landscape type which is vulnerable to such a scale and location of development. A landscape character and visual amenity impact assessment has been submitted with the planning application which indicates that mitigation is feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Potential for shadow flicker from nearby wind turbine will require assessment although it is unlikely to be an insurmountable constraint.
Heritage (3)	Amber	DCC Archeologist advises impact on setting of Grade II listed Poplar Farmhouse. Some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - site largely opencast though retains potential for historic village core at eastern edge. Field system with significant boundary loss. Advises archaeology and setting issues (layout/design) to be addressed through planning process - geophysical survey in first instance at eastern edge of site.
Air Pollution (3)	Green	An air quality assessment is likely to be required given the size of the site and potential capacity.
Suitability Comments (Stage 2b)		Part of RPA and subject to a planning application pending determination. Site is not within walking distance of a centre but draft Local Plan proposes designating a Local Centre nearby due to the range of facilities available. Constraints identified but likely to be mitigable.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricutural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	248	Land North of Tom Lane
Site Area (Ha)	17.89	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	43564	72360
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Site Description	open countryside
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	376
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	249	Pump House Farm Woodthorpe
Site Area (Ha)	1.59	Lowgates and Woodthorpe

Current Use	Agriculture
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	45166	75001
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	33
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	250	20 - 22 Woodthorpe Road
Site Area (Ha)	0.48	Lowgates and Woodthorpe

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Grid Ref (SK)	45219	74557
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Site Description	Dwellings and gardens.
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	14
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	251	Land adjacent 29 East Crescent
Site Area (Ha)	0.75	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	444374	372492
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Site Description	Open space (amenity)
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	20
Forecast Years 1 - 5	20
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet



Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Duckmanton Primary School sufficient capacity. Site is within catchment of NEDDC secondary The Bolsover School. No capacity data for schools outside the borough.
GP Capacity (2b)	Green	Royal Primary Care -  Green Calow and Brimington -  Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Whole site is within 250m of an authorised landfill site. No intersection with authorised landfill boundary.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Areas of low SWFR on site.
Landscape Character (3)	Amber	Site is within Estate Farmlands landscape area but is surrounded by residential properties. Unlikely to have a significant impact on character at landscape scale.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Amber	The proximity to a former landfill would necessitate an assessment of the air quality on the site.
Suitability Comments (Stage 2b)		Site is not within walking distance of a centre but the draft Local Plan proposes designating a Local Centre nearby due to the range of facilities available. Identified constraints are likely to be mitigable. However, the site is public open space and there is insufficient evidence to demonstrate that the site is surplus to meeting local requirements or is fundamentally unsuitable as open space.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	252	Land Opposite The Oakes
Site Area (Ha)	0.308	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	44659	72502
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Site Description	open countryside adjacent to farms
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Noise and air pollution from the M1 require further assessment to demonstrate that an appropriate level of amenity can be achieved. Likely that the part of the site adjoining the A6192 is feasible in any case.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Duckmanton Primary School sufficient capacity. Site is within catchment of NEDDC secondary The Bolsover School. No capacity data for schools outside the borough.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Whole site is within 250m of an authorised landfill site. No intersection with authorised landfill boundary.
Biodiversity (3)	Amber	Centre of site contains Priority Habitat (Traditional Orchard). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Areas of low SWFR on site.
Landscape Character (3)	Amber	Site is within Estate Farmlands landscape type. Whilst some properties surround the boundary, the site feels open and there would be some degree of adverse impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	There is potential for noise pollution from the nearby motorway to adversely affect amenity and an assessment would be required. However, mitigation is likely to be feasible.
Heritage (3)	Green	
Air Pollution (3)	Amber	Potential for air pollution from the nearby motorway and an assessment of air quality is likely to be required.
Suitability Comments (Stage 2b)		Site is not within walking distance of a centre. Potential land contamination issues as site within 250m of landfill. Mitigation required for impacts on biodiversity, landscape character, air pollution and amenity.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	253	West of Gregory Lane
Site Area (Ha)	6.61	Brimington North

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39531	74217
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Site Description	open countryside
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	139
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	254	Cow Lane, Gregory Lane
Site Area (Ha)	7.70	Brimington North

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39938	74336
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Site Description	open countryside
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	162
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	255	Cow Lane, Gregory Lane junction, east of
Site Area (Ha)	8.18	
		Brimington North

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40324	74214
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Site Description	open countryside
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	284
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access constrained and a transport assessment is required to demonstrate that an access is feasible and the likely impact on the highway network acceptable. Surface water flood risk could be mitigated by layout and SuDS.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	256	Bilby Lane, North Brimington
Site Area (Ha)	8.86	Brimington North

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39908	74475
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Site Description: open countryside

Proposed Use	
Availability	Available
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	186
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Site extent that is not within Chesterfield and Staveley Regeneration Route safeguarding area.

Suitability Comments (Stage 2a) Stage 2a Passed

Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	257	Land adj Chesterfield Canal, Bilby Lane
Site Area (Ha)	7.20	Brimington North

Current Use	Agriculture
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	40485	74481
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Site Description	open countryside
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	207
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated. Surface water flood risk could be mitigated by layout and SuDS.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	258	Extension to Pondwell Drive, Brimington
Site Area (Ha)	1.53	Brimington South
Grid Ref (SK)	40864	73416
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Unsuitable	
Viability	Viable	
Achievability		
Deliverable / Developable	Undevelopable	
Potential No Dwellings	55	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Henry Bradley Infants School, Brimington Junior School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Brimington Surgery Chrch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Small area of low SWFR at Western boundary of site.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape charcater type which is vulnerable to such a scale and location of development. The Arup review of Strategic Gaps recommended this area be included: "the boundaries of Section B should be expanded to linear development along Manor Road, which would represent a physical defensible boundary feature".
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG2 - Ringwood & Hollingwood
Amenity of Locality (3)	Amber	Adverse impact on landscape character in area has potential to impact on visual amenity.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Amber	Site has potential to generate sufficient traffic in particular if considered with other sites to affect air quality.
Suitability Comments (Stage 2b)		Potential significant impact on landscape character. Conflicts with Strategic Gap.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	259	Bevan Drive (Land off), Inkersall Green (Northedge)
Site Area (Ha)	4.18	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Grid Ref (SK)	41777	73372
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	103
Forecast Years 1 - 5	0
Forecast Years 6 - 10	103
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed
Extant outline permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed
Extant outline permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Land contamination should be addressed by extant permission (EHO).
Biodiversity (3)	Amber	Site is adjacent to a LWS (CH008) and part of site boundary intersects it. Some broadleaved woodland on site (National Forest Inventory). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Some areas of low - high SWFR at SW boundary of site. FRA may be required.
Landscape Character (3)	Amber	Estate Farmlands character type. The site is within an open gap between settlements but adjoins the urban area. The site has an extant outline permission and the ability of mitigation to reduce impact has been accepted.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised sSome potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation, and Field system with significant boundary loss. No significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within walking distance of a centre and identified constraints are likely to be mitigable. The site has an extant outline planning permission for residential development.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input checked="" type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	260	Newbold Road (Land adjacent 523), Newbold
Site Area (Ha)	0.60	Dunston

Current Use	Forestry
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)	36902	73287
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Deliverable

Potential No Dwellings	9
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Extant planning permission for residential.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Dunston Primary and Nursery School, Newbold CE Primary School and Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Old coal shaft adjacent to Newbold colliery (North) - 1929-1959 & Colliery on Highfield Lane (North) - 1929-1959. Covers entire LAA site. Land contamination assessment (Ground gas included) required (EHO).
Biodiversity (3)	Amber	Part of site is adjacent to a LWS (CH058). Entirety of site is covered by priority habitat (Deciduous Woodland). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	NW tip of site has medium-low SWFR. Mitigatable through SuDs and layout design. Detailed planning permission in place.
Landscape Character (3)	Green	Site has planning permission and appropriate mitigation has been accepted as feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation, and Field system with significant boundary loss. No significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not within walking distance of a centre and so is unsuitable in terms of location, albeit the site having an extant permission. Only on the basis of the extant permission for dwellings can the site be deemed suitable.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	261	Land off Dunston Road nr Cutthorpe
Site Area (Ha)	1.32	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35379	73814
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Site Description	open countryside
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	36
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	262	land north of Duckmanton Primary School
Site Area (Ha)	3.04	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	43891	72580
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Site Description	Open space (school playing field)
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	62
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasibility unknown
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Duckmanton Primary School sufficient capacity. Site is within catchment of NEDDC secondary The Bolsover School. No capacity data for schools outside the borough.
GP Capacity (2b)	Green	Royal Primary Care - Green Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Whole site is within 250m of an authorised landfill site. No intersection with authorised landfill boundary. Half of site covered by opencast workings - boundary may need checking in the field (1980-1999).
Biodiversity (3)	Amber	Mixed conifer to North of site (National Forest Inventory). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	NW corner of site has medium-low SWFR. Mitigatable through SuDs and layout design.
Landscape Character (3)	Red	Site is within an open gap at the boundary of a residential development in the Estate Farmlands landscape character type which is vulnerable to such a scale and location of development. A landscape character and visual amenity impact assessment would be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Red	Site covers entirety of a sports pitch / playing field.
Amenity on Site (3)	Amber	Air pollution (owing to the proximity of the motorway) has the potential to impact upon residential amenity. Mitigatable pending outcome of an air quality assessment.
Heritage (3)	Green	
Air Pollution (3)	Amber	Potential for air pollution from the nearby motorway and an assessment of air quality is likely to be required.
Suitability Comments (Stage 2b)		Site is not within walking distance of a centre but the draft Local Plan does propose to designate a Local Centre due to the range of facilities available. Potential significant impact on landscape character. Existing use as sports pitch, no evidence to suggest it is surplus.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Land not surveyed	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	263	East of Manor Road, Brimington
Site Area (Ha)	3.26	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40733	73108
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Site Description	open countryside
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	117
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brimington Manor Infants And Nursery School no capacity. Brimington Junior School sufficient capacity. Springwell Community College limited capacity.
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape charcater type which is vulnerable to such a scale and location of development. A landscape character and visual amenity impact assessment would be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG2 - Ringwood & Hollingwood
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Potential severe impact on highway network. Mitigation required for impacts on landscape and amenity. Conflicts with Strategic Gap.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation		Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Land not surveyed	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	264	Redbrook Avenue (Land South of)
Site Area (Ha)	0.95	St Leonard's

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	38851	69766
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Site Description	Open space
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	26
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The site access is a significant constraint requiring third party land and evidence is required to demonstrate that an appropriate access can be achieved.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hasland Infant School and Hasland Hall Community School sufficient capacity. Hasland Junior School no capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Adjacent to Possible spoil or disturbed ground associated with works (1960-1979) and Railway track (1929-1979). Near railway line and also evidence of spoil and bonfires on the site. Land contamination, air quality and noise assessments required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within urban area - no adverse impact on landscape character expected.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)	Amber	DCC archeologist advised known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - (close to possible route of Ryknield Street Roman road MDR10207). Recommended archeological evaluation within planning process.
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility	
Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation		Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	265	Dunston Road South, Upper Newbold
Site Area (Ha)	13.69	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	35772	73690
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Site Description	Open countryside / scrub / woodland
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Proposed Use	Residential
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	171
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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High surface water risk area can be mitigated using layout and SuDS. Access is likely to be feasible if the site was incorporated into a wider sustainable urban extension, for which there is developer interest.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Dunston Primary and Nursery School and Newbold CE Primary School limited capacity. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Coal shaft to North of furnace Farm (1901-1979) is within site. Also half of site covered by disturbed ground (1901-1929). Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Majority of site intersects with LWS (CH058). Priority habitat (deciduous woodland) also covers significant portion of site. Broadleaved woodland present (National Forest Inventory). Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Areas of high SWFR on site - likely to require a FRA.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape character type which is vulnerable to such a scale and location of development. Insufficient information on landscape character and visual amenity impact is available to conclude that mitigation would be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC archeologist advised some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation. Eastern part of site scores 0, western part scores 3 (part of system of fossilised medieval fields, largely intact single or multi-phase field system surviving over substantial area.). Potential for adverse effect on the setting of Fields Farmhouse to the south east. Landscape character impact assessment should be combined with a heritage impact assessment. DCC archeologist recommended western part has high historic landscape value - consider removing this area from site for allocation.
Air Pollution (3)	Amber	An air quality impact assessment is likely to be necessary.

Suitability Comments (Stage 2b)

The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension. Insufficient information is available to demonstrate that landscape constraints could be overcome.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input checked="" type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	266	East of Manor Avenue, Brimington
Site Area (Ha)	4.10	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40890	73284
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Site Description	Open Countryside
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	148
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Henry Bradley Infants School, Brimington Junior School and Springwell Community College limited capacity.
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Brimington Surgery Chrch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Thread of low SWFR runs through lower portion of site. Mitigatable through SuDs and design.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape character type which is vulnerable to such a scale and location of development. A landscape character and visual amenity impact assessment would be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG2 - Ringwood & Hollingwood
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Amber	Site has potential to generate sufficient traffic in particular if considered with other sites to affect air quality.
Suitability Comments (Stage 2b)		Potential severe impact on highway network and landscape character. Mitigation required for impacts on air pollution and amenity. Conflicts with Strategic Gap.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation		Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	267	Manor Farm, Manor Road, Brimington
Site Area (Ha)	4.31	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40821	72897
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Site Description	Open countryside
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	155
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Potential severe impact on highway network.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brimington Manor Infants And Nursery School no capacity. Brimington Junior School and Springwell Community College limited capacity.
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Within a Coalfield Village Farmlands landscape character type. Site is within an open gap at the boundary of a residential development in a landscape character type which is vulnerable to such a scale and location of development. A landscape character and visual amenity impact assessment would be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG2 - Ringwood & Hollingwood
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity although removal of a farm use might improve residential amenity in the locality.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Amber	Potential for traffic generation in conjunction with other sites to adversely affect air quality.
Suitability Comments (Stage 2b)		Potential severe impact on highway network. Mitigation required for impacts on landscape, air pollution and amenity. Conflicts with Strategic Gap.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation		Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	268	West of Private Drive, Hollingwood
Site Area (Ha)	0.69	Hollingwood and Inkersall

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	Expired planning permission

Grid Ref (SK)	41535	74508
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Site Description	Trees and scrubland
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	19
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hollingwood Primary School no capacity. Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Proximity to historically polluting land uses that could affect the locality. Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Site is within 100m buffer zone of LWS (CH064). Site does not intersect with priority habitat area. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Site is within an area of urban character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)		
Amenity on Site (3)	Amber	Emergency electricity generator to the north east. Noise assessment required (EHO).
Heritage (3)	Green	
Air Pollution (3)		
Suitability Comments (Stage 2b)	Potentially services restricting development	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	269	North of Ashdown Drive, Chesterfield
Site Area (Ha)	0.52	Walton

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36897	70405
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Site Description	Garage and open land/scrub land
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	16
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	William Rhodes Primary and Nursery School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Red	Approx. half of site is covered by a refuse tip (1960-1979). Railway tracks (1901-1929) and a depot (unknown purpose -1980-1999) on track from Waldgrove Road also intersect a very small part of the site. Factory to the north generates noise (24hr operations) and odour. Factory is permitted by the Environment Agency. Noise and odour assessment necessary.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Amber	Areas of high to low SWFR at North Eastern end of site, FRA may be required.
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	There is an industrial premises to the north and potentially unmitigable noise pollution constraints exist.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		There is an industrial premises to the north and potentially unmitigable noise pollution constraints exist. Advice from EHO is site is unlikely to be suitable for residential development.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation		Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input checked="" type="checkbox"/>

Site Reference	270	Spital Lane (Land adjacent to No.224), Chesterfield
Site Area (Ha)	0.46	St Leonard's

Current Use	Forestry
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40155	70184
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Site Description	Wood
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	14
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Woodland is not designated as ancient and is not protected by preservation order.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hasland Infant School and Hasland Hall Community School sufficient capacity. Hasland Junior School no capacity.
GP Capacity (2b)	Green	Avenue House - Red Royal Primary Care - Green Hasland Medical Centre - Red Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	All of site falls within 250m buffer of a historic landfill site. Isolation hospital between Spital lane and railway line, by Hady plantation (1901-1939). Intersects small North West chunk of site. Historic route of railway adjoins to north. Land contamination assessment required with gas monitoring.
Biodiversity (3)	Red	All of site covered by priority habitat (Deciduous Woodland) and broadleaved woodland (National Forest Inventory). Phase 1 Extended Habitat Assessment is likely to be required and further evidence is required on justification, mitigation and compensation.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Site on the edge of a settlement but would align with existing development and is small in scale. Unlikely to have any significant adverse impacts.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)	Green	
Air Pollution (3)		
Suitability Comments (Stage 2b)		The site contains land identified as a priority habitat in the Derbyshire Lowland Biodiversity Action Plan and there is insufficient evidence to demonstrate compliance with the relevant local and national planning policies.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	271	Land adjacent Rectory Road, Duckmanton
Site Area (Ha)	2.02	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Grid Ref (SK)	44290	71924
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Site Description: Openland and Countryside

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	55
Forecast Years 1 - 5	55
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1: Stage 1 Passed

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Duckmanton Primary School sufficient capacity. Site is within catchment of NEDDC secondary The Bolsover School. No capacity data for schools outside the borough.
GP Capacity (2b)	Green	Royal Primary Care - Green Calow and Brimington - Red Welbeck Surgery - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Low SWFR at lower SE corner. Adequate FRA undertaken for extant permission.
Landscape Character (3)	Amber	Within Estate Farmlands landscape type. Adjacent to some residential properties but likely to have an adverse impact on landscape character to some degree.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity.
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC Archeologist advised impact on setting of Grade II listed Poplar Farmhouse. Geosurvey suggests low archeological potential. 1 Field system with significant boundary loss. Advises Setting issues to be addressed by layout/design including an appropriate buffer.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	Outline planning permission CHE/15/00085/OUT. Expiry for REM November 2018.	

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accessibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	272	Land north of East Crescent, Duckmanton
Site Area (Ha)	0.48	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	444293	372664
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Site Description: Open space (amenity)

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	14
Forecast Years 1 - 5	14
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet


Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1: Stage 1 Passed

Suitability Comments (Stage 2a): Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Duckmanton Primary School sufficient capacity. Site is within catchment of NEDDC secondary The Bolsover School. No capacity data for schools outside the borough.
GP Capacity (2b)	Green	Royal Primary Care -  Green Calow and Brimington -  Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Whole site is within 250m of an authorised landfill site. Adjoins authorised landfill boundary. Small area of site covered by opencast workings - boundary may need checking in the field (1980-1999).
Biodiversity (3)	Amber	Adjacent to assumed woodland (NFI). An extended habitat assessment would be required given the sites vegetation and location next to protected habitats under restoration. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	Some low - high SWFR at NE of site. FRA is required.
Landscape Character (3)	Amber	Site is within the Estate Farmland character area. Some degree of impact on landscape character is likely owing to the open nature of the site.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Site is located close to former landfill and an assessment of odour levels would be required to demonstrate that a good level of amenity could be achieved.
Heritage (3)	Green	
Air Pollution (3)	Amber	The proximity to a former landfill would necessitate an assessment of the air quality on the site.
Suitability Comments (Stage 2b)	Part of Duckmanton Regeneration Area. Whilst currently not accessible to a centre, the draft Local Plan proposed a local centre nearby given existing facilities. Constraints such as biodiversity, landscape impact, flood risk etc... are unlikely to be insurmountable. However, the site is publically accessible and serves as amenity greenspace despite not being designated as such in the Local Plan. There is insufficient evidence to demonstrate that the site is surplus to meeting local public open space requirements or is fundamentally unsuitable as open space.	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Beyond Upper
GP Surgery accessibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	273	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site A)
Site Area (Ha)	9.03	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	42263	72112
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Site Description	Open Countryside
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	217
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasibility unknown
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Impact on Highway Network	Severe impact - mitigation feasibility not known
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Considered in conjunction with sites 274 and 402 as a strategic site, there are significant highway constraints but based on advice from the Highway Authority following consideration of information on highway impact it is likely that no fundamental constraints

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Inkersall Primary School sufficient capacity. Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Railway lines and land, including Markham Colliery Branch (1901-1979). Adjacent to site (East). Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Adjacent to priority habitat (deciduous woodland). Would require extended Phase 1 Habitat Assessment is likely to be required initially and potentially further survey and assessment. Submitted Bird Survey indicates minor impact at local scale due to loss of habitat for skylark, lapwing, grey partridge, linnet and yellowhammer. Great Crested Newt survey concluded no further assessment required. Surveys have confirmed the presence of a low population of grass snake use the application site towards the western boundary. Mitigation is possible. Submitted study indicates impacts on bat roosting, foraging and commuting are mitigable.
Flood Risk (3)	Green	Some small areas of low SWFR on site.
Landscape Character (3)	Amber	Site is large scale on edge of an existing settlement. LCA of Derbyshire identifies the area as being within the Nottinghamshire, Derbyshire and Yorkshire Coalfield and in an 'estate farmland' character area. The landscape is characterise by sparse vegetation and is gently undulating. Potential for a significant adverse impact. Baseline information for an LVIA provided and comments received from DCC. However, current information is sufficient to conclude that mitigation would be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Red	Potential for an adverse effect on visual amenity, although mitigation is likely to be feasible. Also potential for an adverse effect on existing occupiers through noise and vibration from construction traffic and also noise from traffic during operation of the site in conjunction with other adjoining sites.
Amenity on Site (3)	Green	
Heritage (3)	Amber	No designated assets identified within or near the site. However, maybe archaeological interest.
Air Pollution (3)	Amber	Given scale and location potential adverse effect on AQMA in Brimington (EHO). Air quality assessment required (EHO).
Suitability Comments (Stage 2b)		The site would only be only be suitable as a sustainable urban extension in conjunction with surrounding sites, with a new local centre. The site would only be only be suitable as a sustainable urban extension in conjunction with surrounding sites, with a new local centre. There is insufficient information to conclude that the constraints of the likely impact on existing residents amenity from vehicular activity (in terms of

the construction phase and during the operation of the development) and also the need for a new local centre can be overcome.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	274	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site B)
Site Area (Ha)	8.79	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41852	72152
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Site Description	Open Land and Countryside
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	211
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasible
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Impact on Highway Network	Severe impact - mitigation feasible
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Considered in conjunction with sites 273 and 402 as a strategic site, there are significant highway constraints but based on advice from the Highway Authority following consideration of information on highway impact it is likely that no fundamental constraints

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Inkersall Primary School sufficient capacity. Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care- Green Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Intersects 100m buffer zone for LWS (CH007) and sits adjacent to Ancient Woodland site (West Wood). Would require extended Phase 1 Habitat Assessment is likely to be required initially and potentially further survey and assessment. Submitted Bird Survey indicates minor impact at local scale due to loss of habitat for skylark, lapwing, grey partridge, linnets and yellowhammer. Great Crested Newt survey concluded no further assessment required. Surveys have confirmed the presence of a low population of grass snake use the application site towards the western boundary. Mitigation is possible. Submitted study indicates impacts on bat roosting, foraging and commuting are mitigable.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	Site is large scale on edge of an existing settlement. LCA of Derbyshire identifies the area as being within the Nottinghamshire, Derbyshire and Yorkshire Coalfield and in an 'estate farmland' character area. The landscape is characterised by sparse vegetation and is gently undulating. Potential for a significant adverse impact. Baseline information for an LVIA provided and comments received from DCC. However, current information is sufficient to conclude that mitigation would be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Red	Potential for an adverse effect on visual amenity, although mitigation is likely to be feasible. Also potential for an adverse effect on existing occupiers through noise and vibration from construction traffic and also noise from traffic during operation of the site in conjunction with other adjoining sites.
Amenity on Site (3)	Green	
Heritage (3)	Amber	No designated assets identified within or near the site. However, maybe archaeological interest.
Air Pollution (3)	Amber	Given scale and location potential adverse effect on AQMA in Brimington (EHO). Air quality assessment required (EHO).

