

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	440024	<b>N</b>	370450
<b>LAA Site Reference</b>	14	<b>Ward</b>		St Leonard's	
<b>Address</b>	Hady Lane (Land around 146-152), Hady				
<b>Site Size (Ha)</b>	1.50	<b>Housing Potential</b>		10	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		10	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	341				

<b>SA Summary</b>	<p>This is a small (1.5 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character area. It is within open land but close to existing development and existing vegetation and topography should reduce any impact. The site has an extant permission where mitigation has been accepted as feasible. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and a relatively low density will permit a layout that avoids surface water flood risk area.</p>
<b>Main Constraints</b>	No significant physical or environmental constraints identified.
<b>Suitability</b>	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.
<b>Achievability</b>	The site is being developed by the private landowner and development has already commenced.
<b>Policy Justification</b>	The site is not previously developed land, is not within walking distance of a centre and does not deliver any identified regeneration benefits. Whilst it is recognised that there is an outstanding outline planning permission that can be implemented, the site does not accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2 and is not considered suitable for allocation for development.

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<b>Local Plan Allocation Reference</b>		<b>E</b>	436384	<b>N</b>	371053
<b>LAA Site Reference</b>	15	<b>Ward</b>	Holmebrook		
<b>Address</b>	Brampton Manor, Old Road, Chesterfield S40 1HX				
<b>Site Size (Ha)</b>	1.80	<b>Housing Potential</b>	10		
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>	10		
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>	0		
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	174				
<b>SA Summary</b>	<p>This is a small (1.8 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Listed buildings are present within the site: 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. However as the site does not have detailed permission it is considered that without further evidence development of the site could have a significant negative effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and has a very low risk of surface water flooding.</p>				
<b>Main Constraints</b>	<p>There are significant environmental constraints. Listed Buildings (Grade II and II*), scheduled ancient monuments, protected trees and open space, and the potential for protected species. Junior and Secondary school capacity is also a constraint. The main constraints are unlikely to preclude some form of residential development but they will require further assessment and information on impact, and are likely to limit the scale and nature of development.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>					
<b>Policy Justification</b>	<p>Parts of the site contains sports facilities. Insufficient evidence is available to conclude that the site is surplus to open space requirements to satisfy the test set out in paragraph 97 of the NPPF. The site should not be allocated for residential development. This would not prevent those parts of the site not in sports use being developed through planning applications.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	436639	<b>N</b>	372643
<b>LAA Site Reference</b>	16	<b>Ward</b>		Loundsley Green	
<b>Address</b>	Brockwell Court (Former), Cheedale Avenue, Newbold				
<b>Site Size (Ha)</b>	0.74	<b>Housing Potential</b>		20	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		28	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	229				
<b>SA Summary</b>	<p>This is a small (0.74 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of site is within 800m of a GP, and the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of some listed buildings (including Nags Head, Eyre Chapel and 39 &amp; 41 Newbold Road). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is a small area of medium surface water flood risk on site.</p>				
<b>Main Constraints</b>	No significant physical or environmental constraints identified. Junior school capacity is a constraint but would not preclude all types of residential development.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Local Authority ownership ensures the site is available and deliverable and it forms part of the council Housing programme for 2017-2022.				
<b>Policy Justification</b>	The site is already being brought forward for development, no allocation is required				

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<b>Local Plan Allocation Reference</b>	H2 (SLP)	<b>E</b>	437410	<b>N</b>	371111
<b>LAA Site Reference</b>	17	<b>Ward</b>			
<b>Address</b>	Catherine Street Bank Street and Catherine Street Chesterfield				
<b>Site Size (Ha)</b>	0.27	<b>Housing Potential</b>	10		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>	10		
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>	0		
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	11				
<b>SA Summary</b>	<p>This is a small (0.27 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to a conservation area and within 500m of a number of listed buildings and conservation assets. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.</p>				
<b>Main Constraints</b>	<p>A hazardous Installation is nearby but it is a redundant facility and does not restrict the scale and nature of development on the site. Junior and Secondary School capacity are a constraint but would not preclude all types of residential development. Nearby commercial uses necessitate noise pollution mitigation within the site. Land contamination is likely. Constraints are present but are likely to be overcome.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>The Council own the land and have actively marketed it for sale for development.</p>				
<b>Policy Justification</b>	<p>The site is previously developed land within walking distance of Chatsworth Road District Centre and is most appropriate for residential development given the residential character around the site and its accessible location. Local Authority ownership ensures the site is available and deliverable. There is no conflict with other proposed policies or allocations of the Local Plan. Development of the site for housing would support the 'concentration and regeneration' aspects of the Spatial Strategy set out in submission policies LP1 and LP2. The site should be allocated for residential development.</p>				