Suitability Comments (Stage 2b) The site would only be only be suitable as a sustainable urban extension in conjunction with surrounding sites, with a new local centre. The site would only be only be suitable as a sustainable urban extension in conjunction with surrounding sites, with a new local centre. There is insufficient information to conclude that the constraints of the likely impact on existing residents amenity from vehicular activity (in terms of

the construction phase and during the operation of the development) and also the need for a new local centre can be overcome.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	275	Land west of Marshfield Grove, Staveley
Site Area (Ha)	0.20	Lowgates and Woodthorpe

Current Use	Open space/sports pitch
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	44029	74529
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Site Description	Open space
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	3
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Below minimum size threshold.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	276	The Conservatory Centre (Land at) Hazelhurst Lane, Stonegravels, Chesterfield
Site Area (Ha)	0.20	St Helen's

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Outline planning permission

Grid Ref (SK)	38459	72197
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Site Description	Garage/shed showroom
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	9
Forecast Years 1 - 5	9
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Extant outline residential planning permission.

Suitability Comments (Stage 2a) Stage 2a Passed

Extant outline residential planning permission.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Abercrombie Community Primary School and Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Given commerical uses land contamination assessment required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Road noise from Sheffield Road requires assessment (EHO).
Heritage (3)	Green	
Air Pollution (3)	Amber	Air quality issues in respect of Sheffield Road require assessment (EHO).
Suitability Comments (Stage 2b)		Site is in a sustainable location and has an extant permission for residential development. Identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	277	Land Adjacent Madin Drive, Inkersall Green
Site Area (Ha)	0.96	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41771	72773
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	25
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	278	Land south east of Manor Drive, Brimington
Site Area (Ha)	2.49	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40912	73147
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Site Description	Open Land and Countryside
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	67
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access feasibility assessment and transport assessment would be necessary.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	279	Land East of Bolsover Road
Site Area (Ha)	18.88	Lowgates and Woodthorpe

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	45802	75521
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Site Description: open countryside

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	396
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Access constraints and highway impact likely to be resolvable. A transport assessment would be required.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Norbriggs Primary School and Springwell Community College limited capacity. Netherthorpe School no capacity. Ongoing discussions with DCC regarding expansion at Norbriggs.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Hospital for infectious diseases West of Mastin Moor (1901-1959) & sewage works (1901-1939) both immediately adjacent site. Boundary overlap possible.
Biodiversity (3)	Amber	Site is adjacent to a priority habitat area (deciduous woodland). An extended phase 1 habitat assessment would be required due to the presence of hedgerows. The majority of the land is arable field and unlikely to be of biodiversity significance. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Small areas of surface water risk are likely to be mitigable through layout and SuDS. FRA may be required as large GF site.
Landscape Character (3)	Amber	A landscape character and visual amenity impact assessment is required given that the site is an extension of an existing settlement into open countryside. However, it is likely that effective mitigation could be provided.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC Archeologist advised known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - Geosurvey suggests prehistoric activity. Church of St Peter and Norbriggs House Grade 2 Listed Buildings nearby. Field system with significant boundary loss. Advised archaeological evaluation to inform planning application.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Part of mastin Moor Regeneration Area and subject to a planning application (pending determination). Not within walking distance of a centre but masterplan requires new local centre. Constraints identified but mitigation is likely to be feasible.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Beyond Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	280	Land at Castle View
Site Area (Ha)	0.47	Lowgates and Woodthorpe

Current Use	Agriculture
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	46009	75764
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	14
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a Good	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	281	Land at Erin Road
Site Area (Ha)	2.96	Hollingwood and Inkersall
Grid Ref (SK)	44527	72528
Site Description		
Proposed Use		
Availability	Unavailable (Owner Unwilling)	
Suitability		
Viability	Viable	
Achievability		
Deliverable / Developable		
Potential No Dwellings	80	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Extant permission for employment development.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	282	Land opposite Shinwell Avenue and Bevan Drive
Site Area (Ha)	2.39	Hollingwood and Inkersall

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41814	73080
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Site Description	Woodland
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Marginal
Achievability	
Deliverable / Developable	

Potential No Dwellings	64
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Fundamental Constraint

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input checked="" type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	283	Land South of Grove Road
Site Area (Ha)	1.79	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40576	72048
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Site Description	Open Land
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	48
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	284	DCC Social Services, West Street
Site Area (Ha)	0.50	Brockwell
Grid Ref (SK)	37634	71522
Site Description		
Proposed Use	Residential	
Availability	Unavailable (Owner Unwilling)	
Suitability		
Viability	Viable	
Achievability		
Deliverable / Developable		
Potential No Dwellings	25	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	CIL adequate to cover infrastructure requirements.
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	
Biodiversity (3)	Green	
Flood Risk (3)	Green	
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Amber	Near to an area where air quality problems recorded in respect of Nitrogen Dioxide from heavy traffic (Compton Street).
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	285	Land at Southfield Avenue
Site Area (Ha)	0.63	Hasland

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Grid Ref (SK)	39676	68927
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	6
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	286	Land at Green Acres, Florence Close
Site Area (Ha)	0.57	Rother

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37657	68649
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Site Description

Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	287	Land East of Piccadilly Road
Site Area (Ha)	1.02	St Leonard's

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	39058	71001
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	27
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hady Primary School no capacity. Hasland Hall Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber Brimington Surgery Chrch Street - Amber Calow and Brimington- Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within 250m buffer zone of historic landfill site. Old shaft o A632 (North) opposite Cemetery (1901-1959) within site (small area).
Biodiversity (3)	Amber	Site is within 100m buffer zone of and adjacent to a LWS (CH037) containing deciduous woodland (priority habitat). A Phase 1 Extended Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Some small areas of low SWFR on site.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Large site in an open gap between urban development. The site is not within an area identified as sensitive in terms of landscape character although a localised adverse effect is likely and a significant one in respect of merging distinct settlements,
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity given open nature of the site.
Amenity on Site (3)	Green	
Heritage (3)	Amber	No.19 Hady Hill and walling, Spital Cemetary and Chapel Grade 2 Listed Buildings nearby. Potential for an adverse effect on the setting of these assetts but mitigation is likely to be feasible. Similarly potential adverse effect on the setting of the Grade I Listed St Mary's and All Saints church.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within 800m of a centre. However significant landscape implications are present in terms of potential for the merging of settlements. The site also currently contributes positively to the setting of Chesterfield Town Centre including the Grade I Listed St Mary's and All Saints church (crooked spire) however this constraint is likely to be mitigable. The effect of the site on local and landscape character in terms of coalescing settlements is unlikley to be mitigable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	288	Land adjacent 12 Grove Road
Site Area (Ha)	0.25	Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40330	72316
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Marginal	
Achievability		
Deliverable / Developable		

Potential No Dwellings	7
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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An access feasibility assessment is necessary to demonstrate that the site can be served by a highway. Need for third party land to provide an access.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	289	Land West of GKN Sports Ground
Site Area (Ha)	0.71	Brockwell

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36865	72620
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Site Description	Open Space (sports field)
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	19
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	290	Land North West of Inkersall
Site Area (Ha)	2.63	Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	41797	73670
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Site Description	agricultural land
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	71
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	Compatible
Hazardous Installations	
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	291	Newbold School Playing Field, Newbold Back Lane
Site Area (Ha)	1.11	
		Brockwell

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	36823	72652
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Site Description	Open Space (sports pitch / field)
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	30
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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An access feasibility assessment is necessary to demonstrate that the site can be served by a highway.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Green
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	292	Ash Grove, Mastin Moor
Site Area (Ha)	0.43	Lowgates and Woodthorpe

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	44872	75650
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Site Description	Open land with trees.
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Proposed Use	
Availability	Unavailable (Owner Unknown)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	12
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	293	Dunston Road (Land to West of) (Parcel 1)
Site Area (Ha)	15.8	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Under Construction

Grid Ref (SK)	436513	374112
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Site Description	Open countryside
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	300
Forecast Years 1 - 5	170
Forecast Years 6 - 10	100
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed
 Extant planning permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed
 Site has an extant planning permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Dunston Primary and Nursery School and Newbold CE Primary School limited capacity. Outwood Academy sufficient capacity. S106 for education in place
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Very small corner of site intersects the 250m buffer zone of an authorised landfill site. Disused shaft present on site, identified as air shaft on earlier base maps (1901-1999). Within site near South edge. Negligible impact. Issues can be mitigated through permission.
Biodiversity (3)	Green	Site with extant planning permission for residential development.
Flood Risk (3)	Green	Site with extant planning permission for residential development.
Landscape Character (3)	Amber	Site is large scale and on the edge of the urban area. Site is within an area of multiple environmental sensitivity. However, the impact on landscape character has been accepted to a degree by the PLA as site has an extant outline planning permission for residential development.
Green Wedge Impact (3)	Green	Site with extant planning permission for residential development.
Strategic Gap Impact (3)	Green	Site with extant planning permission for residential development.
Amenity of Locality (3)	Green	Site with extant planning permission for residential development.
Amenity on Site (3)	Amber	Site with extant planning permission for residential development. Noise issues to be addressed by condition on extant permission but EHO still has concerns.
Heritage (3)	Amber	DCC Archeologist advised impact on immediate setting of Grade 2 Dunston Grange Listed Building (17th and 19th century farmhouse, mid 19th front section. Ashlar with slates, 2 storey, rear 17th century). Archeological evaluation has shown low potential. Advises setting issues to be addressed by layout/design including an appropriate buffer
Air Pollution (3)	Green	Site with extant planning permission for residential development.
Suitability Comments (Stage 2b)		The site is within walking distance of a centre and is a sustainable urban extension with extant planning permission. Part of a wider masterplan including site 294 and part of 295 (retained as open space).

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	293	Dunston Road (Land to West of) (Parcel 1)
Site Area (Ha)	15.8	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Under Construction

Grid Ref (SK)	436513	374112
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Site Description	Open countryside
------------------	------------------

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	300
Forecast Years 1 - 5	170
Forecast Years 6 - 10	100
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Extant planning permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed

Site has an extant planning permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Dunston Primary and Nursery School and Newbold CE Primary School limited capacity. Outwood Academy sufficient capacity. S106 for education in place
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Very small corner of site intersects the 250m buffer zone of an authorised landfill site. Disused shaft present on site, identified as air shaft on earlier base maps (1901-1999). Within site near South edge. Negligible impact. Issues can be mitigated through permission.
Biodiversity (3)	Green	Site with extant planning permission for residential development.
Flood Risk (3)	Green	Site with extant planning permission for residential development.
Landscape Character (3)	Amber	Site is large scale and on the edge of the urban area. Site is within an area of multiple environmental sensitivity. However, the impact on landscape character has been accepted to a degree by the PLA as site has an extant outline planning permission for residential development.
Green Wedge Impact (3)	Green	Site with extant planning permission for residential development.
Strategic Gap Impact (3)	Green	Site with extant planning permission for residential development.
Amenity of Locality (3)	Green	Site with extant planning permission for residential development.
Amenity on Site (3)	Amber	Site with extant planning permission for residential development. Noise issues to be addressed by condition on extant permission but EHO still has concerns.
Heritage (3)	Amber	DCC Archeologist advised impact on immediate setting of Grade 2 Dunston Grange Listed Building (17th and 19th century farmhouse, mid 19th front section. Ashlar with slates, 2 storey, rear 17th century). Archeological evaluation has shown low potential. Advises setting issues to be addressed by layout/design including an appropriate buffer
Air Pollution (3)	Green	Site with extant planning permission for residential development.
Suitability Comments (Stage 2b)		The site is within walking distance of a centre and is a sustainable urban extension with extant planning permission. Part of a wider masterplan including site 294 and part of 295 (retained as open space).

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	294	Dunston Road (Land to the east of)(Parcel 2)
Site Area (Ha)	24.4	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	435940	373991
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Site Description	open countryside
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Developable

Potential No Dwellings	400
Forecast Years 1 - 5	0
Forecast Years 6 - 10	234
Forecast Years 11 - 15	233

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Surface water flood risk can be mitigated through design and layout. Access feasibility assessment indicates site can be served by existing highways using adjacent site.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Dunston Primary and Nursery School and Newbold CE Primary School limited capacity. Outwood Academy sufficient capacity. Capacity to extend / redevelop existing schools.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor- Red Wheatbridge Road - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Part of the site is within the 100m buffer zone of a LWS (CH058) and sits adjacent to it. Whilst the Derbyshire Lowland Biodiversity Action Plan does not show any priority habitats within the site the Extended Habitat Assessment provided by BSG Ecology identifies a wooded area with the characteristics of a habitat of principle importance under the NERC Act (2006). The site also has other habitats of importance which will need to be protected (according to their importance) or compensated for, in any development. There is potential for bat roosts within trees on the site. Further survey work is necessary on various habitats and protected species (mammals, reptiles and birds) to inform any specific decision on amount and layout.
Flood Risk (3)	Amber	Risk of surface water flooding within the site. FRA necessary. Likely to be possible to manage risk with layout and use of SuDS.
Landscape Character (3)	Amber	Site is large scale and on the edge of the urban area. Site is within an area of multiple environmental sensitivity. However a Landscape Character and Visual Impact Assessment (Pegasus Design August 2016), indicates overall a negligible to minor adverse effect on landscape type, and a minor to moderate adverse effect on local landscape character. The LVIA concludes that the likely landscape and visual effects identified are not significant. Careful layout and use of green infrastructure is necessary to mitigate landscape and visual impacts. DCC Landscape advise that whilst an extension of the phase 1 development in a westerly direction might be achievable without significant adverse effects, the same could not be said for the broadly triangular area of land that lies to the north of the Phase 1 and 2 areas closest to Dunston Road. It will be essential to deliver tree planting and landscaping at the earliest opportunity so that advanced planting can be implemented early in the scheme.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	A Boarding Dog Kennels to east of site sufficiently distant for noise assessment not to be require (EHO).

Heritage (3)	Green	DCC Archeologist advised some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - large greenfield site though with significant opencasting impact. Well-preserved field system though with some boundary loss, or largely intact field system surviving only in an isolated area. Part of the site scores 'Ancient enclosure, fossilised strip system', though possibly rebuilt following opencasting. Minor issues - address through planning process (DBA in first instance).
Air Pollution (3)	Amber	Given the size of the site an air quality impact assessment would be necessary.
Suitability Comments (Stage 2b)	The site would be in accordance with the spatial strategy in terms of location if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension with new local centre. It is likely that landscape impact could be overcome albeit further assessment is needed to determine more exact constraints on layout and the amount of development. Further assessment completed and submitted September 2018 indicates that concerns of DCC Landscape have largely been resolved in that advanced landscaping and planting could provide the requisite level of screening although this might be at odds with the local landscape character.	

Accessibility		Constraints			
Walking Distance of a Centre	No	Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Cycling Distance of a Centre	Yes	Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Centres accessibility	Upper	Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>

Primary School accessibility	Upper	Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Secondary School accessibility	Upper	Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
GP Surgery accessibility	Beyond Upper	Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Retail Store accessibility	Upper	Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
Pharmacy accessibility	Upper			Critical Drainage Area	<input type="checkbox"/>
Post Office accessibility	Upper			Protected Trees	<input type="checkbox"/>

Site Reference	294	Dunston Road (Land to the east of)(Parcel 2)
Site Area (Ha)	24.4	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	435940	373991
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Site Description	open countryside
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Developable

Potential No Dwellings	400
Forecast Years 1 - 5	0
Forecast Years 6 - 10	234
Forecast Years 11 - 15	233

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Surface water flood risk can be mitigated through design and layout. Access feasibility assessment indicates site can be served by existing highways using adjacent site.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Dunston Primary and Nursery School and Newbold CE Primary School limited capacity. Outwood Academy sufficient capacity. Capacity to extend / redevelop existing schools.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor- Red Wheatbridge Road - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Part of the site is within the 100m buffer zone of a LWS (CH058) and sits adjacent to it. Whilst the Derbyshire Lowland Biodiversity Action Plan does not show any priority habitats within the site the Extended Habitat Assessment provided by BSG Ecology identifies a wooded area with the characteristics of a habitat of principle importance under the NERC Act (2006). The site also has other habitats of importance which will need to be protected (according to their importance) or compensated for, in any development. There is potential for bat roosts within trees on the site. Further survey work is necessary on various habitats and protected species (mammals, reptiles and birds) to inform any specific decision on amount and layout.
Flood Risk (3)	Amber	Risk of surface water flooding within the site. FRA necessary. Likely to be possible to manage risk with layout and use of SuDS.
Landscape Character (3)	Amber	Site is large scale and on the edge of the urban area. Site is within an area of multiple environmental sensitivity. However a Landscape Character and Visual Impact Assessment (Pegasus Design August 2016), indicates overall a negligible to minor adverse effect on landscape type, and a minor to moderate adverse effect on local landscape character. The LVIA concludes that the likely landscape and visual effects identified are not significant. Careful layout and use of green infrastructure is necessary to mitigate landscape and visual impacts. DCC Landscape advise that whilst an extension of the phase 1 development in a westerly direction might be achievable without significant adverse effects, the same could not be said for the broadly triangular area of land that lies to the north of the Phase 1 and 2 areas closest to Dunston Road. It will be essential to deliver tree planting and landscaping at the earliest opportunity so that advanced planting can be implemented early in the scheme.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	A Boarding Dog Kennels to east of site sufficiently distant for noise assessment not to be require (EHO).

Heritage (3)	Green	DCC Archeologist advised some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - large greenfield site though with significant opencasting impact. Well-preserved field system though with some boundary loss, or largely intact field system surviving only in an isolated area. Part of the site scores 'Ancient enclosure, fossilised strip system', though possibly rebuilt following opencasting. Minor issues - address through planning process (DBA in first instance).
Air Pollution (3)	Amber	Given the size of the site an air quality impact assessment would be necessary.
Suitability Comments (Stage 2b)	The site would be in accordance with the spatial strategy in terms of location if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension with new local centre. It is likely that landscape impact could be overcome albeit further assessment is needed to determine more exact constraints on layout and the amount of development. Further assessment completed and submitted September 2018 indicates that concerns of DCC Landscape have largely been resolved in that advanced landscaping and planting could provide the requisite level of screening although this might be at odds with the local landscape character.	

Accessibility		Constraints			
Walking Distance of a Centre	No	Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Cycling Distance of a Centre	Yes	Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Centres accessibility	Upper	Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>

Primary School accessibility	Upper	Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Secondary School accessibility	Upper	Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
GP Surgery accessibility	Beyond Upper	Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Retail Store accessibility	Upper	Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
Pharmacy accessibility	Upper			Critical Drainage Area	<input type="checkbox"/>
Post Office accessibility	Upper			Protected Trees	<input type="checkbox"/>

Site Reference	295	Dunston Road (Land to the east of) (Parcel 3)
Site Area (Ha)	9.00	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	435576	373863
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Site Description	open countryside
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Proposed Use	Open Space
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Developable

Potential No Dwellings	150
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access assessment indicates that part of the site may be served by new development off adjacent land.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Nearby schools are capable of extensions / redevelopment. Capacity to extend / redevelop existing schools. Newbold CE Primary School limited capacity. Also in catchment for Cutthorpe Primary School in NEDDC. No capacity information for schools outside the borough. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Initial Extended Phase 1 Habitat Survey indicates that there is a Habitat of Principle Importance (natural/semi-natural broad leaved woodland and hedgerows) on the site. Unimproved neutral grassland within the site may also qualify as a Habitat of Principle Importance and further survey work is necessary on this between May and June. Surveys are necessary for bats (activity), breeding birds, badgers, reptiles and amphibians at the appropriate times of year. It is likely that elements of the site will require protection and other elements require compensatory habitat elsewhere to ensure no net loss of biodiversity. Until further assessments are provided with appropriate mitigation/compensation plans it will not be clear if the site is suitable.
Flood Risk (3)	Amber	A flood risk assessment is necessary, although it is unlikely that insurmountable problems exist.
Landscape Character (3)	Amber	Site is large scale and on the edge of the urban area. Site is within an area of multiple environmental sensitivity. However a Landscape Character and Visual Impact Assessment (Pegasus Design August 2016), indicates overall a negligible to minor adverse effect on landscape type, and a minor to moderate adverse effect on local landscape character. The LVIA concludes that the likely landscape and visual effects identified are not significant. Careful layout and use of green infrastructure is necessary to mitigate landscape and visual impacts. The LVIA provided in relation to the site does not evaluate all of its area for development for residential use, and treats the majority of the site as open space. Only the land to the south east of a public right of way is treated as residential development.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advised impact on setting of Newbold Fields Grade 2 Listed Building to the north. Minimal

archeological potential due to major opencast extraction. Field system with significant boundary loss. Advised setting of Listed Building to be addressed through planning process.

Air Pollution (3)

Amber

Given the size of the site an air quality impact assessment would be necessary.

Suitability Comments (Stage 2b)

The site would be in accordance with the spatial strategy in terms of location if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension with new local centre. It is likely that landscape impact could be overcome albeit further assessment is needed to determine more exact constraints on layout and the amount of development. Submitted masterplan (William Davis) shows only a small part of this parcel being incorporated into the masterplan, and that it is being retained as open space. Further assessment completed and submitted September 2018 indicates that concerns of DCC Landscape have been resolved and there are no outstanding landscape impact issues.

Accessibility

Walking Distance of a Centre

No

Cycling Distance of a Centre

Yes

Centres accessibility

Beyond Upper

Constraints

Employment Area/Allocation

No

Regeneration Priority Area

No

Risk of Surface Water Flooding

Low

Protected Species

Local Wildlife Site

Ancient Woodland

Primary School accessibility	Upper	Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Secondary School accessibility	Upper	Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
GP Surgery accesibility	Beyond Upper	Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Retail Store accessibility	Beyond Upper	Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
Pharmacy accessibility	Beyond Upper			Critical Drainage Area	<input type="checkbox"/>
Post Office accessibility	Beyond Upper			Protected Trees	<input type="checkbox"/>

Site Reference	295	Dunston Road (Land to the east of) (Parcel 3)
Site Area (Ha)	9.00	Dunston

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	435576	373863
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Site Description	open countryside
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Proposed Use	Open Space
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Unachievable
Deliverable / Developable	Developable

Potential No Dwellings	150
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access assessment indicates that part of the site may be served by new development off adjacent land.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Nearby schools are capable of extensions / redevelopment. Capacity to extend / redevelop existing schools. Newbold CE Primary School limited capacity. Also in catchment for Cutthorpe Primary School in NEDDC. No capacity information for schools outside the borough. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Initial Extended Phase 1 Habitat Survey indicates that there is a Habitat of Principle Importance (natural/semi-natural broad leaved woodland and hedgerows) on the site. Unimproved neutral grassland within the site may also qualify as a Habitat of Principle Importance and further survey work is necessary on this between May and June. Surveys are necessary for bats (activity), breeding birds, badgers, reptiles and amphibians at the appropriate times of year. It is likely that elements of the site will require protection and other elements require compensatory habitat elsewhere to ensure no net loss of biodiversity. Until further assessments are provided with appropriate mitigation/compensation plans it will not be clear if the site is suitable.
Flood Risk (3)	Amber	A flood risk assessment is necessary, although it is unlikely that insurmountable problems exist.
Landscape Character (3)	Amber	Site is large scale and on the edge of the urban area. Site is within an area of multiple environmental sensitivity. However a Landscape Character and Visual Impact Assessment (Pegasus Design August 2016), indicates overall a negligible to minor adverse effect on landscape type, and a minor to moderate adverse effect on local landscape character. The LVIA concludes that the likely landscape and visual effects identified are not significant. Careful layout and use of green infrastructure is necessary to mitigate landscape and visual impacts. The LVIA provided in relation to the site does not evaluate all of its area for development for residential use, and treats the majority of the site as open space. Only the land to the south east of a public right of way is treated as residential development.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC Archeologist advised impact on setting of Newbold Fields Grade 2 Listed Building to the north. Minimal

archeological potential due to major opencast extraction. Field system with significant boundary loss. Advised setting of Listed Building to be addressed through planning process.

Air Pollution (3)

Amber

Given the size of the site an air quality impact assessment would be necessary.

Suitability Comments (Stage 2b)

The site would be in accordance with the spatial strategy in terms of location if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension with new local centre. It is likely that landscape impact could be overcome albeit further assessment is needed to determine more exact constraints on layout and the amount of development. Submitted masterplan (William Davis) shows only a small part of this parcel being incorporated into the masterplan, and that it is being retained as open space. Further assessment completed and submitted September 2018 indicates that concerns of DCC Landscape have been resolved and there are no outstanding landscape impact issues.

Accessibility

Walking Distance of a Centre

No

Cycling Distance of a Centre

Yes

Centres accessibility

Beyond Upper

Constraints

Employment Area/Allocation

No

Regeneration Priority Area

No

Risk of Surface Water Flooding

Low

Protected Species

Local Wildlife Site

Ancient Woodland

Primary School accessibility	Upper	Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Secondary School accessibility	Upper	Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
GP Surgery accesibility	Beyond Upper	Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Retail Store accessibility	Beyond Upper	Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
Pharmacy accessibility	Beyond Upper			Critical Drainage Area	<input type="checkbox"/>
Post Office accessibility	Beyond Upper			Protected Trees	<input type="checkbox"/>

Site Reference	296	Former Queen's park Sports Centre
Site Area (Ha)	0.80	Boythorpe Road Chesterfield
		St Leonard's

Current Use	D2 Assembly and Leisure
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	440613	373359
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Site Description

Proposed Use	Open Space
Availability	Unavailable (Owner Unwilling)
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	21
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Site layout can mitigate flood risk.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	William Rhodes Primary and Nursery School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Entire site lies within a Historic Park and Garden which is also designated as a Woodpasture and Parkland BAP Priority Habitat. Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Amber	A flood risk assessment is necessary as portion of site is within FZ2. Some low to medium SWFR.
Landscape Character (3)	Green	Within urban character area - no significant impact on wider landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Bandstand, conservatory and gate piers and railings all Grade 2 Listed Buildings. Site is also within a Conservation Area and is a Scheduled Park and Garden. Potential for an adverse effect but mitigation should be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is also within a Conservation Area and is a Scheduled Park and Garden. Potential for an adverse effect but mitigation should be feasible. Some flood risk. Site not available for housing. Application under consideration for sports use.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	297	Land at Plover Hill Farm
Site Area (Ha)	12.55	St Leonard's
Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Viable	
Achievability		
Deliverable / Developable		
Potential No Dwellings	338	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	298	Land at Oldfield Farm Chesterfield
Site Area (Ha)	13.56	St Leonard's

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)		
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Site Description	
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	366
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	299	Land at Crow Lane Chesterfield
Site Area (Ha)	1.27	St Leonard's

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)		
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Site Description	
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	34
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	300	Land at Crow Lane Chesterfield
Site Area (Ha)	1.90	

Current Use	
PDL / Greenfield	
Planning Status	Local Plan Allocation Other

Grid Ref (SK)		
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Site Description	
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	51
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	301	Land to rear and east of Brimington Road
Site Area (Ha)	5.77	Tapton Chesterfield
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)		
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	155
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Christ Church CE Primary School no capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House- Red Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Church Street - Amber Calow and Brimington- Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Poultry Houses off Brimington Road (1960-1979). LAA site is adjacent to.
Biodiversity (3)	Amber	Site sits adjacent to Priority Habitat - Deciduous woodland. A Phase 1 Habitat Assessment is likely to be required.
Flood Risk (3)	Green	Low to high SWFR borders North of site. May require a FRA.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Location is identified as a Strategic Gap (Brimington and Tapton) in the Local Plan evidence base and is identified as particularly narrow and vulnerable to coalescence of settlements. The scale of the site and its location is such that a significant adverse effect on landscape character is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG1 - Brimington and Tapton
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity given open character of site.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Amber	Potential for traffic generation to affect air quality particularly in combination with other sites.
Suitability Comments (Stage 2b)		Conflicts with Strategic Gap. Mitigation required for biodiversity, landscape impact, land contamination.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	301	Land to rear and east of Brimington Road
Site Area (Ha)	5.77	Tapton Chesterfield
		Brimington South

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)		
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Site Description

Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	155
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Christ Church CE Primary School no capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House- Red Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber Calow and Brimington- Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Poultry Houses off Brimington Road (1960-1979). LAA site is adjacent to.
Biodiversity (3)	Amber	Site sits adjacent to Priority Habitat - Deciduous woodland. A Phase 1 Habitat Assesment is likely to be required.
Flood Risk (3)	Green	Low to high SWFR borders North of site. May require a FRA.
Landscape Character (3)	Red	Within a Coalfield Village Farmlands landscape character type. Location is identified as a Strategic Gap (Brimington and Tapton) in the Local Plan evidence base and is identified as particularly narrow and vulnerable to coalescence of settlements. The scale of the site and its location is such that a significant adverse effect on landscape character is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Conflicts with SG1 - Brimington and Tapton
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity given open character of site.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Amber	Potential for traffic generation to affect air quality particularly in combination with other sites.
Suitability Comments (Stage 2b)		Conflicts with Strategic Gap. Mitigation required for biodiversity, landscape impact, land contamination.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	302	Land rear of 22-38 Ashfield Road
Site Area (Ha)	0.18	Hasland Chesterfield
		Hasland

Grid Ref (SK)	44061	37335
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	4
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Current Use	
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PDL / Greenfield	
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Planning Status	Local Plan Allocation Other
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation not feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	303	rear of 50 Ashfield Road
Site Area (Ha)	0.25	Hasland Chesterfield
		Hasland

Grid Ref (SK)	44061	373359
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unviable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	4
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Current Use	
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PDL / Greenfield	
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Planning Status	Local Plan Allocation Other
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation not feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	304	Land adj 222 High Street
Site Area (Ha)	0.20	New Whittington Chesterfield
		Barrow Hill and New Whittington

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	44061	37335
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	

Potential No Dwellings	6
Forecast Years 1 - 5	6
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	New Whittington Community Primary School and Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Whittington Moor - Red Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Church Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Poorly defined area of opencast workings (1960-1979) covers approx. 75% of site. Boundaries assumed for this polygon. Remainder of site is covered by disturbed ground (plotted 1901-1929).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Low SWFR covers most of site. Mitigatable through SuDs and effective design.
Landscape Character (3)	Amber	Covered by Estate Farmlands LC Type. Small extension to urban area. No significant landscape character concerns.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site area needs checking. Potential land contamination.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	305	Land at Boythorpe Cemetery Chesterfield
Site Area (Ha)	0.79	Rother

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	44061	37335
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	23
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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An access feasibility assessment is necessary to demonstrate that an access is feasible.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	306	Land at Devonshire Avenue North
Site Area (Ha)	0.70	New Whittington Chesterfield
		Barrow Hill and New Whittington

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	44061	37335
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Available
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	18
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation not feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access feasibility assessment is necessary to demonstrate that an access is feasible.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	307	Former Allotments at Hornsbridge Hasland Road Hasland Chesterfield
Site Area (Ha)	1.51	
		Hasland

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	44061	37335
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Site Description

Proposed Use	
Availability	Available
Suitability	
Viability	Viable
Achievability	
Deliverable / Developable	

Potential No Dwellings	40
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	Functional Flood Plain
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Majority of the site is within functional flood plain.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	308	Dunston Hall (Land west of)
Site Area (Ha)	8.56	Dunston Road
		Dunston
		Chesterfield
		Dunston

Current Use	Agriculture
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Grid Ref (SK)	36380	74431
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	Unachievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	231
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible with mitigation
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasible
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Impact on Highway Network	Severe impact - mitigation feasible
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access and highway impact constraints are likely to be resolvable.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Dunston Primary and Nursery School and Newbold CE Primary School limited capacity. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within the 250m buffer zone of an authorised landfill site. Land contamination assessment (ground gas included) required (EHO).
Biodiversity (3)	Amber	Site borders a Traditional Orchard and Deciduous Woodland (Priority Habitats). A Phase 1 study is likely to be required.
Flood Risk (3)	Green	Low to high SWFR borders South of site. Will require a FRA.
Landscape Character (3)	Red	Site is large scale and is away from the urban area within open countryside. Site is within an area of multiple environmental sensitivity. A landscape character and visual impact assessment would be necessary.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Noise assessment required due to potential for an issue with Noise from boarding kennels to south.
Heritage (3)	Amber	Potential for an adverse effect on the setting of nearby Grade 2 Listed Buildings to the east at Dunston Hall Farm, south at Dunston Grange and Newbold Fields to the south west.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not within walking distance of a centre and would only be suitable as part of a wider sustainable urban extension. There is insufficient evidence to demonstrate that the site is feasible as part of a wider sustainable urban extension and so its allocation would be inappropriate. There is potential for a significant adverse effect on landscape character, biodiversity and heritage and insufficient information to conclude that these constraints are likely to be overcome.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	309	Dunston Farm
Site Area (Ha)	11.30	Dunston Road
		Dunston
		Chesterfield
		Dunston

Current Use	Agriculture
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PDL / Greenfield	Greenfield
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Planning Status	No planning permission
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Grid Ref (SK)	37012	74233
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Unsuitable
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Viability	Viable
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	305
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	FZ1
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Land Stability	No Known Insurmountable Constraints
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Land Use Compatibility	Compatible
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Hazardous Installations	HSE do not advise against
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Highway Access	Constraints - mitigation feasible
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Impact on Highway Network	Severe impact - mitigation feasible
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Land Contamination	No known contamination
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Site Topography and Natural Obstacles	No constraints
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Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Access and highway impact constraints are likely to be resolvable.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Schools capacity and POS would need to be addressed through CIL/S016 Dunston Primary and Nursery School and Newbold CE Primary School limited capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within the 250m buffer zone of an authorised landfill site.
Biodiversity (3)	Amber	Part of site contains a Traditional Orchard (Priority Habitat). Phase 1 study is likely to be required.
Flood Risk (3)	Green	Low to high SWFR borders North of site. Will require a FRA.
Landscape Character (3)	Red	Coalfield Village Farmlands. Site is large scale and whilst adjoining the urban area is within an AMES. A landscape character and visual impact assessment would be necessary.
Green Wedge Impact (3)	Red	Conflicts with GW3 - Dunston & sheepbridge
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity given open character of site.
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC archeologist advised Known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - (Manor House site and potential for medieval settlement). Field system with significant boundary loss. Grade 2 Listed Building to the north west of the site. Potential for an effect on the Listed Buildings setting but unlikely to be significant and mitigation is likely to be feasible. Setting of listed barn should be conserved/enhanced. Archaeological evaluation within planning process.
Air Pollution (3)	Amber	Potential for traffic generation to affect air quality.
Suitability Comments (Stage 2b)		Conflicts with Green Wedge. Mitigation required for biodiversity, landscape impact, land contamination, amenity, and heritage. Less than half site currently in walking distance of nearest Local Centre (Littlemoor)

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	3a/3b Good/Moderate	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	310	Former Staveley Works site, Land to the west of Works Road, Staveley
Site Area (Ha)	56.00	
		Brimington North

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK) 440714 374899

Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	550
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 **Stage 1 Passed**

Landowner actively engaged in masterplanning and preapplication stage.

Suitability Comments (Stage 2a) **Stage 2a Passed**

Access and transport impact constraints are likely to be resolvable. Flood risk and land condition can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Seeking provision of appropriate infrastructure as masterplanned approach to redevelopment including adjacent sites Site (along with site 311/312/313) will require a new primary school. Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chrch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Site covers a historic landfill site and an authorised site. The majority of the site is covered by the landfill buffer zones. Poorly defined area of opencast workings (1960-1979) covers approx. 75% of site. Boundaries assumed for this polygon. Remainder of site is covered by distrubed ground (plotted 1901-1929).
Biodiversity (3)	Amber	Areas of prioirty habitat across site (inlcluding deciduous woodland and floodplain grazing marsh). Some NFI species are also on site including broadleaved woodland. Mitigation is required as part of wider masterplanned redevelopment. Concerns also raised by butterfly trust as part of draft LP representation. Part of the site is also in the 100m buffer zone of a LWS (CH064).
Flood Risk (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment including a FRA. Parts of site within FZ3a and FZ2. Areas of high-low SWFR on site.
Landscape Character (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	A high voltage power line intersects the site and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity.
Heritage (3)	Amber	Grade 2 Listed buildings and Barrow Hill Conservation Area to the north. Chesterfield Canal is an undesignated heritage assett and there is likely to be archaeological implications for development. However, mitigation is likely to be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Part of Staveley Rother valley Cooridor Strategic site. Mitigation required for biodiversity, landscape impact, land contamination, flood risk, and heritage. Currently does not benefit from walking distance to local centre but proposals in wider masterplan to provide Local Centre that would meet the walking distance test.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	310	Former Staveley Works site, Land to the west of Works Road, Staveley
Site Area (Ha)	56.00	
		Brimington North

Grid Ref (SK) 440714 374899

Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	550
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Other

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Landowner actively engaged in masterplanning and preapplication stage.

Suitability Comments (Stage 2a) Stage 2a Passed

Access and transport impact constraints are likely to be resolvable. Flood risk and land condition can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Seeking provision of appropriate infrastructure as masterplanned approach to redevelopment including adjacent sites Site (along with site 311/312/313) will require a new primary school. Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chrch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Site covers a historic landfill site and an authorised site. The majority of the site is covered by the landfill buffer zones. Poorly defined area of opencast workings (1960-1979) covers approx. 75% of site. Boundaries assumed for this polygon. Remainder of site is covered by distrubed ground (plotted 1901-1929).
Biodiversity (3)	Amber	Areas of prioirty habitat across site (inlcuding deciduous woodland and floodplain grazing marsh). Some NFI species are also on site including broadleaved woodland. Mitigation is required as part of wider masterplanned redevelopment. Concerns also raised by butterfly trust as part of draft LP representation. Part of the site is also in the 100m buffer zone of a LWS (CH064).
Flood Risk (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment including a FRA. Parts of site within FZ3a and FZ2. Areas of high-low SWFR on site.
Landscape Character (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	A high voltage power line intersects the site and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity.
Heritage (3)	Amber	Grade 2 Listed buildings and Barrow Hill Conservation Area to the north. Chesterfield Canal is an undesignated heritage assett and there is likely to be archaeological implications for development. However, mitigation is likely to be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Part of Staveley Rother valley Cooridor Strategic site. Mitigation required for biodiversity, landscape impact, land contamination, flood risk, and heritage. Currently does not benefit from walking distance to local centre but proposals in wider masterplan to provide Local Centre that would meet the walking distance test.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	311	Former St Gobain Pipelines site, Clocktower Business Centre and Devonshire Buildings and adjacent land Works Road Chesterfield Barrow Hill and New Whittington
Site Area (Ha)	36.6	
Grid Ref (SK)		

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Other

Site Description

Proposed Use	Mixed Use
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	690
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Landowner actively engaged in masterplanning and pre-app stage

Suitability Comments (Stage 2a) Stage 2a Passed

Access and transport impact constraints are likely to be resolvable. Flood risk and land condition can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Seeking provision of appropriate infrastructure as masterplanned approach to redevelopment including adjacent sites Site (along with site 310/312/313) will require a new primary school Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within the 250m buffer zone of an authorised landfill site (which some of LAA site adjoins) and the 250m buffer zone of a historic landfill site. Large complex of railway, engineering sites, tips and works around Works Road in Staveley (1901-1999). Covers whole site (Staveley Works).
Biodiversity (3)	Amber	Areas of prioirty habitat across site (inlcuding deciduous woodland and floodplain grazing marsh). Some NFI species are also on site including broadleaved woodland. Mitigation is required as part of wider masterplanned redevelopment. Concerns also raised by butterfly trust as part of draft LP representation. Part of the site is also in the 100m buffer zone of a LWS (CH064).
Flood Risk (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment including a FRA. Parts of site within FZ3a and FZ2. Areas of high-low SWFR on site.
Landscape Character (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A high voltage power line crosses the sites southern boundary and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity.
Heritage (3)	Amber	Grade 2 Listed buildings and Barrow Hill Conservation Area to the north. Chesterfield Canal is an undesignated heritage assett and there is likely to be archaeological implications for development. However, mitigation is likely to be feasible.
Air Pollution (3)	Amber	Potential for traffic generation to affect air quality particularly in combination with other sites. However, adequate mitigation is likely to be feasible.
Suitability Comments (Stage 2b)		Part of Staveley Rother valley Cooridor Strategic site. Mitigation required for biodiversity, landscape impact, land contamination, flood risk, air pollution and heritage. Currently does not benefit from walking distance to local centre but proposals in wider masterplan to provide Local Centre that would meet the walking distance test.

Considered developable but not included within 5YHS owing to anticipated extensive lead in time.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input checked="" type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	312	Former Rhodia Works/Staveley Chemicals
Site Area (Ha)	59.05	Hall Lane Staveley
		Barrow Hill and New Whittington

Current Use	Null Use
PDL / Greenfield	Brownfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	42318	74951
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Site Description

Proposed Use	Mixed Use
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	259
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Landowner actively engaged in masterplanning and pre-app stage

Suitability Comments (Stage 2a) Stage 2a Passed

Access and transport impact constraints are likely to be resolvable. Flood risk and land condition can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Seeking provision of appropriate infrastructure as masterplanned approach to redevelopment including adjacent sites Site (along with site 310/311/313) will require a new primary school Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Callow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approx 1/3rd of site falls within the 250m buffer zone of an authorised landfill site. Some intersection with 250m historic buffer. Large complex of railway, engineering sites, tips and works around Works Road in Staveley (1901-1999). Covers whole site (Staveley Works).
Biodiversity (3)	Amber	Areas of priority habitat across site (including deciduous woodland and floodplain grazing marsh). Some NFI species are also on site including broadleaved woodland. Mitigation is required as part of wider masterplanned redevelopment. Concerns also raised by butterfly trust as part of draft LP representation. Part of the site is also in the 100m buffer zone of a LWS (CH064). MAGiC data suggests bats may be present on the site. Survey reports and mitigation plans are required for development projects that could affect protected species.
Flood Risk (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment including a FRA. Parts of site within FZ3a and FZ2. Areas of high-low SWFR on site.
Landscape Character (3)	Amber	Mitigation is required as part of wider masterplanned redevelopment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A high voltage power line intersects the site and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity.
Heritage (3)	Amber	Grade 2 Listed buildings and Barrow Hill Conservation Area to the north. Chesterfield Canal is an undesignated heritage asset and there is likely to be archaeological implications for development. However, mitigation is likely to be feasible.
Air Pollution (3)	Amber	Potential for traffic generation to affect air quality particularly in combination with other sites. However, adequate mitigation is likely to be feasible.