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<b>Local Plan Allocation Reference</b>	H20 (SLP)	<b>E</b>	441684	<b>N</b>	375409
<b>LAA Site Reference</b>	18	<b>Ward</b>		Barrow Hill and New Whittington	
<b>Address</b>	Land at Duewell Court, Station Road, Barrow Hill				
<b>Site Size (Ha)</b>	1.18	<b>Housing Potential</b>		35	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		12	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	295				

<b>SA Summary</b>	<p>This is a small (1.18 hectare) previously developed site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site intersects the Barrow Hill conservation area, is within 500m of a listed building and sits adjacent to a site that appears on the draft Local List. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area albeit within a settlement and redevelopment of an existing residential area. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some surface water flood risk.</p>
<b>Main Constraints</b>	Contaminated land is likely, as is an impact on the setting of a Conservation Area but these constraints are likely to be overcome.
<b>Suitability</b>	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.
<b>Achievability</b>	The Council own the land.
<b>Policy Justification</b>	The site is previously developed land within a regeneration priority area and is suitable in principle for a residential (housing) development. The site has no significant environmental or physical constraints. Local Authority ownership ensures the site is available and deliverable. There is no conflict with other proposed policies or allocations of the Local Plan. The site is located within an area identified as a Regeneration Priority area in the Submission Local Plan. Development of the site for housing would support the 'regeneration' aspect of the Spatial Strategy. The site should be allocated for residential development.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	440296	<b>N</b>	369699
<b>LAA Site Reference</b>	19	<b>Ward</b>	Hasland		
<b>Address</b>	Calow Lane (Land to the South East of), Chesterfield				
<b>Site Size (Ha)</b>	10.52	<b>Housing Potential</b>	200		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	282				

<b>SA Summary</b>	<p>This is a large (10.52 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. It is within 2km buffer of 2 GPs (St Philips Drive and Hasland Medical Centre) that are at capacity. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character area. It is a 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 therefore there could be a significant negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is an area of Flood Zone 3a and an area at high risk of surface water flooding.</p>
<b>Main Constraints</b>	<p>The site has noise pollution, biodiversity and flooding constraints. However these are likely to be overcome, including by avoiding development of functional flood plain. Schools capacity is a constraint and there is insufficient evidence it can be overcome taking into account the type of housing development likely to be sought on such a site. The site is in open countryside and within a landscape character type that is relatively open and its impact on visual amenity and landscape character is likely to be adverse and significant. There is insufficient evidence to demonstrate that this constraint can be overcome.</p>
<b>Suitability</b>	<p>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.</p>
<b>Achievability</b>	<p>Privately owned.</p>
<b>Policy Justification</b>	<p>The site is not previously developed land, and the majority of the site is not within walking distance of a centre and does not deliver any identified regeneration benefits. The scale of the site would not deliver an opportunity for local retail provision on site. Whilst recognising that the site is at the margins of the 'concentration' aspect of the spatial strategy, there are outstanding concerns over the impact on landscape. Capacity in local schools is limited with no realistic prospect of physical expansion. When compared with similar greenfield sites that have a development partner on board, better access to a centre or the scale to support internal provision, the site does not accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2 and it is not necessary to allocate the site for residential development in spite of these issues in order to meet the OAN for housing set out in the submission version of the plan.</p>