Suitability Comments (Stage 2b)

Part of Staveley Rother valley Corridor Strategic site. Mitigation required for biodiversity, landscape impact, land contamination, flood risk, air pollution and heritage. Currently does not benefit from walking distance to local centre but proposals in wider masterplan to provide Local Centre that would meet the walking distance test.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	Inner	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input checked="" type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	313	Former Devonshire Cottages
Site Area (Ha)	5.81	Barrow Hill
		Barrow Hill and New Whittington

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Local Plan Allocation Other

Grid Ref (SK)	41984	75251
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Site Description	Open space (amenity)
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	50
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Landowner actively engaged in masterplanning and pre-app stage

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Seeking provision of appropriate infrastructure as masterplanned approach to redevelopment including adjacent sites Site (along with site 310/311/312) will require a new primary school Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chrch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Majority of site intersects with the 250m buffer zone of an authorised landfill site. Part of site boundary adjoins the landfill. Large complex of railway, engineering sites, tips and works around Works Road in Staveley (1901-1999). Covers whole site (Staveley Works).
Biodiversity (3)	Amber	Part of site intersects assumed woodland (NFI) and Northern boundary sits adjacent to broadleaved woodland (priority habitat). Phase 1 Habitat Assessment is likely to be required. The site may require further assessment as it is a locaiton for compensatory habitat from the Hartington Tip development. Not all of the site may be developable.
Flood Risk (3)	Green	Some small areas of low SWFR on site.
Landscape Character (3)	Amber	Within the Estate Farmlands landscape character type. Large site in an open gap at the edge of a railway line near the settlement of Barrow Hill. The site is not within an area identified as sensitive in terms of landscape character although a localised adverse effect is likely.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of open space results in reduced level of amenity in this area. Considered suitable pending further evidence from POS study.
Amenity on Site (3)	Amber	Mitigation is required for land contamination issues which have the potential to adversely impact residential amenity.
Heritage (3)	Amber	Barrow Hill Conservation Area runs into the site and there is a grade 2 Listed Building (originally three dwellings) to the west. Potential to adversely affect the heritage assets significance but mitigation is likely to be feasible.
Air Pollution (3)	Amber	Potential for traffic generation to affect air quality particularly in combination with other sites. However, adequate mitigation is likely to be feasible.
Suitability Comments (Stage 2b)		Part of Staveley Rother Valley Corridor strategic site. Currently does not benefit from walking distance to local centre but proposals in wider masterplan to provide Local Centre that would meet the walking distance test. Mitigation is likely to be feasible for biodiversity, landscape impact, visual impact, land contamination, and heritage but constraints may make the developable site extent smaller. Whilst the site serves a public open space function to a degree provision could be retained or enhanced within a new development as part of the wider

regeneration of the locality.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input checked="" type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	314	Land East of Troughbrook Road Troughbrook Road Hollingwood Chesterfield S43 2JP
Site Area (Ha)	2.86	
		Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Greenfield

Planning Status	Local Plan Allocation Other
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Grid Ref (SK)	41735	74264
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	77
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Majority of site within high flood risk area from surface water and reservoir breach. Also areas of high risk of fluvial flooding.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Amber
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	Green
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Study undertaken by ARUP on behalf of the council to provide evidence for the Strategic Gaps identified the eastern boundary of the site as a robust and long term boundary suitable for a Green Wedge. A landscape character assessment should be undertaken to assess the extent of impact on this area of Estate Farmlands.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	315	Troughbrook Road (Land off), (Pondhouse Farm) Troughbrook Road Hollingwood Chesterfield S43 2JP
Site Area (Ha)	1.10	
		Hollingwood and Inkersall

Current Use	Agriculture
PDL / Greenfield	Mixed

Planning Status	Local Plan Allocation Other
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Grid Ref (SK)	44061	37225
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	20
Forecast Years 1 - 5	20
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hollingwood Primary School no capacity. Springwell Community College sufficient capacity. Hollingwood Primary School within 400m. CIL should cover education provision given scale of development.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Farm land use necessitates land contamination assessment (EHO).
Biodiversity (3)	Amber	The site contains a UK BAP Priority Habitat of Traditional Orchard. There is also semi-improved grassland and tall ruderal vegetation within the site. There is a Local Wildlife Site nearby. There is a need to either retain , mitigate and enhance or compensate for the habitats on site. A buffer is also likely to be necessary in relation to the LWS.
Flood Risk (3)	Amber	FRA necessary as Troughbrook runs to east and there is an area of surface water flood risk immediately to east.
Landscape Character (3)	Amber	Landscape and visual impact assessment necessary.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Red	Southern element of the site beyond buildings and yard areas is within an area identified as serving a Strategic Gap function by the current Review of Green Wedges and Strategic Gaps within Chesterfield (ARUP 2016). If site were reduced in area to fit with recommended Strategic Gap boundary then could be given a 'green' impact.
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC archeologist advised known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - (historic farmstead and line of Hollingwood Tunnel MDR22789 -presumably at some depth). Recommended Farmstead assessment as part of planning process.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in a suitable location in respect to services and facilities and identified constraints are likely to be mitigable including impact on a Strategic Gap and on Priority Habitats. However, part of the site is greenfield and its acceptability in principle is dependant on the amount of deliverable housing sites in the Borough. Hence whilst part of the site on previously developed land is suitable the remaining element of land may or may not be suitable dependant on prevailing land supply circumstances and this would also limit the potential capacity of the site.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	316	Pump House Farm
Site Area (Ha)	1.20	Woodthorpe
		Lowgates and Woodthorpe

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	45166	70088
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	9
Forecast Years 1 - 5	0
Forecast Years 6 - 10	9
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Woodthorpe CE Voluntary Controlled Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Old coal shaft near (Northwest of) Norbriggs Cottages (1901-1939) and disturbed ground (1901-1929) cover part of site.
Biodiversity (3)	Green	No significant priority habitats likely. May be bats present but likely to be a mitigable issue.
Flood Risk (3)	Amber	High to low SWFR at Northern end of site. Will require FRA.
Landscape Character (3)	Amber	Estate Farmlands character area. A relatively small site albeit isolated and within a relatively open and undulating landscape.
Green Wedge Impact (3)	Amber	The sites potentially adversely impacts on a Strategic Gap. However, there is potential to minimise the impact and have only a minor effect on the function of the gap.
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	DCC archeologist advised known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - (historic farmstead and site of pumping engine/colliery). Field system with significant boundary loss. Recommended Archaeological evaluation/farmstead assessment within planning process.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within a regeneration priority area and whilst located away from existing services and facilities would be suitable in conjunction with a planned regeneration development. Identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	317	Edale Road (garage court), Mastin Moor
Site Area (Ha)	0.20	Lowgates and Woodthorpe

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	4451	3754
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Site Description	Garage court and small area of open land
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	6
Forecast Years 1 - 5	
Forecast Years 6 - 10	4
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Norbriggs Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity. New social and green infrastructure would be provided by any housing led regeneration to the East of Mastin Moor.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within a regeneration priority area and is suitable in principle for a residential (housing) development despite being currently distant from existing services and facilities. Suitability relies on the land not being required to meet open space need in the locality, however this and other identified constraints are likely to be overcome.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	317	Edale Road (garage court), Mastin Moor
Site Area (Ha)	0.20	Lowgates and Woodthorpe

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	4451	3754
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Site Description	Garage court and small area of open land
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	6
Forecast Years 1 - 5	
Forecast Years 6 - 10	4
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Norbriggs Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity. New social and green infrastructure would be provided by any housing led regeneration to the East of Mastin Moor.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within a regeneration priority area and is suitable in principle for a residential (housing) development despite being currently distant from existing services and facilities. Suitability relies on the land not being required to meet open space need in the locality, however this and other identified constraints are likely to be overcome.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	317	Edale Road (garage court), Mastin Moor
Site Area (Ha)	0.20	Lowgates and Woodthorpe

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	4451	3754
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Site Description	Garage court and small area of open land
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	6
Forecast Years 1 - 5	
Forecast Years 6 - 10	4
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Norbriggs Primary School and Springwell Community College sufficient capacity. Netherthorpe School no capacity. New social and green infrastructure would be provided by any housing led regeneration to the East of Mastin Moor.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within a regeneration priority area and is suitable in principle for a residential (housing) development despite being currently distant from existing services and facilities. Suitability relies on the land not being required to meet open space need in the locality, however this and other identified constraints are likely to be overcome.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	318	Land off Farm Close, Grangewood
Site Area (Ha)	1.40	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37681	69014
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	40
Forecast Years 1 - 5	23
Forecast Years 6 - 10	17
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of open space results in reduced level of amenity in this area. Insufficient evidence that the site is surplus to meeting open space requirements.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	318	Land off Farm Close, Grangewood
Site Area (Ha)	1.40	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	37681	69014
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	40
Forecast Years 1 - 5	23
Forecast Years 6 - 10	17
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of open space results in reduced level of amenity in this area. Insufficient evidence that the site is surplus to meeting open space requirements.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	319	Land off Harehill Road, Grangewood
Site Area (Ha)	0.91	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	437588	369189
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Site Description	Open space (amenity and play)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	27
Forecast Years 1 - 5	23
Forecast Years 6 - 10	4
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas. Phase I Extended Habitat Assessment necessary due to vegetation including trees but unlikely to find habitat or species of significance due to mown grassland predominating.
Flood Risk (3)	Amber	High - low SWFR at Southern boundary of site. FRA will be required.
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, it is designated as open space in the Local Plan. Further evidence is required to demonstrate that the site is not needed to meet local open space requirements or is fundamentally unsuited to open space use.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	319	Land off Harehill Road, Grangewood
Site Area (Ha)	0.91	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	437588	369189
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Site Description	Open space (amenity and play)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	27
Forecast Years 1 - 5	23
Forecast Years 6 - 10	4
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas. Phase I Extended Habitat Assessment necessary due to vegetation including trees but unlikely to find habitat or species of significance due to mown grassland predominating.
Flood Risk (3)	Amber	High - low SWFR at Southern boundary of site. FRA will be required.
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, it is designated as open space in the Local Plan. Further evidence is required to demonstrate that the site is not needed to meet local open space requirements or is fundamentally unsuited to open space use.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	320	Griffin Mill, Chatsworth Road/Wheatbridge Road
Site Area (Ha)	1.55	Holmebrook

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	Industrial buildings and land
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	41
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	Amber
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	321	Land off Cemetery Lane, Staveley
Site Area (Ha)	0.80	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	4330	3740
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Site Description	Open space with car park
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Proposed Use	Employment
Availability	Available
Suitability	
Viability	Marginal
Achievability	
Deliverable / Developable	

Potential No Dwellings	21
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Near to general industry and a noise assessment is necessary to demonstrate that an appropriate level of amenity is possible for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	
Biodiversity (3)	Amber	Many trees present on site. Phase 1 habitat study would be required and further consultation with Derbyshire Wildlife Trust.
Flood Risk (3)		
Landscape Character (3)	Amber	Urban landscape character type - likely to be an adverse impact locally as a high proportion of the site is covered by trees.
Green Wedge Impact (3)		
Strategic Gap Impact (3)		
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	321	Land off Cemetery Lane, Staveley
Site Area (Ha)	0.80	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	4330	3740
---------------	------	------

Site Description	Open space with car park
------------------	--------------------------

Proposed Use	Employment
Availability	Available
Suitability	
Viability	Marginal
Achievability	
Deliverable / Developable	

Potential No Dwellings	21
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Incompatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
---------------------------------	--

Near to general industry and a noise assessment is necessary to demonstrate that an appropriate level of amenity is possible for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	
Biodiversity (3)	Amber	Many trees present on site. Phase 1 habitat study would be required and further consultation with Derbyshire Wildlife Trust.
Flood Risk (3)		
Landscape Character (3)	Amber	Urban landscape character type - likely to be an adverse impact locally as a high proportion of the site is covered by trees.
Green Wedge Impact (3)		
Strategic Gap Impact (3)		
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	322	Land off Hunloke Avenue
Site Area (Ha)	0.86	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3706	7013
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	23
Forecast Years 1 - 5	23
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	William Rhodes Primary and Nursery School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Cemetery at Boythorpe (1960-1979). Adjacent to site.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Amber	High - low SWFR at Western boundary of site. FRA will be required.
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of open space could result in a reduced level of visual amenity in this area.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. The site is currently identified as open space in the adopted Local Plan and currently is not publically accessible and serves no open space function. The site is not publically accessible open space and serves no open space function other than as a visual amenity. However, it could serve as an extension to the nearby cemetery or possibly to meet open space requirements should there be a local shortfall. Further evidence is required to demonstrate that the site is not needed as 'new' open space to meet local open space requirements.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	322	Land off Hunloke Avenue
Site Area (Ha)	0.86	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3706	7013
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Site Description	Open space (amenity)
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	23
Forecast Years 1 - 5	23
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	William Rhodes Primary and Nursery School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Cemetery at Boythorpe (1960-1979). Adjacent to site.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Amber	High - low SWFR at Western boundary of site. FRA will be required.
Landscape Character (3)	Green	Within urban character area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of open space could result in a reduced level of visual amenity in this area.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	The site is in an accessible location and there are no insurmountable physical constraints. The site is currently identified as open space in the adopted Local Plan and currently is not publically accessible and serves no open space function. The site is not publically accessible open space and serves no open space function other than as a visual amenity. However, it could serve as an extension to the nearby cemetery or possibly to meet open space requirements should there be a local shortfall. Further evidence is required to demonstrate that the site is not needed as 'new' open space to meet local open space requirements.	

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	323	Land at Cow Lane, Brimington
Site Area (Ha)	13.0	Brimington North

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40320	74210
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Site Description	Open countryside
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	220
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access feasibility and transport assessment necessary to demonstrate that an appropriate access can be achieved and the existing network can accommodate the amount of development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Education provision needs investigation given scale, nature and location of the proposal.
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)		
Flood Risk (3)		
Landscape Character (3)		
Green Wedge Impact (3)		
Strategic Gap Impact (3)		
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)		
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	323	Land at Cow Lane, Brimington
Site Area (Ha)	13.0	Brimington North

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	40320	74210
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Site Description	Open countryside
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Proposed Use	
Availability	Available
Suitability	
Viability	Marginal
Achievability	
Deliverable / Developable	

Potential No Dwellings	220
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access feasibility and transport assessment necessary to demonstrate that an appropriate access can be achieved and the existing network can accommodate the amount of development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Education provision needs investigation given scale, nature and location of the proposal.
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)		
Flood Risk (3)		
Landscape Character (3)		
Green Wedge Impact (3)		
Strategic Gap Impact (3)		
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)		
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	324	Land off Grindon Close (near Milldale Close)
Site Area (Ha)	1.28	Loundsley Green

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3610	7230
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Site Description	Open space (amenity)
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	10
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Holme Hall Primary School and Outwood Academy Newbold sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Chatsworth Road - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Tramway (1901-1929) & Level Clay intersect small section of site.
Biodiversity (3)	Amber	Site is adjacent to an area of priority habitat (deciduous woodland) and National Forest Inventory allocated broadleaved woodland. Phase 1 habitat assessment may be required to establish ecological significance.
Flood Risk (3)	Amber	Site is within FZ3a - will require a FRA. Some low SWFR on site.
Landscape Character (3)	Green	Site is mostly surrounded by residential land use. No significant impact on landscape character.
Green Wedge Impact (3)	Red	Potential to conflict with GW2 - Holme Hall & Newbold to a significant degree.
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Impact on amenity of local residents given encroachment into green wedge. Further evidence from POS study is required before an assessment on the loss of public open space can be evaluated.
Amenity on Site (3)	Green	
Heritage (3)	Green	No heritage implications likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Potential for a significant adverse effect on a Green Wedge. The site is also public open space and there is insufficient evidence to demonstrate that the site is surplus to open space requirements.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	324	Land off Grindon Close (near Milldale Close)
Site Area (Ha)	1.28	Loundsley Green

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3610	7230
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Site Description	Open space (amenity)
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Marginal
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	10
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Holme Hall Primary School and Outwood Academy Newbold sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Chatsworth Road - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Tramway (1901-1929) & Level Clay intersect small section of site.
Biodiversity (3)	Amber	Site is adjacent to an area of priority habitat (deciduous woodland) and National Forest Inventory allocated broadleaved woodland. Phase 1 habitat assessment may be required to establish ecological significance.
Flood Risk (3)	Amber	Site is within FZ3a - will require a FRA. Some low SWFR on site.
Landscape Character (3)	Green	Site is mostly surrounded by residential land use. No significant impact on landscape character.
Green Wedge Impact (3)	Red	Potential to conflict with GW2 - Holme Hall & Newbold to a significant degree.
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Impact on amenity of local residents given encroachment into green wedge. Further evidence from POS study is required before an assessment on the loss of public open space can be evaluated.
Amenity on Site (3)	Green	
Heritage (3)	Green	No heritage implications likely.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Potential for a significant adverse effect on a Green Wedge. The site is also public open space and there is insufficient evidence to demonstrate that the site is surplus to open space requirements.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	325	Netherthorpe Recreation Ground, Lowgates
Site Area (Ha)	0.93	Lowgates and Woodthorpe

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	4397	7478
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Site Description	open space (amenity)
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	25
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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An access feasibility assessment and transport statement are necessary to demonstrate that the site can be served by a highway.

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3)

Landscape Character (3) **Green**

Within urban Landscape Character Type & surrounded by residential properties. Likely to have an adverse impact at the local scale particularly as site is a recreation ground.

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	325	Netherthorpe Recreation Ground, Lowgates
Site Area (Ha)	0.93	Lowgates and Woodthorpe

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	4397	7478
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Site Description	open space (amenity)
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	25
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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An access feasibility assessment and transport statement are necessary to demonstrate that the site can be served by a highway.

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3)

Landscape Character (3) **Green**

Within urban Landscape Character Type & surrounded by residential properties. Likely to have an adverse impact at the local scale particularly as site is a recreation ground.

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	326	Varley Park, Staveley Road
Site Area (Ha)	5.16	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Pending S106

Grid Ref (SK)	4443	7341
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Site Description: Open space (amenity)

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	167
Forecast Years 1 - 5	80
Forecast Years 6 - 10	95
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Surface water risk likely to be mitigated by SuDS.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Poolsbrook Primary School and Springwell Community College limited capacity. Netherthorpe School no capacity. Ongoing discussions with DCC regarding school expansion.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within the 250m buffer zone of an authorised landfill site. Covered sewage tank between Staveley Road and Seymour Junction (1901-1959). Small section of site.
Biodiversity (3)	Amber	Site is adjacent to an area of priority habitat (deciduous woodland) and contains grassland and hedgerows. A Phase 1 Habitat assessment would be required and there is likely to be a need for mitigation and/or compensatory habitat.
Flood Risk (3)	Green	Areas of low SWFR cover site.
Landscape Character (3)	Amber	Open space adjacent to a number of properties within the Estate Farmlands landscape character type. Likely to have some adverse impact on landscape character but mitigation is likely to be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	There will be an adverse impact on visual amenity but mitigation is likely to be feasible.
Amenity on Site (3)	Amber	Potential for air pollution issues to impact upon the amenity of future residents but it is unlikely that these will be a fundamental constraint.
Heritage (3)	Green	DCC archeologist advised no significant issues. Whilst part of the site is covered by a Derbyshire Historic Environment Record Site (Poolsbrook Model Village), previous opencast mining is likely to have removed remains and no archaeological work is likely to be required.
Air Pollution (3)	Amber	Potential for air pollution due to proximity to landfill site, although unlikely to be a fundamental constraint.
Suitability Comments (Stage 2b)		The site is not within 800m of a local centre but it is within a Regeneration Priority Area and provided that the site were planned comprehensively to secure regeneration benefits, it would be suitable for residential development. Constraints are present but could be overcome.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	326	Varley Park, Staveley Road
Site Area (Ha)	5.16	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Pending S106

Grid Ref (SK)	4443	7341
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Site Description: Open space (amenity)

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	167
Forecast Years 1 - 5	80
Forecast Years 6 - 10	95
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1: Stage 1 Passed

Suitability Comments (Stage 2a): Stage 2a Passed

Surface water risk likely to be mitigated by SuDS.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Poolsbrook Primary School and Springwell Community College limited capacity. Netherthorpe School no capacity. Ongoing discussions with DCC regarding school expansion.
GP Capacity (2b)	Green	Royal Primary Care - Green
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small proportion of site falls within the 250m buffer zone of an authorised landfill site. Covered sewage tank between Staveley Road and Seymour Junction (1901-1959). Small section of site.
Biodiversity (3)	Amber	Site is adjacent to an area of priority habitat (deciduous woodland) and contains grassland and hedgerows. A Phase 1 Habitat assessment would be required and there is likely to be a need for mitigation and/or compensatory habitat.
Flood Risk (3)	Green	Areas of low SWFR cover site.
Landscape Character (3)	Amber	Open space adjacent to a number of properties within the Estate Farmlands landscape character type. Likely to have some adverse impact on landscape character but mitigation is likely to be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	There will be an adverse impact on visual amenity but mitigation is likely to be feasible.
Amenity on Site (3)	Amber	Potential for air pollution issues to impact upon the amenity of future residents but it is unlikely that these will be a fundamental constraint.
Heritage (3)	Green	DCC archeologist advised no significant issues. Whilst part of the site is covered by a Derbyshire Historic Environment Record Site (Poolsbrook Model Village), previous opencast mining is likely to have removed remains and no archaeological work is likely to be required.
Air Pollution (3)	Amber	Potential for air pollution due to proximity to landfill site, although unlikely to be a fundamental constraint.
Suitability Comments (Stage 2b)		The site is not within 800m of a local centre but it is within a Regeneration Priority Area and provided that the site were planned comprehensively to secure regeneration benefits, it would be suitable for residential development. Constraints are present but could be overcome.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	327	Land off Walgrove Road (East of Kelder Court)
Site Area (Ha)	0.73	Walton

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3678	7015
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Site Description	Open space (amenity)
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	19
Forecast Years 1 - 5	19
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	William Rhodes Primary and Nursery School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Apoprox half site intersects with Colliery West of Walton Crescent (1940-1959).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Some atreas of low- medium SWFR on site particularly towards Western boundary. Mitigatable via layout and SuDs.
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of recreation ground results in reduced level of amenity in this area. Considered suitable pending further evidence from POS study.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	327	Land off Walgrove Road (East of Kelder Court)
Site Area (Ha)	0.73	Walton

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3678	7015
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Site Description	Open space (amenity)
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	19
Forecast Years 1 - 5	19
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	William Rhodes Primary and Nursery School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Apoprox half site intersects with Colliery West of Walton Crescent (1940-1959).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Some areas of low- medium SWFR on site particularly towards Western boundary. Mitigatable via layout and SuDs.
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of recreation ground results in reduced level of amenity in this area. Considered suitable pending further evidence from POS study.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	328	Whitecotes Recreation Ground, off Hazel Drive
Site Area (Ha)	1.68	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3730	7001
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Site Description	Open space (amenity and play area).
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Proposed Use	Residential
Availability	Unavailable (Owner Unwilling)
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	45
Forecast Years 1 - 5	23
Forecast Years 6 - 10	22
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Surface water risk likely to be resolved through layout and SuDS.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Whitecotes Primary School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small area of site intersects with Cemetery off Boythorpe Crescent (1940-1959).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	The Western boundary of the site has areas of low- high SWFR. FRA may be required.
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of recreation ground results in reduced level of amenity in this area. Considered suitable pending further evidence on impact on play provision.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting local open space requirements or is fundamentally unsuitable as open space.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	328	Whitecotes Recreation Ground, off Hazel Drive
Site Area (Ha)	1.68	Rother

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3730	7001
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Site Description	Open space (amenity and play area).
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Proposed Use	Residential
Availability	Unavailable (Owner Unwilling)
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	45
Forecast Years 1 - 5	23
Forecast Years 6 - 10	22
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Surface water risk likely to be resolved through layout and SuDS.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Whitecotes Primary School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Small area of site intersects with Cemetery off Boythorpe Crescent (1940-1959).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	The Western boundary of the site has areas of low- high SWFR. FRA may be required.
Landscape Character (3)	Green	Within residential area - no significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of recreation ground results in reduced level of amenity in this area. Considered suitable pending further evidence on impact on play provision.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting local open space requirements or is fundamentally unsuitable as open space.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Upper
Retail Store accessibility	Lower
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	329	Land off Middlecroft Road (Winster Recreation Ground)
Site Area (Ha)	0.76	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	4239	7352
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Site Description	Open space (amenity and play area)
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Marginal
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Achievability	Achievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	20
Forecast Years 1 - 5	20
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within urban area - unlikely to have any significant impact on landscape character. May be a small adverse impact at local level - recommend amenity assessment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of recreation ground results in reduced level of amenity in this area. Further evidence on open space need in the Borough may render the site as unsuitable for development.
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting local open space requirements or is fundamentally unsuitable as open space.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	329	Land off Middlecroft Road (Winster Recreation Ground)
Site Area (Ha)	0.76	Middlecroft and Poolsbrook

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	4239	7352
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Site Description	Open space (amenity and play area)
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Marginal
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Achievability	Achievable
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	20
Forecast Years 1 - 5	20
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within urban area - unlikely to have any significant impact on landscape character. May be a small adverse impact at local level - recommend amenity assessment.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Loss of recreation ground results in reduced level of amenity in this area. Further evidence on open space need in the Borough may render the site as unsuitable for development.
Amenity on Site (3)	Green	
Heritage (3)	Green	DCC archeologist advised no significant issues.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in an accessible location and there are no insurmountable physical constraints. However, there is insufficient evidence that the site is surplus to meeting local open space requirements or is fundamentally unsuitable as open space.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	330	Land South of Hady Hill and East of Hartington Road, Hady
Site Area (Ha)	5.8	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3950	7058
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	51
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Given the access constraints a feasibility assessment and a transport assessment are necessary to demonstrate that the site can be served by a highway and any adverse impacts can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	330	Land South of Hady Hill and East of Hartington Road, Hady
Site Area (Ha)	5.8	

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)	3950	7058
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	51
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Given the access constraints a feasibility assessment and a transport assessment are necessary to demonstrate that the site can be served by a highway and any adverse impacts can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	Insufficient Info
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	331	Registry Office, Beetwell Street
Site Area (Ha)	0.24	St Leonard's

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	3810	7090
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Site Description	DCC registry office and dwelling
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Proposed Use	Residential
Availability	Unavailable (Owner Unwilling)
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	7
Forecast Years 1 - 5	7
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School sufficient capacity. Brookfield Community School no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	LAA site incorporates most of Depot on Park Road (1960-1969). Covers small proportion of potential housing site.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	No on site SWFR.
Landscape Character (3)	Green	Within the urban area. No significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Town centre location next to car park and busy highway. Noise and disturbance mitigation likely to be necessary.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not required to meet employment land or premises supply requirements and provided that the registry office is relocated it would be a suitable location for residential development. Identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	331	Registry Office, Beetwell Street
Site Area (Ha)	0.24	St Leonard's

Current Use	D1 Non-residential institution
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	3810	7090
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Site Description	DCC registry office and dwelling
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Proposed Use	Residential
Availability	Unavailable (Owner Unwilling)
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	7
Forecast Years 1 - 5	7
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School sufficient capacity. Brookfield Community School no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	LAA site incorporates most of Depot on Park Road (1960-1969). Covers small proportion of potential housing site.
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	No on site SWFR.
Landscape Character (3)	Green	Within the urban area. No significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Town centre location next to car park and busy highway. Noise and disturbance mitigation likely to be necessary.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is not required to meet employment land or premises supply requirements and provided that the registry office is relocated it would be a suitable location for residential development. Identified constraints are likely to be mitigable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accessibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	332	Land off Troughbrook Road (East)
Site Area (Ha)	2.84	
Grid Ref (SK)	442	374

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Site Description	Contractors Plant Yard
------------------	------------------------

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	70
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Given the access constraints a feasibility assessment and a transport assessment are necessary to demonstrate that the site can be served by a highway and any adverse impacts can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	
Biodiversity (3)	Insufficient informati	Habitat and Protected species assessments are necessary.
Flood Risk (3)	Insufficient informati	A flood risk assessment is necessary. The site contains areas of high risk of surface water flooding and its access crosses an are at high risk of surface water flooding. The site also contains an area of medium risk of fluvial flooding.
Landscape Character (3)	Insufficient informati	A Landscape Character and Visual Amenity Impact Assessment is necessary.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Industrial/Commercial use to the west could generate noise and dust pollution.
Heritage (3)	Green	DCC archeologist advised Some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - (adjacent to Chesterfield Canal MDR6152). Potential adverse impact on the setting of the Chesterfield Canal (a non-designated heritage assett). Opportunities to interface with historic canal.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input checked="" type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	332	Land off Troughbrook Road (East)
Site Area (Ha)	2.84	
Grid Ref (SK)	442	374

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Site Description	Contractors Plant Yard
------------------	------------------------

Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	70
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Given the access constraints a feasibility assessment and a transport assessment are necessary to demonstrate that the site can be served by a highway and any adverse impacts can be mitigated.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	
Biodiversity (3)	Insufficient informati	Habitat and Protected species assessments are necessary.
Flood Risk (3)	Insufficient informati	A flood risk assessment is necessary. The site contains areas of high risk of surface water flooding and its access crosses an are at high risk of surface water flooding. The site also contains an area of medium risk of fluvial flooding.
Landscape Character (3)	Insufficient informati	A Landscape Character and Visual Amenity Impact Assessment is necessary.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Industrial/Commercial use to the west could generate noise and dust pollution.
Heritage (3)	Green	DCC archeologist advised Some potential for previously undiscovered archaeology, or earthwork archaeology of slight or degraded preservation - (adjacent to Chesterfield Canal MDR6152). Potential adverse impact on the setting of the Chesterfield Canal (a non-designated heritage assett). Opportunities to interface with historic canal.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input checked="" type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	333	The Laurels, Wensley Way
Site Area (Ha)	0.12	
Grid Ref (SK)	4423	3735

Current Use	C3 Dwellinghouses
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Site Description	Existing housing site
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	5
Forecast Years 1 - 5	5
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Inkersall Primary School and Springwell Community College sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber Calow and Brimington - Red
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Low SWFR adjacent to Eastern boundary of site. Mitigation feasible via use of SuDs.
Landscape Character (3)	Green	Within the urban area. No significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Redevelopment of existing dwellings. No significant constraints identified.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	334	Land to North East of Barrow Hill Primary School
Site Area (Ha)	0.04	
Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Marginal	
Achievability		
Deliverable / Developable		
Potential No Dwellings	2	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1 Stage 1 Passed

Below minimum size threshold.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	335	Ringwood Avenue (Garage court)
Site Area (Ha)	0.10	Middlecroft and Poolsbrook

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	2
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Below minimum size threshold.	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
The access crosses two footpaths and would need pedestrian-intervisibility designed into any development.	

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Amber	Sites boundaries would need assessment and potentially the retention of vegetation including trees.
Flood Risk (3)	Amber	FZ1. Mapping shows that the entrance to the site and its NW corner may be susceptible to surface water flooding.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The site is likely to feel significantly overlooked by neighbouring dwellings, and suitable screening is unlikely to be effective.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The sites access is located where two footpaths meet the highway footway with the potential for conflict between pedestrians and vehicles. There is significant potential for overlooking given the elevated position of some neighbouring dwellings. The two footpaths which adjoin two sides of the site have the potential to make the site feel insecure and give rise to the potential for antisocial behaviour and a significant problem with regard to promoting peaceful co-existence.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	335	Ringwood Avenue (Garage court)
Site Area (Ha)	0.10	Middlecroft and Poolsbrook

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	2
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Below minimum size threshold.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The access crosses two footpaths and would need pedestrian-intervisibility designed into any development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Amber	Sites boundaries would need assessment and potentially the retention of vegetation including trees.
Flood Risk (3)	Amber	FZ1. Mapping shows that the entrance to the site and its NW corner may be susceptible to surface water flooding.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The site is likely to feel significantly overlooked by neighbouring dwellings, and suitable screening is unlikely to be effective.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The sites access is located where two footpaths meet the highway footway with the potential for conflict between pedestrians and vehicles. There is significant potential for overlooking given the elevated position of some neighbouring dwellings. The two footpaths which adjoin two sides of the site have the potential to make the site feel insecure and give rise to the potential for antisocial behaviour and a significant problem with regard to promoting peaceful co-existence.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	No
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	336	Dunston Road (Land Off), Cammac Site
Site Area (Ha)	4.49	Dunston

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	Under Construction

Grid Ref (SK)	436766	374646
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	

Potential No Dwellings	146
Forecast Years 1 - 5	105
Forecast Years 6 - 10	41
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed
 Extant planning permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed
 Extant planning permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Dunston Primary and Nursery School and Newbold CE Primary School sufficient capacity between the two schools. Outwood Academy Newbold sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Majority of site intersects with authorised landfill, not suitable for housing. Some intersection with buffer zones of both authorised and historic landfill. Small works adjacent to slag heap and tip (1960- 1999) and depot off Dunston Road (1980-1999) Covers approx. half of site. Significant contamination needs addressing through conditions on outline permission.
Biodiversity (3)	Amber	Site is mostly covered by priority habitat (deciduous woodland). An extended Phase 1 Habitat Assessment would be required.
Flood Risk (3)	Green	Areas of low to high SWFR on site, FRA may be required. Mitigation feasible via use of SuDs. Adequate FRA undertaken for extant permission
Landscape Character (3)	Amber	Site is within Coalfield Village Farmlands LCA. However, site has outline permission for major residential development and is a former industrial site with potential for adequate mitigation given wooded areas and undulating topography.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	Mitigation required through conditions on permission but feasible (EHO).
Heritage (3)	Amber	DCC archeologist advised potential to affect setting of Grade II Listed Dunston Hall within 200m. Recommended Setting of Grade II building should be conserved/enhanced.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Whilst the site is not within walking distance of a centre the Council has accepted the principle of development on the basis of regeneration of a redundant employment site and there is an extant permission for residential development in place.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints			
Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	337	Wagon Works, Whittington Way
Site Area (Ha)	6.31	Moor

Current Use	B2 General Industry
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)	43793	37455
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Site Description

Proposed Use	Employment
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	
Deliverable / Developable	Developable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Site to be assessed for employment as preferred use. Residential not considered appropriate given the on-site amenity issues and flood risk constraints.

Suitability Comments (Stage 2a) Stage 2a Passed

Flood risk too significant a constraint for residential development but not for some employment uses.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor- Red Royal Primary Care- Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Approx half of the site intersects with the 250m buffer zone of a historic landfill site. Wagon works to side of Sheepridge branch & Railway line cutting through Whittington Moor (1901-1979) covers majority of site.
Biodiversity (3)	Amber	North West tip of site intersects with priority habitat (deciduous woodland). An extended Phase 1 Habitat Survey would be required and it is likely that further assessment would be needed alongside any necessary mitigation and/or compensation.
Flood Risk (3)	Amber	Brownfield employment site, redevelopment for employment use is likely to meet sequential and exceptions tests. Unlikely to be suitable for housing and currently inadequate evidence that a residential use would achieve policy compliance.
Landscape Character (3)	Green	Previously developed land within urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	The site is within 400m of dwellings however an employment use would be possible subject to mitigation.
Amenity on Site (3)	Green	The proposal is near to existing employment uses and there is potential for noise pollution and the feasibility of mitigation would need to be demonstrated before the site could be used for residential units. No on site amenity issues for employment use.
Heritage (3)	Amber	DCC archeologist advised potential to affect setting of Manor House Grade 2 Listed Building to the east. Potential to impact on the setting of the nearby listed building but mitigation should be feasible. Known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - 19th century wagonworks site MDR11048, plus potential for medieval archaeology associated with manor site and environs. Recommended Archaeological evaluation as part of planning process.
Air Pollution (3)	Amber	Potential pollution due to proximity of landfill site.

Suitability Comments (Stage 2b)

Site is considered to be suitable for employment use providing that impacts on the setting of heritage sites and biodiversity can be mitigated. Development would need to meet sequential and exceptions tests with regards to flood risk.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	338	Barker Lane (GK Group premises)
Site Area (Ha)	1.10	Holmebrook

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	Expired planning permission

Grid Ref (SK)	43685	37109
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Developable

Potential No Dwellings	40
Forecast Years 1 - 5	23
Forecast Years 6 - 10	17
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Recently expired planning permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed

Recently expired planning permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Brampton Primary School and Brookfield Community School no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Pottery (1901-1929) and Garage (1960-1979) Covers entire site. Land contamination assessment required (EHO).
Biodiversity (3)	Green	No material biodiversity concerns. Site does not intersect with any priority habitat areas.
Flood Risk (3)	Green	Small areas of low SWFR on site. Mitigation feasible through layout design and SuDs
Landscape Character (3)	Green	Within the urban area. No significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Some potential for noise from the premises on Chatsworth Road but mitigation through layout and other design measures likely to be feasible.
Heritage (3)	Amber	DCC Archeologist advised impact on Chatsworth Road Conservation Area, and known archaeology of local or low regional significance, or higher potential for previously undiscovered archaeology, or well-preserved earthworks of local significance - historic pottery site. Advised archaeology and setting issues (layout/design) to be addressed through planning process.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is close to a centre, services and facilities. The employment use on the site is not required to meet employment land or premises supply. Identified constraints are likely to be mitigable.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	340	Brooks Drive (North)(Land off), Barrow Hill
Site Area (Ha)	0.1	Barrow Hill and New Whittington

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	341	Brooks Drive, (West), Barrow Hill
Site Area (Ha)	0.07	Barrow Hill and New Whittington

Current Use	
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Available
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	
GP Capacity (2b)	Green	Within catchment of Royal Primary Care GP has capacity.
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	FZ1 Surface Flood Risk - none
Landscape Character (3)	Amber	There would be a need for appropriate boundary treatment to the west of the site where it meets open countryside.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site would be suitable for a only a small residential development, being on previously developed land and unlikely to have any insurmountable constraints.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3b Moderate	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input checked="" type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	342	Traffic Terrace, Barrow Hill
Site Area (Ha)	0.09	Barrow Hill and New Whittington

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	4
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Highway network serving the site is narrow, one way and subject to on-street parking.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	
GP Capacity (2b)	Green	Within catchment of Royal Primary Care GP Surgery has capacity.
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	FZ1 Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Site is overlooked to a degree by terraced dwellings to the north, which are in an elevated position in relation to the site.
Heritage (3)	Amber	Site would need careful layout and design of boundary treatments as it sits within the Barrow Hill Conservation Area. However, a neutral impact is likely to be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input checked="" type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input checked="" type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	343	Park Street, Birdholme
Site Area (Ha)	0.08	Rother

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Unknown
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	2
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Red	The site represents infill within the urban area and its proximity to neighbouring occupiers and the sites character are such that there is potential for unmitigable adverse impacts on neighbouring occupiers amenity.
Amenity on Site (3)	Red	The site is overlooked by dwelling's to the east to a degree that is significant and unmitigable.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	The site is within 800m of a centre. However, without further detailed urban design analysis to demonstrate that mitigation is feasible, the site is considered to be overlooked to a significant and unmitigable degree. There is also on-street parking in the locality and it is not clear if the loss of the site for parking would result in the exacerbation of an existing problem to a significant degree.	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	344	Brocklehurst Piece, Brampton
Site Area (Ha)	0.07	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	HSE do not advise against
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3) **Green**

FZ1

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Not available

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	345	Vernon Road, Brampton
Site Area (Ha)	0.007	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
-------------	--

Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	346	Cross Street, Brimington
Site Area (Ha)	0.01	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Available
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	347	Foljambe Road, Brimington
Site Area (Ha)	0.05	Brimington North

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	Residential
Availability	Available
Suitability	
Viability	Unknown
Achievability	Achievable
Deliverable / Developable	

Potential No Dwellings	4
Forecast Years 1 - 5	4
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Site is too small	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	The site is in an urban area and a further assessment of contamination would be necessary. However, insurmountable issues are unlikely.
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface Flood Risk - none
Landscape Character (3)	Green	Within the urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The site is overlooked to a significant and degree by dwelling's to the north. However, replicating the existing pattern and charcater of development would be possible, with amenity levels being consistent with those already well established in the immediate locality.
Heritage (3)	Amber	Site adjoins Briminton Conservation Area. However, a neutral impact on the Conservation Area is likely to be feasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is in an appropriate location for residential development. Constraints are present but unlikely to be insurmountable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	348	John Street, Brimington
Site Area (Ha)	0.03	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	HSE do not advise against
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3) **Green**

FZ1

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	349	Lansdowne Road, Brimington
Site Area (Ha)	0.08	Brimington South

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
------------------------------	--

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The size, space and access to the site are likely to present unmitigable constraints in terms of highway safety and access.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	The site is within the urban area and further assessment of contamination risk would be necessary. However, insurmountable levels of pollution are unlikely to be present.
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface Flood Risk - none
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Site is overlooked to a significant and unmitigable degree by dwellings to the south and west.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The sites access, size and shape appear to preclude development in terms of an unmitigable impact being likely on highway safety and levels of amenity.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	350	Manor Drive, Brimington
Site Area (Ha)	0.08	Brimington South

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Unknown
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is narrow and shared with two other properties. Potential for poor inter-visibility with these other properties if boundary treatments altered on third party land.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	The site is within the urban area and further assessment of contamination risk would be necessary. However, insurmountable levels of pollution are unlikely to be present.
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface Flood Risk - none
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Site is overlooked by a first floor habitable room window on an adjoining property. Mitigation is unlikely to be feasible.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	A safe and adequate access is unlikely to be feasible.	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	351	Newbridge Lane, Brimington
Site Area (Ha)	0.043	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
-------------	--

Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	HSE do not advise against
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3) **Green**

FZ1

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	352	Scarsdale Crescent, Brimington
Site Area (Ha)	0.15	Brimington South

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unknown)
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The impact of the employment use to the north would need to be assessed and factored into any new development. Access has limited inter-visibility and no obvious solution within the sites boundaries. Development would represent an intensification of vehicular activity over existing situation.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Amber	A habitat and protected species assessment would be necessary given the vegetation present.
Flood Risk (3)	Green	FZ1 Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Further assessment of the sites relationship with the adjoining employment use would be necessary in terms of noise and other forms of pollution.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	353	Wikeley Way, Brimington
Site Area (Ha)	0.03	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	354	Poolsbrook Road, Duckmanton
Site Area (Ha)	0.16	Hollingwood and Inkersall

Current Use	D2 Assembly and Leisure
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	The site has some overlooking from adjoining residences but mitigation is likely to be feasible.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The sites access is shared by a public right of way and an access to a play area and would give rise to conflict with vehicles. The proximity of the site to the play area and the shared nature of the site access has the potential for significant problems with regard to privacy, security and promoting peaceful co-existence. Leisure Services object to a traveller use.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	355	Rectory Road, Duckmanton
Site Area (Ha)	0.14	Hollingwood and Inkersall

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface Flood Risk - minor overlap with low risk area.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Relatively private site in terms of overlooking despite dwellings to NW being elevated above the site. However site access is shared and there is a footpath leading through the site with consequent need for privacy and security measures.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site access is wide but narrows and is shared with Middle Farm and an informal footpath route that links to Right of Way network. The shared nature of the access is likely to pose significant problems with regard to privacy, security and promoting peaceful co-existence.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	356	Birchwood Crescent, Grangewood
Site Area (Ha)	1.16	Rother

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Within catchment of Royal Primary Care GP which has capacity.
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Amber	FZ1. Lower part of site has a medium risk of surface water flooding. Surface Flood Risk - minor overlap with high risk area & significant overlap with low and medium risk areas.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A degree of overlooking and need for boundary screening but mitigable.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	356	Birchwood Crescent, Grangewood
Site Area (Ha)	1.16	Rother

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Within catchment of Royal Primary Care GP which has capacity.
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Amber	FZ1. Lower part of site has a medium risk of surface water flooding. Surface Flood Risk - minor overlap with high risk area & significant overlap with low and medium risk areas.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	A degree of overlooking and need for boundary screening but mitigable.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	357	Calow Lane, Hasland
Site Area (Ha)	0.05	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	HSE do not advise against
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3) **Green**

FZ1

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	358	Atlee Road, Inkersall
Site Area (Ha)	0.16	Hollingwood and Inkersall

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The sites access constraints are significant and there is insufficient evidence to demonstrate that a safe and adequate access would be feasible.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)	Green	Within catchment of Royal Primary Care GP which has capacity
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	FZ1 Surface water flood risk - none
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	
Amenity on Site (3)	Amber	Whilst separation distances are above guidelines the site feels overlooked on two sides and given the overlooking is at first floor level mitigation may not be feasible. Further detailed urban design analysis is necessary.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is in a suitable location and the majority of constraints including amenity levels (privacy) are likely to be mitigable depending on the amount of development. The sites access constraints are significant and there is insufficient evidence to demonstrate that a safe and adequate access would be feasible.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	359	Bradshaw Road, Inkersall
Site Area (Ha)	0.03	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	HSE do not advise against
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3) **Green**

FZ1

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	360	Dade Avenue, Inkersall
Site Area (Ha)	0.20	Hollingwood and Inkersall

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Unknown
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The site has significant access constraints and there is insufficient evidence that a safe and adequate access is feasible.

Stage 2b Considerations

Physical Infrastructure Amber

Education Infrastructure Green

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b) Amber

Biodiversity (3) Green

Flood Risk (3) Green

FZ1
Surface water flood risk - none

Landscape Character (3) Green

Green Wedge Impact (3) Green

Strategic Gap Impact (3) Green

Amenity of Locality (3) Amber

Amenity on Site (3) Amber

Site feels overlooked from first floor windows but mitigation likely to be feasible. Despite separation distances being above guidelines the site feels overlooked and so further more detailed urban design assessment would be necessary.

Heritage (3) Green

Air Pollution (3) Green

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	361	Dovedale Avenue, Inkersall
Site Area (Ha)	0.10	Hollingwood and Inkersall

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	1
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access constrained and there is insufficient evidence to demonstrate that a safe and adequate access could be achieved.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Urban site and further assessment of contamination risk would be necessary, although a significant constraint is unlikely.
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface water flood risk - none
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	The site significantly overlooked and this is unlikely to be unmitigable.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	362	Lathkill Avenue, Inkersall
Site Area (Ha)	0.18	Hollingwood and Inkersall

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
------------------------------	--

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is significantly constrained and there is insufficient evidence to demonstrate that a safe and adequate access is feasible.