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<b>Local Plan Allocation Reference</b>		<b>E</b>	440212	<b>N</b>	369975
<b>LAA Site Reference</b>	22	<b>Ward</b>		Hasland	
<b>Address</b>	Land north of Heathcote Drive, Spital				
<b>Site Size (Ha)</b>	1.07	<b>Housing Potential</b>		9	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	238				
<b>SA Summary</b>					
<b>Main Constraints</b>	Biodiversity, visual amenity and landscape constraints are unlikely to be insurmountable. However, the site is mainly within flood zone two and it is unlikely that the sequential test or exceptions test can be met. The site has a high voltage line running through it which given its proximity is unlikely to be overcome by layout or design as a significant amenity constraint. Junior school capacity is a constraint. The site has public open space which has not been identified as surplus to need.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is predominantly greenfield (with the exception of a small garage site). The site is in flood zone 2 and allocation for residential development would not accord with the sequential approach to flood risk set out in the NPPF.				

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<b>Local Plan Allocation Reference</b>	H4 (SLP)	<b>E</b>	436387	<b>N</b>	370839
<b>LAA Site Reference</b>	23	<b>Ward</b>		Holmebrook	
<b>Address</b>	Heaton Court (Former), Meynell Close, Chesterfield				
<b>Site Size (Ha)</b>	0.34	<b>Housing Potential</b>		15	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		14	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	143				

<b>SA Summary</b>	This is a small (0.34 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of site is within 800m of a GP, and the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building, scheduled monument and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is surface water flood risk on site.
<b>Main Constraints</b>	Surface water flooding and suspected land contamination constraints are likely to be overcome. Junior and Secondary schools capacity is a constraint but would not preclude all types of residential development.
<b>Suitability</b>	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.
<b>Achievability</b>	Local Authority ownership ensures the site is available and deliverable and it forms part of the council Housing programme for 2017-2022.
<b>Policy Justification</b>	The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. Local Authority ownership ensures the site is available and deliverable and it forms part of the council Housing programme for 2017-2022. There are no constraints that cannot be mitigated. The site should be allocated for residential development.



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<b>Local Plan Allocation Reference</b>	Employment Land (LP7)	<b>E</b>	444830	<b>N</b>	371781
<b>LAA Site Reference</b>	24	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Impala Estates, land adj to M1, Markham Vale				
<b>Site Size (Ha)</b>	2.69	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	394				
<b>SA Summary</b>	<p>This is a small (2.69 hectare) greenfield site adjacent to the M1 considered for an employment led scheme. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area and is at the edge of an existing industrial development. The site is not within an area identified as sensitive in terms of landscape character, therefore the effect is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding. The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be unsurmountable in respect of an employment development. Constraints in respect of residential development are likely to be insurmountable.				
<b>Suitability</b>	<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>				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The land is within the area that has been developed for the Markham Vale Enterprise Zone. The land is not required for landscaping in connection with the Markham Vale Scheme. Although overhead power lines are present on the site, this would not prevent its use for low intensity employment uses such as open storage. The site should be allocated as employment land.				

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<b>Local Plan Allocation Reference</b>		<b>E</b>	383	<b>N</b>	732
<b>LAA Site Reference</b>	25	<b>Ward</b>		Moor	
<b>Address</b>	KM Office Furniture (Former) Pottery Lane West Whittington Moor Chesterfield				
<b>Site Size (Ha)</b>	3.10	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	87				
<b>SA Summary</b>	<p>This is a small (3.1 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the majority of the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer zone of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a significant positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a positive effect on climate change as the majority of the site is within flood zone 1 with low surface water flood risk.</p>				
<b>Main Constraints</b>	<p>The site has a small area within flood zone 2 and its location has the potential to be subject to levels of air and noise pollution from nearby land uses including the A61 which might cause significant issues for a residential use. Further more detailed assessment of such constraints would be needed before concluding on suitability for a residential use. Land contamination is likely to be present but it should be possible to overcome for either an employment or a residential use.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Privately owned.</p>				
<b>Policy Justification</b>	<p>Given the location on the edge of a District Centre the site has potential for a range of uses, including commercial, retail, employment use and possibly for some housing and it would be most appropriate to retain flexibility in the Local Plan for a range of land uses rather than allocate for purely housing or employment use. Such an approach should maximise the opportunities for regeneration of the site. The site should remain unallocated in the Local Plan.</p>				