Stage 2b Considerations

Physical Infrastructure Amber

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b) Amber

Biodiversity (3) Green

Flood Risk (3) Green

FZ1
Surface water flood risk - none

Landscape Character (3) Green

Green Wedge Impact (3) Green

Strategic Gap Impact (3) Green

Amenity of Locality (3) Amber

Amenity on Site (3) Red

Site feels significantly overlooked and mitigation unlikely to be feasible due to elevated position of overlooking dwellings and small size of site.

Heritage (3) Green

Air Pollution (3) Green

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	363	Sidlaw Close, Loundsley Green
Site Area (Ha)	0.01	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
--------------	--

Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	HSE do not advise against
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3) **Green**

FZ1

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	364	Dunston Lane, Newbold
Site Area (Ha)	0.09	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	365	Keswick Drive, Newbold
Site Area (Ha)	0.13	Dunston

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Unknown
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is significantly constrained and there is insufficient evidence to demonstrate that a safe and adequate access is feasible.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure		
GP Capacity (2b)	Green	Within catchment of Royal Primary Care GP which has capacity
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	FZ1 Surface water flood risk - none
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	
Amenity on Site (3)	Amber	Degree of overlooking but likely to be mitigable. Separation distances are above guidelines although the site has a feeling of being overlooked. Further detailed urban design analysis would be necessary.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	366	Sanforth Street, Newbold
Site Area (Ha)	0.07	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	367	Spencer Street, Newbold
Site Area (Ha)	0.13	Brockwell

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is significantly constrained and there is insufficient evidence to demonstrate that a safe and adequate access is feasible.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface water flood risk - none
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Site is overlooked to a significant and unmitigable degree.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	368	Poolsbrook View, Poolsbrook
Site Area (Ha)	0.06	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
-------------	--

Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	
Land Use Compatibility	
Hazardous Installations	HSE do not advise against
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3) **Green**

FZ1

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	369	Cottage Close, Poolsbrook
Site Area (Ha)	0.09	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
---------------------------------	--

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	370	Belmont Drive, Staveley
Site Area (Ha)	0.04	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
--------------	--

Availability	Available
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Suitability	
-------------	--

Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	371	Circular Road, Staveley
Site Area (Ha)	0.26	Middlecroft and Poolsbrook

Current Use	Sui Generis
PDL / Greenfield	Mixed
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is significantly constrained and mitigation is unlikely to be feasible.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 Surface water flood risk - none
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Site adjoins play area and POS and privacy is likely to be difficult to achieve.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	372	Franklyn Drive, Staveley
Site Area (Ha)	0.07	Lowgates and Woodthorpe

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The site has access constraints and there is insufficient evidence that mitigation would be feasible.

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3) **Green**

Flood Risk (3) **Green**

FZ1
Surface water flood risk - none

Landscape Character (3) **Green**

Green Wedge Impact (3) **Green**

Strategic Gap Impact (3) **Green**

Amenity of Locality (3) **Green**

Amenity on Site (3) **Green**

Heritage (3) **Green**

Air Pollution (3) **Green**

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	373	Ireland Street, Staveley
Site Area (Ha)	0.03	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	374	Middlecroft Road (North), Staveley
Site Area (Ha)	0.11	Middlecroft and Poolsbrook

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access constrained and there is insufficient evidence that mitigation would be feasible.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Amber	FZ1 Surface water flood risk - some overlap with low and medium risk zones.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Site is significantly overshadowed by trees and a building to the east. Trees likely to result in perceived nuisance and safety fears.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	374	Middlecroft Road (North), Staveley
Site Area (Ha)	0.11	Middlecroft and Poolsbrook

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	Unsuitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Undevelopable
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Potential No Dwellings	
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access constrained and there is insufficient evidence that mitigation would be feasible.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Amber	FZ1 Surface water flood risk - some overlap with low and medium risk zones.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Site is significantly overshadowed by trees and a building to the east. Trees likely to result in perceived nuisance and safety fears.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	375	Middlecroft Road (South), Staveley
Site Area (Ha)	0.19	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	376	Albert Road, New Whittington
Site Area (Ha)	0.12	Barrow Hill and New Whittington

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Unknown
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Fundamental Constraint

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
------------------------------	--

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is constrained as is site topography.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	Green
Flood Risk (3)	Amber
Landscape Character (3)	Amber
Green Wedge Impact (3)	Green
Strategic Gap Impact (3)	Green
Amenity of Locality (3)	Green
Amenity on Site (3)	Amber
Heritage (3)	Green
Air Pollution (3)	Green

FZ1
Surface water flood risk - some overlap with low and medium risk zones.

Ensuring privacy and security would be problematic given proximity to POS.

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	376	Albert Road, New Whittington
Site Area (Ha)	0.12	Barrow Hill and New Whittington

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
Availability	Available
Suitability	Unsuitable
Viability	Unknown
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Fundamental Constraint

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
------------------------------	--

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
---------------------------------	--

Access is constrained as is site topography.
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Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Amber	FZ1 Surface water flood risk - some overlap with low and medium risk zones.
Landscape Character (3)	Amber	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Ensuring privacy and security would be problematic given proximity to POS.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	377	Roecar Close, Old Whittington
Site Area (Ha)	0.01	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
-------------	--

Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	378	Newbridge Street, Old Whittington
Site Area (Ha)	0.04	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	379	Hardwick Street, Stonegravels
Site Area (Ha)	0.03	

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	380	Old Road
Site Area (Ha)	0.10	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	garage court and parking
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Proposed Use	
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Availability	Unavailable (Owner Unwilling)
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Suitability	
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Viability	Unknown
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Access is constrained.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Green	
Flood Risk (3)	Green	
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Red	Site is adjacent to Chatsworth Road and likely to be subject to significant noise pollution and a degree of air pollution.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	The site access has highway inter-visibility constrained by on-street parking. The site is adjacent to Chatsworth Road and likely to be subject to significant noise pollution and a high degree of air pollution.	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	381	Catherine Street
Site Area (Ha)	0.25	Holmebrook

Current Use	
PDL / Greenfield	
Planning Status	

Grid Ref (SK)		
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Site Description	garage court
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Marginal
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Achievability	
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Deliverable / Developable	
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Potential No Dwellings	7
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	Amber
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	382	Basil Close, Chesterfield, S41 7SL
Site Area (Ha)		

Current Use	
PDL / Greenfield	Brownfield
Planning Status	Detailed planning permission

Grid Ref (SK)		
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Site Description Erection of new residential block (22 apartments) with lower level cafe (A1/A3), erection of new hotel block (86 bed) with bar and restaurant, business meeting facility, outdoor seating area, new rear ramp and retaining wall leading to new courtyard, car park level and drop off area and associated works

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	22
Forecast Years 1 - 5	22
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Has extant planning permission.
No SWFR on site, some on adjacent road (Brewery Street).

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Was part of hospital site (1901-1979) contamination. A Phase1/2 report are required by condition with any associated remediation required by condition.
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	FZ1 and no SFW risk. No FRA required.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	No conflicts with GWs
Strategic Gap Impact (3)	Green	No conflicts with SGs
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	The permissioned scheme is at the upper limits of what is considered acceptable (given its prominent location within the conservation area and close by listed buildings) however it is acceptable.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		<p>Site has been approved for residential development under permission (CHE/15/00098/FUL).</p> <p>The development of a mix of residential apartments and hotel use on this town centre site is considered to be appropriate given that the proximity to train station, bus facilities, cycle and walking routes make this a sustainable development. The scheme is at the upper limits of what is considered acceptable (given its prominent location within the conservation area and close by listed buildings) however it is acceptable.</p>

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	383	Ryro Engineering, Shaw Street, Chesterfield, Derbyshire, S41 9AY
Site Area (Ha)		Moor

Current Use	
PDL / Greenfield	Brownfield
Planning Status	Expired planning permission

Grid Ref (SK)		
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Site Description	Demolition of existing factory and erection of two blocks of four terraced housing with car parking
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	4
Forecast Years 1 - 5	4
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Gilbert Heathcote Nursery and Infant School, Cavendish Junior School, Newbold Ce Primary School, Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	Phase 1 is available and assumes that there is contamination on site – however, a full site investigation has not been carried out, so concentrations of contaminants are unknown. The applicant should submit a site investigation report and, if necessary, a remediation strategy.
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	FZ1. No SWFR on site. Some medium SWFR on adjacent road (Shaw Street).
Landscape Character (3)	Green	Redevelopment of former industrial site within an urban area.
Green Wedge Impact (3)	Green	No conflicts with GWs
Strategic Gap Impact (3)	Green	No conflicts with SGs
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Reserved matters application for housing has been approved (CHE/15/00753/REM). The proposals are considered to accord with the requirements of policies CS2, CS10, CS18 and CS20 of the Core Strategy and the wider National Planning Policy Framework. Further noise and contamination assessments are required prior to the commencement of development.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	384	Site Of Former Sheepbridge Sports and Social Club, 202 Newbold Road, Chesterfield, Derbyshire
Site Area (Ha)	8.66	
		Brockwell

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)	436930	372499
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Site Description	<p>Approval of reserved matters of CHE/13/00386/OUT for 82 unit scheme - (Outline application for the development of 91 residential dwellings and an area of designated public open space with approval of details of access from Newbold Road)</p> <p>The site is split between the former playing fields area on the lower plateau level to the south west two thirds of the site and the elevated area to the north east which accommodated the club, car park and access a bowling green and tennis courts.</p>
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	82
Forecast Years 1 - 5	21
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Site has detailed permission for major residential development and is near completion.

Stage 2b Considerations

Physical Infrastructure	Green	
Education Infrastructure	Amber	
GP Capacity (2b)	Amber	
POS Capacity (2b)		
Land Contamination (2b)	Amber	Disused Colliery adjacent to site (1929-1959). Contamination issues have been overcome through planning permission.
Biodiversity (3)	Amber	The site has some biodiversity significance but this has been dealt with through planning permission.
Flood Risk (3)	Green	Some low SWFR on small areas of site.
Landscape Character (3)	Green	Urban Area
Green Wedge Impact (3)	Green	No conflict with GWs
Strategic Gap Impact (3)	Green	No conflict with SGs
Amenity of Locality (3)	Amber	The site could be developed for housing but careful design and layout is necessary to protect visual and neighbouring occupiers amenity.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site benefits from an extant permission for major residential development and is near completion. Whilst it resulted in the loss of open space and habitats, and was not on previously developed land the permission should not now expire. Therefore it will remain suitable for a residential use with related open space provision.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	385	Former Social Club, Saltergate, Chesterfield, Derbyshire, S40 1NH
Site Area (Ha)	0.086	Brockwell

Current Use	
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)	437755	371428
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Site Description	Demolition of existing single storey club building and construction of new three storey building with 10 flats and two commercial units at ground floor
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	10
Forecast Years 1 - 5	10
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Amber	Possible graveyard intersects site. A desktop study would likely be required.
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	No SWFR.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	
Amenity on Site (3)	Green	
Heritage (3)	Amber	
Air Pollution (3)	Green	

Suitability Comments (Stage 2b)

The proposed scheme is higher than neighbouring properties however on balance it is considered that the overall scale of the building reflects the wider context of the site and would not detract from the character or historic integrity of the neighbouring heritage assets.

The development would impact upon the residential amenity of neighbouring properties. However, this is not considered to be to such a harmful level that would substantiate a reason for refusal.

Representations received raise concerns regarding the lack of any on-site car parking provision. Consideration has been given to these concerns, however taking account of the location of the application site and its proximity to public transport networks and the parking restrictions already in place, DCC Highways consider a refusal on highway safety grounds could not be supported.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	386	Littlemoor Shopping Centre, Littlemoor Centre, S41 8QW
Site Area (Ha)	0.24	Moor

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)		
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Site Description	Demolition of existing staircases at shopping centre to form 11 apartments and 2 retail units including the demolition of existing garages to form new detached dwelling house.
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	11
Forecast Years 1 - 5	11
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Highfield Hall Primary School limited capacity. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road & Royal Primary Care - Green
POS Capacity (2b)		
Land Contamination (2b)	Green	
Biodiversity (3)	Green	
Flood Risk (3)	Green	Part of site has low SFWR.
Landscape Character (3)	Green	Conversion of existing building.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	Environmental Services raise issues concerning potential noise and odour commenting that they have recently investigated noise complaints alleging disturbance from early morning deliveries prior to 07:00. There were also complaints investigated regarding noise for the plant on the roof of the Spar. Reference is made to the fish and chip shop and café at the site and what measures the applicant is putting in place to minimise noise and odour transmission to the residential units.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	387	Avondale Surgery, 3 - 5 Avondale Road, Chesterfield, Derbyshire, S40
Site Area (Ha)	0.12	4TF
		Brockwell

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)	437640	371775
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Site Description	Conversion of surgery to 2 dwellings, pharmacy to 2 flats and erection of 2 new dwellings
------------------	---

Proposed Use	
Availability	
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	6
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet





Stage 1 and 2a Considerations

Green Belt	
Nature Conservation Designation	
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
------------------------------	---

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Abercrombie Community Primary School limited capacity. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road -  Green Royal Primary Care -  Green Newbold Surgery -  Amber Chesterfield Medical Partnership -  Amber
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)		
Flood Risk (3)		
Landscape Character (3)		
Green Wedge Impact (3)		
Strategic Gap Impact (3)		
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)		
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	388	Hady Miners Welfare Club, Houldsworth Drive, Hady, S41 0BS
Site Area (Ha)	0.12	St Leonard's

Current Use	
PDL / Greenfield	Brownfield
Planning Status	Detailed planning permission

Grid Ref (SK)		
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Site Description	Outline planning application for the construction of two blocks of linked townhouses and one bungalow (Access and Layout) at the former Hady Miners Welfare, Chesterfield
------------------	---

Proposed Use	Mixed Use
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	6
Forecast Years 1 - 5	6
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Walking & cycling distance of Hasland district Centre.
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Hady primary School no capacity. Hasland Hall Community (secondary) sufficient capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Brimington Surgery Chruch Street - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	The Council's Environmental Health team have reviewed the proposals and commented that they have no objections to the proposals subject to the imposition of the standard construction work hours condition.
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	In respect of drainage, the application details that the development is to be connected to mains foul and surface water is to be handled by means of soakaway / existing mains.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site has extant planning permission. Constraints considered to be mitigable.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	389	Post Office, 1, Market Place, S40 1TL
Site Area (Ha)	0.06	St Leonard's

Current Use	
PDL / Greenfield	Brownfield
Planning Status	Under Construction

Grid Ref (SK)	438158	371134
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Site Description	Proposed conversion of the Grade II listed building to create 7 No residential apartments at first and second floor and refurbishment of ground floor (former Post Office) A1 unit with change of use to include A1-A3 uses. Works to include partial demolition
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	
Forecast Years 1 - 5	7
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	No known contaminants.
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	No SWFR. FRA not required.
Landscape Character (3)	Green	No significant impact on landscape character as a change of use
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	The Chesterfield Post Office is a Grade II listed structure (listing entry no. 1088257). The C18 house became used as a Post Office in 1886. The building was listed on the 9th August 1976; the listing is for the building as a whole but with particular reference to the front façade. Further information required on brickwork cleaning methodology. Heritage report submitted.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site has extant planning permission and is currently under construction so the impact on the listed building is considered to be mitigatable. The site is within a sustainable location (within the Town Centre Boundary) with good access to public transport links so the lack of parking is not considered to be prohibitive. There would be no unacceptable detrimental impact on the amenity of neighbours or highway safety.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	390	Jacksons Bakery, New Hall Road, S40 1HE
Site Area (Ha)	0.08	Holmebrook

Current Use	B1 Business
PDL / Greenfield	Brownfield
Planning Status	Detailed planning permission

Grid Ref (SK)	436536	370918
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Site Description	Residential development of 7 units and associated ancillary works
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	7
Forecast Years 1 - 5	7
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Old Hall Junior School no capacity. Brookfield Trust (secondary) no capacity. Whilst nearby schools capacity is a constraint certain types of residential development would be possible without an increase in demand for school places. Furthermore the potential for expansion of the nearby schools is as yet undetermined.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)		
Land Contamination (2b)	Green	Env Health Officer recommend that the developer carries out contaminated land desk study and site investigation.
Biodiversity (3)	Amber	Recommendations from DWT resulting from the findings from the additional bat survey requested, should be taken into account.
Flood Risk (3)	Green	No SWFR.
Landscape Character (3)	Green	No significant impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Whilst not listed, the existing building has been identified for inclusion on the councils emerging Local List. It is unfortunate that the existing building could not be retained as part of the site redevelopment.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site has planning permission and is considered suitable for residential development.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	391	104 Storforth Lane, Chesterfield, Derbyshire, S41 0QA
Site Area (Ha)	0.15	St Leonard's

Current Use	
PDL / Greenfield	
Planning Status	Completed development

Grid Ref (SK)		
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Site Description	Substitution of house types on residential development (Phase 1) of 5 dwellings served by St. Phillip's Drive approved under application no. CHE/13/00640/FUL
------------------	---

Proposed Use	
Availability	Available
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure	Insufficient Info	
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Site covers old builders yard. Env Services nequire noise assessment in respect of adjoining builders yard.
Biodiversity (3)	Green	
Flood Risk (3)	Green	No SWFR
Landscape Character (3)	Green	Brownfield site - no detrimental impact on landscape character.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)		
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	392	102 Storforth Lane, Chesterfield, Derbyshire, S41 0QA
Site Area (Ha)	0.36	St Leonard's

Current Use	
PDL / Greenfield	Brownfield
Planning Status	Completed development

Grid Ref (SK)		
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Site Description Substitution of house types on residential development (Phase 2) of 12 dwellings approved under application no. CHE/13/00282/FUL, including amendment to parking areas serving plots 6,7,8 and 13,15,16,17 and relocation of footpath link to the eastern boundary.

Proposed Use	
Availability	Available
Suitability	
Viability	Unknown
Achievability	
Deliverable / Developable	

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Site covers old builders yard. Old cold shaft intersects with site.
Biodiversity (3)	Green	
Flood Risk (3)	Green	Site has no SWFR.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)		
Amenity on Site (3)		
Heritage (3)		
Air Pollution (3)		
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	393	Fridays Chip Shop, 109 Highfield Road, Chesterfield, Derbyshire, S41 7HS
Site Area (Ha)	0.09	St Helen's

Current Use	A5 Hot Food Takeaways
PDL / Greenfield	Brownfield
Planning Status	Outline planning permission

Grid Ref (SK)	437700	372330
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Site Description	Alteration and extension of existing building to create five additional residential units - amended drawing received 16th February 2015
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	5
Forecast Years 1 - 5	5
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Highfield Hall Primary School limited capacity. Whittington Green School sufficient capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)		
Land Contamination (2b)	Green	No known issues.
Biodiversity (3)	Green	No material impact on biodiversity.
Flood Risk (3)	Green	No SWFR. Flood Risk Assessment not required.
Landscape Character (3)	Green	Redvelopment of existing building - no significant landscape character impact
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	Will reduce impact on neighbouring properties as involves redevelopment of an existing hot food takeaway.
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	394	44 - 46 Park Road, Chesterfield, Derbyshire
Site Area (Ha)	0.07	St Leonard's
Grid Ref (SK)	438115	370927

Current Use	
PDL / Greenfield	Brownfield
Planning Status	Under Construction

Site Description: Redevelopment of buildings, including change of use to provide 2 ground floor offices and 8, 1 bedroom apartments

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	8
Forecast Years 1 - 5	8
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Abercrombie Community Primary School limited capacity. Brookfield Community School no capacity.
GP Capacity (2b)	Green	Wheatbridge Road - Green Royal Primary Care - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	No adverse comments from EHO. Part of site intersects with a depot (1960-1979).
Biodiversity (3)	Green	No material impact on biodiversity. Improvements should be sought under Policy CS9.
Flood Risk (3)	Green	Some low SWFR to South of site.
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is within 800m of a centre and is subject to an extant permission which is under construction.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	395	Land Between 2A Heywood Street and 1 Heywood Villas, Heywood Street, Chesterfield, Derbyshire, S43 1DB
Site Area (Ha)	0.09	Brimington North

Current Use	Open space/sports pitch
PDL / Greenfield	Greenfield
Planning Status	

Grid Ref (SK)		
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Site Description	Erection of five dwellings
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Proposed Use	Residential
Availability	Unavailable (Owner Unwilling)
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Deliverable

Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)	Green	
POS Capacity (2b)	Amber	
Land Contamination (2b)	Green	No known contamination on site. There is no former land use which suggests the presence of land contamination and no further investigation is considered necessary.
Biodiversity (3)	Green	No material impact on biodiversity. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	The proposal is in a low flood risk area and provided that conditions are applied to manage surface water run off to an appropriate rate (to achieve the objectives of the River Don catchment Flood Management Plan).
Landscape Character (3)	Green	Previously developed land within the urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	The proposals frontages would be visible in views into and views out of, Brimington Conservation Area. However, given that the buildings would be set back from the street edge, would broadly complement the characteristics of existing buildings. No adverse impacy.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	396	Land at Whittington Road and Staveley Road
Site Area (Ha)	20.9	Barrow Hill and New Whittington

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description	Agricultural land
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Proposed Use	
Availability	Unavailable (Owner Unwilling)
Suitability	Unsuitable
Viability	Unknown
Achievability	
Deliverable / Developable	Undevelopable

Potential No Dwellings	439
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Green Belt.
Put forward by a community organisation as a GT site but owner unwilling in this respect.

Suitability Comments (Stage 2a) Stage 2a Passed

Highway constraints are likely to be significant and there is insufficient evidence that mitigation would be feasible.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	No records of potentially polluting land uses other than agriculture within the site. However, given the agricultural use, former open cast coal workings to the north and former railway sidings to the south a phase I land contamination investigation would be necessary.
Biodiversity (3)	Amber	Agriucultural land, no designations and not BAP prriority habitat. However, hedgerows are present and would need consideration as part of any development.
Flood Risk (3)	Amber	Small area of surface water flood risk within the site but mitigation is likely to be feasibility.
Landscape Character (3)	Amber	Green belt. Currently open and areas visible to nearby highways and footpaths land with no significant boundaries on site. Depending on siting and size a visual and landscape character impact assessment may be required.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Upper
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	397	Burns Close, Grangewood, Chesterfield
Site Area (Ha)	0.14	
		Rother
Grid Ref (SK)		
Site Description		
Proposed Use	Community Facility	
Availability	Available	
Suitability	Unsuitable	
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable	Undevelopable	
	Potential No Dwellings	6
	Forecast Years 1 - 5	6
	Forecast Years 6 - 10	0
	Forecast Years 11 - 15	0

Current Use	
PDL / Greenfield	
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	Spire Infant And Nursery School, Spire Junior School and Parkside Community School sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Wheatbridge Road - Green Royal Primary Care - Green Hasland Medical Centre - Red Chesterfield Medical Partnership - Amber
POS Capacity (2b)		
Land Contamination (2b)	Green	No known contamination issues.
Biodiversity (3)	Green	
Flood Risk (3)	Green	No surface water flood risk. In FZ1.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	No conflicts.
Strategic Gap Impact (3)	Green	No conflicts.
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site has mainly no constraints however an assessment of the impact of the loss of the existing community facility at Burns Close is necessary. At present it is unknown as to whether a similar facility exists to serve the need of local residents. No information has been provided regarding viability.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	399	Markham Court, Duckmanton, Chesterfield
Site Area (Ha)	0.04	Hollingwood and Inkersall
Grid Ref (SK)		
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability		
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable		

Current Use	
PDL / Greenfield	
Planning Status	

Potential No Dwellings	2
Forecast Years 1 - 5	2
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	No known contamination issues.
Biodiversity (3)	Green	
Flood Risk (3)	Green	No surface water flood risk. FZ1.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	Site is considered to be suitable for housing development on the basis of the initial land availability assessment work. CBC build programme supports deliverability. Site is not within walking distance of a centre but draft Local Plan proposes designating a Local Centre due to range of facilities available.	