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<b>Local Plan Allocation Reference</b>		<b>E</b>	406	<b>N</b>	717
<b>LAA Site Reference</b>	27	<b>Ward</b>		Brimington South	
<b>Address</b>	Land east of Oldfield Farm, Westmoor Road and west of Wheathill Close, Brimington				
<b>Site Size (Ha)</b>	1.30	<b>Housing Potential</b>		40	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	330				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has a significant constraint in the form of its likely impact on a strategic gap and this constraint is unlikely to be overcome. Other constraints of significance include biodiversity, and landscape character but these are likely to be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site is not previously developed land and is not within walking distance of a centre. It is within the extent of the proposed Tapton/Brimington Strategic Gap. Residential allocation of the site would not accord with the Spatial Strategy of concentration and regeneration and should not be allocated.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H8 (SLP)	<b>E</b>	442718	<b>N</b>	374277
<b>LAA Site Reference</b>	28	<b>Ward</b>		Brimington North	
<b>Address</b>	Land North of Chesterfield Road, Staveley				
<b>Site Size (Ha)</b>	0.30	<b>Housing Potential</b>		14	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		14	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	67				
<b>SA Summary</b>	<p>This is a small (0.3 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.</p>				
<b>Main Constraints</b>	<p>The site has no significant environment or physical constraints with the exception of access onto the highway. Other constraints such as biodiversity, visual and landscape impact should be mitigable subject to further assessment. In respect of access into the highway there is no reason to believe that this cannot be resolved.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Privately owned.</p>				
<b>Policy Justification</b>	<p>The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. There are no constraints that cannot be mitigated. The site should be allocated for residential development.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	441154	<b>N</b>	373453
<b>LAA Site Reference</b>	29	<b>Ward</b>		Brimington South	
<b>Address</b>	Land South of Ringwood Road Brimington				
<b>Site Size (Ha)</b>	10.00	<b>Housing Potential</b>		250	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	239				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has physical and environmental constraints including access, highways impact, surface water flood risk and protected trees, high voltage power lines and biodiversity. However, these are unlikely to be insurmountable. The main constraints are the sites impact on a strategic gap, landscape charcater and visual amenity as this is likely to be significant, adverse and not mitigable. There may also be significant implications for the setting of the nearby Grade II Listed Ringwood Hall and further assessment would be needed to reach a conclusion on whether or notadequate would be feasible.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site is a greenfield site and is marginally beyond walkng distance of the nearest centre. It is within the extent of the proposed Hollingwood/Inkersall Strategic Gap and would therefore not accord with the spatial strategy set out in submission policy LP1.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H36 (SLP)	<b>E</b>	42987	<b>N</b>	73485
<b>LAA Site Reference</b>	30	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Inkersall Road (Land west of), Staveley (Site A)				
<b>Site Size (Ha)</b>	9.60	<b>Housing Potential</b>		200	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		75	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		125	
<b>Accessibility Rank</b>	138				
<b>SA Summary</b>	<p>This is a large (22.56 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site is within 800m of a GP. The site is within 500m of a Listed Building (Grade II Inkersall Farmhouse). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is a large extension into open farmland. The site is within the Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character is likely and therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high risk of surface water flooding.</p>				
<b>Main Constraints</b>	<p>The site has environmental and physical constraints including potential contamination, a high voltage overhead power line, biodiversity, a watercourse, landscape character and visual amenity. Landscape character and visual amenity impact should be mitigable based on current information and the site and surroundings characteristics. A full landscape character and visual amenity impact assessment would be necessary to determine the exact constraints for developable area. School capacity in the locality is a constraint but is unlikely to prejudice development subject to the use of CIL to mitigate impact. Other constraints are also likely to be overcome albeit an affect on potential housing capacity may result from mitigation. There is an opportunity to enhance biodiversity in terms of habitat quality, quantity and also habitat connectivity, and improve accessibility to Poolsbrook Country Park. Education infrastructure is a constraint although based on current evidence there is scope for increasing the capacity of existing schools.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	<p>The site is greenfield land, the majority of which is within walking distance of Inkersall Local centre and local schools. With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed to meet the spatial strategy of concentration in combination with LAA site 401. The site should be allocated for residential developments.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H6 (SLP)	<b>E</b>	445309	<b>N</b>	375907