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	Yes	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	400	Rufford Close
Site Area (Ha)		Rother
Grid Ref (SK)		
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability		
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable		
Potential No Dwellings	4	
Forecast Years 1 - 5	4	
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	Detailed planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Too small	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation		Protected Species	<input type="checkbox"/>
Regeneration Priority Area		Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	401	Inkersall Road (Land west of), Staveley (Site B)
Site Area (Ha)	12.96	Middlecroft and Poolsbrook

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	200
Forecast Years 1 - 5	0
Forecast Years 6 - 10	75
Forecast Years 11 - 15	125

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Considered in conjunction with site 30 there is potential for significant highway impacts. However it is unlikely that fundamental constraints exist.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Part of site falls within 250m buffer of a historic landfill site. Railway lines and land, including Markham Colliery Branch, near Longshaw Close. Recorded 1901-1999. Land contamination assessment necessary.
Biodiversity (3)	Amber	Site contains hedgerows and watercourse and is in a location near to habitats identified as a priority in the LBAP, including a corridor feature to the west.
Flood Risk (3)	Amber	Site contains areas of high flood risk from surface water.
Landscape Character (3)	Amber	Large urban extension into an area of undulating open farmland. The site is within the South Yorkshire, Notts & Derbyshire Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character is likely and a LVIA is required to demonstrate that mitigation would be feasible. An adverse impact on landscape character and visual amenity is likely. However given the location and setting and information provided mitigation is likely to be feasible. An LVIA is necessary to determine the exact constraints for development.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Potential for an adverse effect on visual amenity, although mitigation is likely to be feasible.
Amenity on Site (3)	Amber	A high voltage power line crosses the South East boundary of the site and any development would need to ensure that mitigation is provided in terms of levels of safety and visual amenity.
Heritage (3)	Amber	A Listed Building (Grade II) lies to the south east of the site (Inkersall Farmhouse) and the impact of development on its setting would need to be considered although significant impacts are likely to be avoidable through careful design, layout and landscaping. No designated heritage assets within the site. Potential for an archaeological interest.
Air Pollution (3)	Amber	Given the scale of development proposed an air quality impact assessment would be required that takes account of other major development in the borough. However, in isolation the site is unlikely to lead to unmitigable severe impacts.
Suitability Comments (Stage 2b)		The site is relatively sustainable in terms of accessibility to centres, services and facilities when considered in conjunction with site 30, albeit a proportion of the site not being within walking distance of a centre. The majority of identified constraints including highways impact are likely to be mitigable. An adverse impact on landscape character and visual amenity is likely. However, given the location and setting and information provided, mitigation is considered to be likely to be feasible. An LVIA amongst other information is necessary to determine the exact constraints for development area.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	3a Good	High Voltage Power Lines on site or within 60m	<input checked="" type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	402	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site C)
Site Area (Ha)	15.8	Middlecroft and Poolsbrook

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Unsuitable
Viability	Viable
Achievability	Achievable
Deliverable / Developable	Undevelopable

Potential No Dwellings	331
Forecast Years 1 - 5	75
Forecast Years 6 - 10	125
Forecast Years 11 - 15	111

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Considered in conjunction with sites 273 and 274 as a strategic site, there are significant highway constraints but based on advice from the Highway Authority following consideration of information on highway impact it is likely that no fundamental constraints

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Amber	Inkersall Primary School sufficient capacity. Springwell Community College limited capacity.
GP Capacity (2b)	Green	Royal Primary Care - Green Calow and Brimington - Red
POS Capacity (2b)		
Land Contamination (2b)	Amber	Railway lines and land, including Markham Colliery Branch (1901-1979). Adjacent to site (East). Land contamination assessment required (EHO).
Biodiversity (3)	Amber	Adjacent to priority habitat (deciduous woodland). Likely to require an extended Phase 1 Habitat Assessment initially and potentially further survey and assessment.
Flood Risk (3)	Green	Some small areas of low SWFR on site.
Landscape Character (3)	Amber	Site is large scale on edge of an existing settlement. LCA of Derbyshire identifies the area as being within the Nottinghamshire, Derbyshire and Yorkshire Coalfield and in an 'estate farmland' character area. The landscape is characterise by sparse vegetation and is gently undulating. Potential for a significant adverse impact. Baseline information for an LVIA provided and comments received from DCC. However, current information is sufficient to conclude that mitigation would be feasible.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Red	Potential for an adverse effect on visual amenity, although mitigation is likely to be feasible. Also potential for an adverse effect on existing occupiers through noise and vibration from construction traffic and also noise from traffic during operation of the site in conjunction with other adjoining sites.
Amenity on Site (3)	Green	
Heritage (3)	Amber	No designated assets identified within or near the site. However, maybe archaeological interest.
Air Pollution (3)	Amber	Given scale and location potential adverse effect on AQMA in Brimington (EHO). Air quality assessment required (EHO).
Suitability Comments (Stage 2b)		The site would only be only be suitable as a sustainable urban extension in conjunction with surrounding sites, with a new local centre. There is insufficient information to conclude that the constraints of the likely impact on existing residents amenity from vehicular activity (in terms of the construction phase and during the operation of the development) and also the need for a new local centre can be overcome.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints		
Employment Area/Allocation	No	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	403	land at Fields Farm, Dunston, Chesterfield
Site Area (Ha)	0.61	Dunston

Current Use	Sui Generis
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description

Proposed Use	Residential
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Availability	Available
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Suitability	Suitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Developable
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Potential No Dwellings	0
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Forecast Years 1 - 5	
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Forecast Years 6 - 10	
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Forecast Years 11 - 15	
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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As part of a wider strategic site involving sites 294 and 295 no significant constraints at stage 2a are identified.

As William Davis are progressing a scheme without the site the site is deemed to be unsuitable given the site has no independent access.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Insufficient Info	Nearby schools are capable of extensions / redevelopment. Capacity to extend / redevelop existing schools. Newbold CE Primary School limited capacity. Also in catchment for Cutthorpe Primary School in NEDDC. No capacity information for schools outside the borough. Outwood Academy sufficient capacity.
GP Capacity (2b)	Green	Avenue House - Red Whittington Moor - Red Wheatbridge Road - Green Newbold Surgery - Amber Chesterfield Medical Partnership - Amber
POS Capacity (2b)		
Land Contamination (2b)	Amber	A land contamination assessment would be necessary as part of consideration of any wider strategic site.
Biodiversity (3)	Amber	Evidence for adjacent land is adequate to indicate that the site is likely to have biodiversity significance and further surveys and assessment would be necessary. Until further assessments are provided with appropriate mitigation/compensation plans it will not be clear if the site is suitable.
Flood Risk (3)	Amber	A flood risk assessment would be necessary as part of any wider strategic site.
Landscape Character (3)	Amber	Site is large scale and on the edge of the urban area. Site is within an area of multiple environmental sensitivity. The landscape character and visual impact assessment provided in relation to adjoining land indicates impacts that would not be significant albeit requiring mitigation.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Potential adverse effect on the setting of Newbold Fields Grade 2 Listed Building to the north if site treated as part of a wider strategic development.
Air Pollution (3)	Amber	An air quality impact assessment would be necessary as part of any wider strategic site.
Suitability Comments (Stage 2b)		The site is only suitable if developed in conjunction with a wider tract of land (for which there is developer interest) as part of a sustainable urban extension and only on this basis would the site be determined to be suitable, viable and achievable.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Beyond Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Beyond Upper
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints			
Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	404	Brookside Glen (Land at) Site A
Site Area (Ha)	15.4	Walton
Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability	Unsuitable	
Viability	Unknown	
Achievability	Unachievable	
Deliverable / Developable	Undevelopable	
Potential No Dwellings	323	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Agriculture
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	Yes
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	Severe impact - mitigation feasibility not known
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input type="checkbox"/>
Green Belt	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	405	Brookside Glen (land at) Site B
Site Area (Ha)	0.87	Walton
Grid Ref (SK)		
Site Description		
Proposed Use		
Availability	Available	
Suitability	Unsuitable	
Viability	Unknown	
Achievability	Unachievable	
Deliverable / Developable	Undevelopable	
Potential No Dwellings	23	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Sui Generis
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasibility unknown
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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The site has access constraints complicated by the proximity of Somersall Conservation Area and there is insufficient evidence that a safe and adequate access would be feasible.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	
Biodiversity (3)	Red	The site contains a river, trees and ground vegetation and adjoins a LBAP priority habitat (Horse Wood) and is likely to contain priority habitat and has potential for protected and priority species. Further investigation and assessment would be necessary.
Flood Risk (3)	Amber	Part of the site lies within flood risk zone 2. However, it is likely that the risk can be mitigated through layout.
Landscape Character (3)	Amber	There is potential for an adverse effect on landscape character although mitigation is likely to be feasible.
Green Wedge Impact (3)	Red	The site is likely to have a significant adverse effect on a narrow part of a proposed green wedge.
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	The development of the site has potential to adversely affect visual amenity, although mitigation is likely to be feasible.
Amenity on Site (3)	Green	
Heritage (3)	Red	There is potential for the development of the site to harm the setting of the Somersall Conservation area. There is potential for mitigation to be unfeasible.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	406	Land To South Of Poplar Farm, Rectory Road, Duckmanton, Chesterfield
Site Area (Ha)	1.43	

Current Use	
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PDL / Greenfield	
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Planning Status	Outline planning permission
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Grid Ref (SK)	444287	371921
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Site Description	Outline residential development on 1.38 hectares of land for up to 35 dwellings including means of access.
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	Achievable
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Deliverable / Developable	
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Potential No Dwellings	
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Forecast Years 1 - 5	35
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Forecast Years 6 - 10	0
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Forecast Years 11 - 15	0
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
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Nature Conservation Designation	None
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Flood Risk	
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Land Stability	
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Land Use Compatibility	
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Hazardous Installations	
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Highway Access	
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Impact on Highway Network	
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Land Contamination	
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Site Topography and Natural Obstacles	
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Suitability Comments Stage 1	
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Stage 1 Passed	<input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	
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Stage 2a Passed	<input type="checkbox"/>
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Site has an extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	
Education Infrastructure	
GP Capacity (2b)	
POS Capacity (2b)	
Land Contamination (2b)	
Biodiversity (3)	
Flood Risk (3)	
Landscape Character (3)	
Green Wedge Impact (3)	
Strategic Gap Impact (3)	
Amenity of Locality (3)	
Amenity on Site (3)	
Heritage (3)	
Air Pollution (3)	

Suitability Comments (Stage 2b)

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	407	Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, S41 7NA
Site Area (Ha)	0.72	
		St Helen's
Grid Ref (SK)	438552	372090

Current Use	
PDL / Greenfield	
Planning Status	Outline planning permission

Site Description: Retention and conversion of Thornfield House and the demolition of other associated buildings and redevelopment for residential use.

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	31
Forecast Years 1 - 5	30
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 **Stage 1 Passed**
 Site has an extant permission for residential development.

Suitability Comments (Stage 2a) **Stage 2a Passed**
 The site has an extant planning permission for up to 30 dwellings.

Stage 2b Considerations

Physical Infrastructure	Green	
Education Infrastructure	Amber	
GP Capacity (2b)	Amber	A financial contribution towards increased capacity at local GP's would be required (North Derbyshire CCG consultation comment on planning application CHE/17/00237/OUT).
POS Capacity (2b)		
Land Contamination (2b)	Amber	Urban location and contamination is likely to be present given the proximity of historical uses including a bus depot and railway land. However, it is likely that contamination would be mitigable.
Biodiversity (3)	Amber	Buildings to be demolished should be scoped for likelihood of protected species being present. There is likely to be scope for no net loss of biodiversity and enhancement through redevelopment for housing.
Flood Risk (3)	Green	
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Amber	There are employment uses to the east and noise pollution may be present. However, it is unlikely that issues will be insurmountable based on the EHO's comments on a planning permission for the sites redevelopment.
Heritage (3)	Amber	The site contains an undesignated heritage assets (a Georgian home) which is on the draft Local List. However, some residential development is still likely to be feasible over and above retaining and re-using the undesignated heritage asset.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		The site is accessible to a centre and would be appropriate for residential use, adjoining existing residential properties and containing a former Georgian residence. The constraints identified would not preclude residential development of the site.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints		
Employment Area/Allocation	No	Protected Species <input checked="" type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Referral Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	408	Land to the West of Keswick Drive, Newbold
Site Area (Ha)	0.59	Dunston

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)	436092	373257
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Site Description	Residential development of 9 bungalows, demolition of a garage, creation of a new access from Keswick Drive.
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Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Marginal
Achievability	Achievable
Deliverable / Developable	Deliverable

Potential No Dwellings	9
Forecast Years 1 - 5	9
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Site has an extant detailed permission for residential development.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Site has an extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Amber	
Education Infrastructure	Green	
GP Capacity (2b)	Green	
POS Capacity (2b)		
Land Contamination (2b)		
Biodiversity (3)	Amber	The site was cleared of vegetation but had potential for some biodiversity interest. However, a planning permission as dealt with the issue of biodiversity.
Flood Risk (3)	Green	
Landscape Character (3)	Green	Within an urban area.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Identified constraints could be overcome. The site is not within 800m walking distance of a centre and therefore is only suitable on the basis of an extant planning permission for dwellings.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	409	325 Ashgate Road, Ashgate, S40, 4DB
Site Area (Ha)	0.43	
Grid Ref (SK)	435890	371535

Current Use	
PDL / Greenfield	
Planning Status	Outline planning permission

Site Description: Proposed residential development including alterations and extensions to existing bungalow.

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Developable

Potential No Dwellings	5
Forecast Years 1 - 5	
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Site has an extant outline permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed

Site has an extant outline permission for residential development.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	Existing dwelling may have potential for bat roosts and any development proposing demolition should address this issue. However, this matter has been dealt with through a planning permission.
Flood Risk (3)	Green	
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Redevelopment of a dwelling and its plot in a built up area, so it will require careful urban design to avoid harm to neighbouring occupiers amenity.
Amenity on Site (3)	Amber	Redevelopment of a dwelling and its plot in a built up area, so it will require careful urban design to avoid harm to future occupiers amenity.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)	Identified constraints could be overcome. The site is within 800m of a centre and has an extant permission.	

Accessibility

Walking Distance of a Centre	
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input checked="" type="checkbox"/>

Site Reference	410	Apple Trees, Lancaster Road, Newbold, Derbyshire, S41 8TP
Site Area (Ha)	0.41	

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)	437533	373678
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Site Description	Residential development of 6 dwellings and a modified access from Lancaster Road
------------------	--

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	
Deliverable / Developable	Deliverable

Potential No Dwellings	
Forecast Years 1 - 5	
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Site has an extant detailed permission for residential development.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Site has an extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	The site has been subject to a biodiversity assessment and the matter dealt with through an extant permisison.
Flood Risk (3)	Green	
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Amber	Redevelopment of a dwelling and its plot in a built up area, so it will require careful urban design to avoid harm to neighbouring occupiers amenity.
Amenity on Site (3)	Amber	Redevelopment of a dwelling and its plot in an built up area, so it will require careful urban design to avoid harm to future occupiers amenity.
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site has and extant permission for residential development.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accessibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input checked="" type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	411	Moorlea Ashgate Road, Chesterfield, Derbyshire, S42 7JE
Site Area (Ha)	0.41	Linacre

Current Use	C3 Dwellinghouses
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Grid Ref (SK)	435202	371599
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Site Description

Proposed Use	Residential
Availability	Available
Suitability	Suitable
Viability	Viable
Achievability	
Deliverable / Developable	Developable

Potential No Dwellings	7
Forecast Years 1 - 5	
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site has an extant outline permission for residential development.

Suitability Comments (Stage 2a) Stage 2a Passed

Site has an extant outline permission for residential development.

Stage 2b Considerations

Physical Infrastructure	Green	
Education Infrastructure	Green	
GP Capacity (2b)	Green	
POS Capacity (2b)		
Land Contamination (2b)	Green	
Biodiversity (3)	Amber	The site may be host to protected species including bats and adjoins a woodland. However, this issue has been dealt with through a planning permission.
Flood Risk (3)	Green	
Landscape Character (3)	Amber	The site could have a minor impact on landscape character. However, this issue has been dealt with through a planning permission.
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Green	
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Identified environmental and physical constraints could be overcome. However, the site is not within 800m walking distance of a centre and therefore is only currently suitable on the basis of an extant planning permission for dwellings.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	412	Handleywood Farm, Whittington Road, Barrow Hill, Derbyshire, S43
Site Area (Ha)	0.39	2PW

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)	440861	375281
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Site Description	Demolition of buildings used for commercial purposes and erection of 5 dwellings, access and landscaping
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Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	Achievable
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Deliverable / Developable	
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Potential No Dwellings	
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Forecast Years 1 - 5	5
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Forecast Years 6 - 10	0
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Forecast Years 11 - 15	0
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	
Land Use Compatibility	
Hazardous Installations	
Highway Access	
Impact on Highway Network	
Land Contamination	
Site Topography and Natural Obstacles	

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Site has an extant detailed permission for residential development.

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Site has an extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	413	14A Spital Lane, Spital, Chesterfield
Site Area (Ha)		
Grid Ref (SK)	439143	370422
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable		
Potential No Dwellings	5	
Forecast Years 1 - 5	5	
Forecast Years 6 - 10	0	
Forecast Years 11 - 15	0	

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Passed as has permission for 5 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	414	Land At Wessex Close, Chesterfield, Derbyshire
Site Area (Ha)		
Grid Ref (SK)	440979	373643
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable		
Potential No Dwellings	5	
Forecast Years 1 - 5	5	
Forecast Years 6 - 10	0	
Forecast Years 11 - 15	0	

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	Insurmountable Constraint (evidenced)
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Passed as has permission for 5 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	415	Land Used For Storage and Premises Goyt Side Road, Chesterfield, Derbyshire, S40 2BN
Site Area (Ha)	0.22	

Grid Ref (SK)	436974	370789
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Site Description

Proposed Use

Availability Available

Suitability

Viability Unknown

Achievability Achievable

Deliverable / Developable

Potential No Dwellings	8
Forecast Years 1 - 5	8
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Current Use	
PDL / Greenfield	
Planning Status	Outline planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Passed as has permission for 8 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	416	Land At Upper King Street, Chesterfield, Derbyshire
Site Area (Ha)	0.21	
		Brimington North

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)	440561	374080
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable		

Potential No Dwellings	6
Forecast Years 1 - 5	6
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Passed as has permission for 6 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	417	Land adj. Trinity Court, Newbold, Chesterfield
Site Area (Ha)	0.21	
		St Helen's

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)	437814	371925
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	Achievable
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Deliverable / Developable	
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Potential No Dwellings	7
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Forecast Years 1 - 5	7
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Forecast Years 6 - 10	0
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Forecast Years 11 - 15	0
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Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Passed as has permission for 7 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	418	Land Adjacent Five Acres, Piccadilly Road
Site Area (Ha)	0.17	St Leonard's
Grid Ref (SK)	439086	371388
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable		

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Chesterfield BC LAA Summary Sheet

Potential No Dwellings	6
Forecast Years 1 - 5	6
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Passed as has permission for 6 dwellings (LAA requires 5 or more).	

Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
Site has and extant permission for residential development.	

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	419	1 Bridle Road, Woodthorpe, Derbyshire, S43 3BY
Site Area (Ha)	0.17	Lowgates and Woodthorpe
Grid Ref (SK)	445001	374555
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable		
Potential No Dwellings	5	
Forecast Years 1 - 5	5	
Forecast Years 6 - 10	0	
Forecast Years 11 - 15	0	

Current Use	
PDL / Greenfield	
Planning Status	Outline planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Passed as has permission for 5 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	420	The Elm Tree Inn, High Street, Staveley, S43 3UU
Site Area (Ha)	0.14	
		Middlecroft and Poolsbrook

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)	443264	374718
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	Achievable
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Deliverable / Developable	
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Potential No Dwellings	23
Forecast Years 1 - 5	23
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Passed as has permission for 23 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	421	246a Ashgate Road, Chesterfield, S40 4AW
Site Area (Ha)	0.16	West
Grid Ref (SK)	436525	371494
Site Description		
Proposed Use		
Availability	Available	
Suitability		
Viability	Unknown	
Achievability	Achievable	
Deliverable / Developable		

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Chesterfield BC LAA Summary Sheet

Potential No Dwellings	6
Forecast Years 1 - 5	6
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Passed as has permission for 6 dwellings (LAA requires 5 or more).

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	422	Land On Goytside Road Corner Factory Street Chesterfield Derbyshire
Site Area (Ha)	0.12	
		Holmebrook

Current Use	
PDL / Greenfield	
Planning Status	Outline planning permission

Grid Ref (SK)	437007	370737
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Unknown
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Achievability	Achievable
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Deliverable / Developable	
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Potential No Dwellings	5
Forecast Years 1 - 5	5
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference 423 1 Tennyson Avenue, Chesterfield, S40 4SN

Site Area (Ha) 0.06

Brockwell

Grid Ref (SK) 437909 371401

Site Description

Proposed Use

Availability Available

Suitability

Viability Unknown

Achievability Achievable

Deliverable / Developable

Potential No Dwellings 5

Forecast Years 1 - 5 5

Forecast Years 6 - 10 0

Forecast Years 11 - 15 0

Current Use

PDL / Greenfield

Planning Status Detailed planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt No

Nature Conservation Designation None

Flood Risk

Land Stability No Known Insurmountable Constraints

Land Use Compatibility Compatible

Hazardous Installations HSE do not advise against

Highway Access No known constraints

Impact on Highway Network No known severe impact likely

Land Contamination No known contamination

Site Topography and Natural Obstacles No constraints

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Site has and extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	424	10B Marsden Street, Chesterfield
Site Area (Ha)	0.05	
		Brockwell

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)	438081	371387
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	
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Potential No Dwellings	5
Forecast Years 1 - 5	5
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Site has an extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure	<input type="text"/>
Education Infrastructure	<input type="text"/>
GP Capacity (2b)	<input type="text"/>
POS Capacity (2b)	<input type="text"/>
Land Contamination (2b)	<input type="text"/>
Biodiversity (3)	<input type="text"/>
Flood Risk (3)	<input type="text"/>
Landscape Character (3)	<input type="text"/>
Green Wedge Impact (3)	<input type="text"/>
Strategic Gap Impact (3)	<input type="text"/>
Amenity of Locality (3)	<input type="text"/>
Amenity on Site (3)	<input type="text"/>
Heritage (3)	<input type="text"/>
Air Pollution (3)	<input type="text"/>
Suitability Comments (Stage 2b)	

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	425	1-3 Knifemithgate, Chesterfield
Site Area (Ha)	0.03	
		St Leonard's

Current Use	
PDL / Greenfield	
Planning Status	Detailed planning permission

Grid Ref (SK)	438206	371200
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Site Description

Proposed Use	
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Availability	Available
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Suitability	
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Viability	Viable
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Achievability	Achievable
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Deliverable / Developable	
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Potential No Dwellings	10
Forecast Years 1 - 5	10
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Suitability Comments (Stage 2a)	Stage 2a Passed <input type="checkbox"/>
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Site has an extant permission for residential development.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	
Biodiversity (3)	Green	
Flood Risk (3)	Green	FZ1 and no SWFR.
Landscape Character (3)	Green	
Green Wedge Impact (3)	Green	
Strategic Gap Impact (3)	Green	
Amenity of Locality (3)	Green	
Amenity on Site (3)	Green	
Heritage (3)	Amber	Key building within the Town Centre conservation area and townscape.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding		Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification		High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone		Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area		HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	426	land between the A61 and Midland Mainline, and south of Crow Lane and North of Hollis Lane.
Site Area (Ha)	5.18ha	

Current Use	Sui Generis
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)	438739	371245
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Site Description	Surface car park, Builder's Yard and Railway Station
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Proposed Use	Mixed Use
Availability	Unavailable (Legal Constraints)
Suitability	Suitable
Viability	Marginal
Achievability	
Deliverable / Developable	Developable

Potential No Dwellings	330
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	Severe impact - mitigation feasible
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1 Stage 1 Passed

Suitability Comments (Stage 2a) Stage 2a Passed

Work is underway on a masterplan and commercial report to support regeneration. It is acknowledged that public sector investment is likely to be required to deliver the full potential of the site. The Hollis Lane Link Road would need to be constructed in order to improve access to the railway station, create development plots and reduce traffic on St Mary's Gate.

Stage 2b Considerations

Physical Infrastructure	Green	
Education Infrastructure	Amber	Potential capacity issues in normal area primary schools. May be mitigated by form of development likely to be concentrated on apartments.
GP Capacity (2b)	Green	
POS Capacity (2b)		
Land Contamination (2b)	Amber	Likely to be some contamination issues from previous rail and industrial use to be resolved
Biodiversity (3)	Amber	Previously developed land identified as a priority habitat in Greenprint. Suitable mitigation would be required.
Flood Risk (3)	Green	Flood Zone 1
Landscape Character (3)	Amber	Scale of site results in potential impact in setting of Town Centre and open land to the east. Development also has the potential for positive impact by replacing significant areas of surface car parking.
Green Wedge Impact (3)	Green	No Impact
Strategic Gap Impact (3)	Green	No Impact
Amenity of Locality (3)	Green	Would result in improved access to railway station
Amenity on Site (3)	Green	See above
Heritage (3)	Amber	Proximity to St Mary's Church and Corporation Street Conservation Area. Grade II listed station building within site
Air Pollution (3)	Amber	Impact on air quality would need to be assessed. Potential to have positive impact on air quality in other locations including St Mary's Gate
Suitability Comments (Stage 2b)		The site is currently extensive surface car parking and a builder yard. Chesterfield Railway station has been identified as a stop on the route of HS2 phase 2b and the Hollis Lane Link Road is a safeguarded highways scheme to provide improved access to the railway station (and is part funded by the A61 corridor programme). The required infrastructure works will create development opportunities within the area.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	Lower
Primary School accessibility	Lower
Secondary School accessibility	Lower
GP Surgery accesibility	Lower
Retail Store accessibility	Lower
Pharmacy accessibility	Lower
Post Office accessibility	Lower

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input checked="" type="checkbox"/>
Safeguarded for a Transport Proposal	<input checked="" type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	427	Whitting Valley Road B, Old Whittington
Site Area (Ha)	2.11	Old Whittington
Grid Ref (SK)		
Site Description		
Proposed Use	Employment	
Availability	Available	
Suitability	Suitable	
Viability	Unknown	
Achievability		
Deliverable / Developable	Developable	
Potential No Dwellings	0	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ2
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site within employment zone and marketed for employment use. Site will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a) Stage 2a Passed

Site unlikely to be able to achieve appropriate level of amenity for a residential development given the proximity of employment uses and a sewage treatment works.

Site location is considered to be appropriate for employment use and passes Stage 2a with this use in mind.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	No material intersections with contamination layers. Railway land and historic landfill immediately to South of site.
Biodiversity (3)	Green	No material biodiversity concerns. Site is not covered by a priority habitat area. Site could be considered as greenfield owing to the proportion of vegetation and tree cover on site.
Flood Risk (3)	Amber	Most of site is within FZ3 and some in FZ2. Small areas of low-high SWFR on southern boundary of site.
Landscape Character (3)	Green	Within an employment land area - not significant impact on landscape character.
Green Wedge Impact (3)	Green	No intersections with green wedges / strategic gaps.
Strategic Gap Impact (3)	Green	No intersections with green wedges / strategic gaps.
Amenity of Locality (3)	Green	There are no residential properties neighbouring the site so impact on the amenity of the locality is considered to be mitigatable.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses however the preferred employment use would not be subject to any on-site amenity issues.
Heritage (3)	Green	No listed features within or adjacent to the site.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is considered to be suitable as an employment site and most appropriate for such a use given adjoining land uses. The site would meet the objectives of the spatial strategy as it is within walking and cycling distance of a local centre.

Accessibility

Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Medium	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	428	Whitting Valley Road C, Old Whittington
Site Area (Ha)	0.74	Old Whittington
Grid Ref (SK)		
Site Description		
Proposed Use	Employment	
Availability	Available	
Suitability	Suitable	
Viability	Unknown	
Achievability		
Deliverable / Developable	Developable	
Potential No Dwellings	0	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	No planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	Functional Flood Plain
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site within employment zone and marketed for employment use. Site will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a) Stage 2a Passed

Flood risk too significant for residential development. Suitable for employment use.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Located adjacent to historic gas works, water works and railway land.
Biodiversity (3)	Green	Site is not covered by a priority habitat area. Site has minimal, patchy vegetation. Site is adjacent to a priority habitat area and the river Whitting and so an assessment of impact on these would be required, alongside any mitigation found to be necessary.
Flood Risk (3)	Amber	Brownfield employment site, redevelopment for employment use might meet sequential and exceptions tests. Unlikely to be suitable for housing without robust evidence of policy compliance.
Landscape Character (3)	Green	Within an employment land area - not significant impact on landscape character.
Green Wedge Impact (3)	Green	No intersections with green wedges / strategic gaps.
Strategic Gap Impact (3)	Green	No intersections with green wedges / strategic gaps.
Amenity of Locality (3)	Green	There are no residential properties neighbouring the site so impact on the amenity of the locality is considered to be mitigatable.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses however the preferred employment use would not be subject to any on-site amenity issues.
Heritage (3)	Green	No listed features within or adjacent to the site.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Site is considered to be suitable as an employment site. The site would meet the objectives of the spatial strategy as it is within walking and cycling distance of a local centre. Development would need to meet sequential and exceptions tests with regards to flood risk.

Accessibility	
Walking Distance of a Centre	Yes
Cycling Distance of a Centre	Yes
Centres accessibility	
Primary School accessibility	
Secondary School accessibility	
GP Surgery accesibility	
Retail Store accessibility	
Pharmacy accessibility	
Post Office accessibility	

Constraints			
Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	429	Former GKN Site, Sheepbridge Lane, Dunston
Site Area (Ha)	3.6	Dunston

Current Use	B2 General Industry
PDL / Greenfield	Brownfield
Planning Status	No planning permission

Grid Ref (SK)		
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Site Description

Proposed Use	Employment
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Availability	Available
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Suitability	Suitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Developable
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Potential No Dwellings	0
Forecast Years 1 - 5	0
Forecast Years 6 - 10	0
Forecast Years 11 - 15	0

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site within employment zone and will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure	Green	No identified significant constraints.
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Location of former iron works complex.
Biodiversity (3)	Amber	Site contains areas of priority habitat (deciduous woodland). An assessment of biodiversity impact would be required as would any necessary mitigation and/or compensation.
Flood Risk (3)	Amber	Site is within FZ1 however there are some areas of low-high SWFR at the site's South-East boundary.
Landscape Character (3)	Amber	Site is within Coalfield Village Farmlands LCA. However, site is a former industrial site with potential for adequate mitigation given wooded areas.
Green Wedge Impact (3)	Green	No intersection with GW.
Strategic Gap Impact (3)	Green	No intersection with SG.
Amenity of Locality (3)	Amber	The site would be most appropriate for light industrial uses given the proximity of existing industrial uses and a new residential development to the south west.
Amenity on Site (3)	Amber	Residential use would be likely to conflict with adjacent employment uses however employment use would not be subject to any on-site amenity issues.
Heritage (3)	Amber	Potential to affect setting of Grade II Listed Dunston Hall within 500m. Recommended Setting of Grade II building should be conserved/enhanced.
Air Pollution (3)	Amber	
Suitability Comments (Stage 2b)		The site is not within walking distance of a centre but would be appropriate for employment uses to regenerate the land. The site would be most appropriate for an employment use given the proximity of existing industrial uses, albeit uses that would not impact on the amenity of the nearby new housing development to the south west. Residential use would not be appropriate given that an acceptable level of amenity is unlikely to be achieved in relation to surrounding industrial land uses and also could prejudice existing employment uses.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	Yes
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accesibility	Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Upper
Post Office accessibility	Upper

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	High	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	Urban	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	430	Markham Vale East
Site Area (Ha)	0.8	Hollingwood and Inkersall
Grid Ref (SK)		
Site Description		
Proposed Use	Employment	
Availability	Available	
Suitability	Suitable	
Viability	Unknown	
Achievability		
Deliverable / Developable	Deliverable	
Potential No Dwellings	0	
Forecast Years 1 - 5		
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site within employment growth zone and will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a) Stage 2a Passed

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	No intersections with known contamination layers.
Biodiversity (3)	Green	Open land of limited biodiversity. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Site is within FZ1 with very low SWFR on site.
Landscape Character (3)	Amber	Within an Estate Farmlands landscape type. A significant impact is unlikely given the context of commercial and industrial buildings to the east and the M1 to the west.
Green Wedge Impact (3)	Green	No intersection with GW.
Strategic Gap Impact (3)	Green	No intersection with SG.
Amenity of Locality (3)	Green	Residential would conflict with adjacent employment uses, however the preferred employment use would be appropriate in this location.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses, however an employment use would be appropriate in this location.
Heritage (3)	Amber	Potential to impact on setting of barn at Manor Farm (Grade II listed building).
Air Pollution (3)	Amber	Adjacent M1
Suitability Comments (Stage 2b)		Employment: Site is considered to be suitable for employment use providing that impacts on landscape character, land contamination and air quality can be mitigated. Whilst the site is not within walking distance of a centre it is considered to be part of the Markham Vale employment area where employment uses are permitted.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints

Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Very Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	431	Markham Vale East Plot 5 North
Site Area (Ha)	0.75	Hollingwood and Inkersall

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	Outline planning permission

Grid Ref (SK)		
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Site Description	
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Proposed Use	Employment
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Availability	Available
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Suitability	Suitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Deliverable
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	No known constraints
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Site within employment zone and will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Site of former Depot and Works at Markham Colliery site.
Biodiversity (3)	Green	Open land of limited biodiversity. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Site is within FZ1 with very low SWFR on site.
Landscape Character (3)	Amber	Within an Estate Farmlands landscape type. A significant impact is unlikely given the context of commercial and industrial buildings to the east and the M1 to the west. Although the site is not small and is in a prominent location and its scale would need to be considered accordingly.
Green Wedge Impact (3)	Green	No intersection with GW.
Strategic Gap Impact (3)	Green	No intersection with SG.
Amenity of Locality (3)	Green	Residential would conflict with adjacent employment uses, however the preferred employment use would be appropriate in this location.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses, however an employment use would be appropriate in this location.
Heritage (3)	Green	No significant impacts anticipated to arise from the development on heritage assets or their settings.
Air Pollution (3)	Amber	Adjacent M1
Suitability Comments (Stage 2b)		Employment: Site is considered to be suitable for employment use providing that impacts on landscape character, land contamination and air quality can be mitigated. Whilst the site is not within walking distance of a centre it is considered to be part of the Markham Vale employment area where employment uses are permitted.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Upper
Primary School accessibility	Upper
Secondary School accessibility	Beyond Upper
GP Surgery accessibility	Beyond Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints			
Employment Area/Allocation	Yes	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	432	Markham Vale West Plot 2, Markham Employment Growth Zone, Markham Lane, Duckmanton
Site Area (Ha)	1.47	Hollingwood and Inkersall

Current Use	Null Use
PDL / Greenfield	Greenfield
Planning Status	Detailed planning permission

Grid Ref (SK)		
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Site Description

Proposed Use	Employment
Availability	Available
Suitability	Suitable
Viability	Unknown
Achievability	
Deliverable / Developable	Deliverable

Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1 Stage 1 Passed

Site within employment zone and will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a) Stage 2a Passed

Within an employment area and suitable for employment uses.

Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Green	No known contamination issues.
Biodiversity (3)	Green	Open land of limited biodiversity. Site is not covered by a priority habitat area.
Flood Risk (3)	Green	Site is within FZ1 with very low SWFR on site.
Landscape Character (3)	Amber	Within an Estate Farmlands landscape type. A significant impact is unlikely given the context of commercial and industrial buildings to the east and the M1 to the west. Although the site is not small and is in a prominent location and its scale would need to be considered accordingly.
Green Wedge Impact (3)	Green	No intersection with GW.
Strategic Gap Impact (3)	Green	No intersection with SG.
Amenity of Locality (3)	Green	Residential would conflict with adjacent employment uses, however the preferred employment use would be appropriate in this location.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses, however an employment use would be appropriate in this location.
Heritage (3)	Amber	Site is within 200m of Grade II listed poplar farmhouse. Impact on setting must be considered but mitigation is likely to be feasible subject to careful design, scale, layout and landscaping.
Air Pollution (3)	Amber	Close to M1
Suitability Comments (Stage 2b)		Employment: Site is considered to be suitable for employment use providing that impacts on landscape character, land contamination and air quality can be mitigated. Whilst the site is not within walking distance of a centre it is considered to be part of the Markham Vale employment area where employment uses are permitted.

Accessibility	
Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Beyond Upper
Primary School accessibility	Upper
Secondary School accessibility	Upper
GP Surgery accessibility	Beyond Upper
Retail Store accessibility	Upper
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints		
Employment Area/Allocation	Yes	Protected Species <input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site <input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland <input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m <input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area <input type="checkbox"/>
Coal Authority Area	Standing Advice Area	HS2 <input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area <input type="checkbox"/>
		Critical Drainage Area <input type="checkbox"/>
		Protected Trees <input type="checkbox"/>

Site Reference	433	Markham Vale North Plot 1
Site Area (Ha)	2.2	Lowgates and Woodthorpe

Current Use	Null Use
PDL / Greenfield	Mixed
Planning Status	Outline planning permission

Grid Ref (SK)		
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Site Description	
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Proposed Use	Employment
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Availability	Available
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Suitability	Suitable
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Viability	Unknown
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Achievability	
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Deliverable / Developable	Deliverable
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Potential No Dwellings	0
Forecast Years 1 - 5	
Forecast Years 6 - 10	
Forecast Years 11 - 15	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ3a
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	No known contamination
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
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Site within employment zone and will be evaluated in LAA accordingly.

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
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Stage 2b Considerations

Physical Infrastructure		
Education Infrastructure		
GP Capacity (2b)		
POS Capacity (2b)		
Land Contamination (2b)	Amber	Within buffer zone of a former tip. Area formerly used for stocking coal (1970) for adjacent railway tracks.
Biodiversity (3)	Green	Open land of limited biodiversity. Site is not covered by a priority habitat area.
Flood Risk (3)	Amber	Small part of site within flood zone 3a.
Landscape Character (3)	Amber	Estate Farmlands. The site is in a landscape type that is relatively open and sparsely wooded. However, it is not a significant size and adjoins an existing settlement.
Green Wedge Impact (3)	Green	No intersection with GW.
Strategic Gap Impact (3)	Green	No intersection with SG.
Amenity of Locality (3)	Green	Residential would conflict with adjacent employment uses, however the preferred employment use would be appropriate in this location.
Amenity on Site (3)	Green	Residential would conflict with adjacent employment uses, however an employment use would be appropriate in this location.
Heritage (3)	Green	No significant impacts anticipated to arise from the development on heritage assets or their settings.
Air Pollution (3)	Green	
Suitability Comments (Stage 2b)		Employment: Site is considered to be suitable for employment use providing that impacts on landscape character, land contamination and air quality can be mitigated. Whilst the site is not within walking distance of a centre it is considered to be part of the Markham Vale employment area where employment uses are permitted.

Accessibility

Walking Distance of a Centre	No
Cycling Distance of a Centre	No
Centres accessibility	Beyond Upper
Primary School accessibility	Beyond Upper
Secondary School accessibility	Beyond Upper
GP Surgery accesibility	Beyond Upper
Retail Store accessibility	Beyond Upper
Pharmacy accessibility	Beyond Upper
Post Office accessibility	Beyond Upper

Constraints

Employment Area/Allocation	No	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	No	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	Low	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	4 Poor	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	No	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	Referral Area	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	435	The Travellers Rest, 425 Sheffield Road, Whittington Moor, S41 8LT
Site Area (Ha)	0.06	
Grid Ref (SK)		
Site Description		
Proposed Use	Mixed Use	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	
Potential No Dwellings	12	
Forecast Years 1 - 5	10	
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	
PDL / Greenfield	
Planning Status	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Extant outline permission for residential	

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
Extant outline permission for residential	

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3)

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b) Extant outline permission for residential

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	436	Victoria Hotel, Lowgates, Staveley
Site Area (Ha)	0.08	
Grid Ref (SK)		
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	
Potential No Dwellings	10	
Forecast Years 1 - 5	10	
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	
PDL / Greenfield	
Planning Status	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Extant outline permission for residential	

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
Extant outline permission for residential	

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3)

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b) Extant outline permission for residential

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	437	Knightsbridge Court, West Bars, Chesterfield, S40 1BA
Site Area (Ha)	0.45	
Grid Ref (SK)		
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	
Potential No Dwellings	30	
Forecast Years 1 - 5	30	
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	
PDL / Greenfield	
Planning Status	

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	No constraints

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Extant detailed permission for residential	

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
Extant outline permission for residential	

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3)

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b) Extant outline permission for residential

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>

Site Reference	438	Land At Chester Street, Chesterfield, Derbyshire
Site Area (Ha)	0.03	
Grid Ref (SK)		
Site Description		
Proposed Use	Residential	
Availability	Available	
Suitability	Suitable	
Viability	Viable	
Achievability	Achievable	
Deliverable / Developable	Deliverable	
Potential No Dwellings	6	
Forecast Years 1 - 5	6	
Forecast Years 6 - 10		
Forecast Years 11 - 15		

Current Use	
PDL / Greenfield	Brownfield
Planning Status	Outline planning permission

Chesterfield BC LAA Summary Sheet

Stage 1 and 2a Considerations

Green Belt	No
Nature Conservation Designation	None
Flood Risk	FZ1
Land Stability	No Known Insurmountable Constraints
Land Use Compatibility	Compatible with mitigation
Hazardous Installations	HSE do not advise against
Highway Access	Constraints - mitigation feasible
Impact on Highway Network	No known severe impact likely
Land Contamination	Contamination mitigation feasible
Site Topography and Natural Obstacles	Constraints can be mitigated

Suitability Comments Stage 1	Stage 1 Passed <input checked="" type="checkbox"/>
Extant outline permission for residential	

Suitability Comments (Stage 2a)	Stage 2a Passed <input checked="" type="checkbox"/>
Extant outline permission for residential	

Stage 2b Considerations

Physical Infrastructure

Education Infrastructure

GP Capacity (2b)

POS Capacity (2b)

Land Contamination (2b)

Biodiversity (3)

Flood Risk (3)

Landscape Character (3)

Green Wedge Impact (3)

Strategic Gap Impact (3)

Amenity of Locality (3)

Amenity on Site (3)

Heritage (3)

Air Pollution (3)

Suitability Comments (Stage 2b) Extant outline permission for residential

Accessibility

Walking Distance of a Centre	<input type="text"/>
Cycling Distance of a Centre	<input type="text"/>
Centres accessibility	<input type="text"/>
Primary School accessibility	<input type="text"/>
Secondary School accessibility	<input type="text"/>
GP Surgery accesibility	<input type="text"/>
Retail Store accessibility	<input type="text"/>
Pharmacy accessibility	<input type="text"/>
Post Office accessibility	<input type="text"/>

Constraints

Employment Area/Allocation	<input type="text"/>	Protected Species	<input type="checkbox"/>
Regeneration Priority Area	<input type="text"/>	Local Wildlife Site	<input type="checkbox"/>
Risk of Surface Water Flooding	<input type="text"/>	Ancient Woodland	<input type="checkbox"/>
Agricultural Land Classification	<input type="text"/>	High Voltage Power Lines on site or within 60m	<input type="checkbox"/>
Hazardous Risk Zone	<input type="text"/>	Minerals Safeguarded Area	<input type="checkbox"/>
Coal Authority Area	<input type="text"/>	HS2	<input type="checkbox"/>
Safeguarded for a Transport Proposal	<input type="checkbox"/>	Air Quality Management Area	<input type="checkbox"/>
		Critical Drainage Area	<input type="checkbox"/>
		Protected Trees	<input type="checkbox"/>