<b>LAA Site Reference</b>	32	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Miller Avenue Mastin Moor				
<b>Site Size (Ha)</b>	0.41	<b>Housing Potential</b>		14	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		14	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	332				
<b>SA Summary</b>	<p>This is a small (0.41 hectare) previously developed site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), although very small, the site is an extension of an existing settlement into open countryside and would require a landscape character and visual amenity assessment. It is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has no known significant physical or environmental constraints and those identified are likely to be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	The site is owned by the Council and is identified as available for housing to meet local need. Dependant on larger urban extension to Mastin Moor and so a longer lead in time making the site developable not deliverable.				
<b>Policy Justification</b>	The site is previously developed land within a regeneration priority area and is suitable in principle for a residential (housing) development despite being currently distant from existing services and facilities. The site has no significant environmental or physical constraints. Local Authority ownership ensures the site is available and deliverable. The site is subject to discussion with landowners of other sites in Mastin Moor as a potential off-site affordable housing contribution although the council's housing services have confirmed that the site would still be developed as such if this proposal does not come forwards There is no conflict with other proposed policies or allocations of the Local Plan. Development of the site for housing would support the 'regeneration' aspect of the Spatial Strategy set out in LP1 and LP2. The site should be allocated for residential development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	436643	<b>N</b>	372211
<b>LAA Site Reference</b>	33	<b>Ward</b>		Loundsley Green	
<b>Address</b>	Land between Peak View Road and Pennine Way Loundsley Green Chesterfield				
<b>Site Size (Ha)</b>	1.50	<b>Housing Potential</b>		40	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	168				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is not previously developed land and is amenity greenspace. Insufficient evidence is available to conclude that the site is surplus to open space requirements to satisfy the test set out in paragraph 97 of the NPPF. The site should remain allocated as open space in the submission plan.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H21 (SLP)	<b>E</b>	434	<b>N</b>	752
<b>LAA Site Reference</b>	35	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Staveley Canal Basin Eckington Road Staveley				
<b>Site Size (Ha)</b>	3.22	<b>Housing Potential</b>		36	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		13	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	133				
<b>SA Summary</b>	<p>This is a small (3.22 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a listed building and conservation area, with potential impact on setting of canal. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls partly within the urban area and partly within the Riverside Meadows type. The site has the potential in terms of location and scale to have an adverse effect but mitigation is likely to be feasible therefore it is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some flood risk although the canal infrastructure should reduce risk to an appropriate level for vulnerable uses.</p>				
<b>Main Constraints</b>	<p>The site has constraints including the form of landscape character, heritage significance of the Chesterfield Canal and archaeological interest. The site is also currently within flood zone 2. Whilst the sites flood zone would normally preclude residential development the sites canal works would reduce risk and the housing is necessary to enable regeneration benefits to be delivered. School capacity is a constraint, however this and other constraints are likely to be mitigable.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Owned by the County Council and part of a wider regeneration scheme for the Canal Basin area.</p>				
<b>Policy Justification</b>	<p>The site has been laid out as a canal basin as part of the restoration of Chesterfield Canal to provide future provision for visiting boats. Development of the site for a mix of uses including residential and commercial would support the ongoing regeneration and sustainability of the canal which is a key objective of the Local Plan (Strategic Objective S12). Residential development in this location would be within walking distance of Staveley Town Centre and therefore would accord with the Spatial Strategy of Concentration and Regeneration set out in Local Plan policies LP1 and LP2.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	438379	<b>N</b>	372158
<b>LAA Site Reference</b>	36	<b>Ward</b>		Brimington South	
<b>Address</b>	Stonegravels (Land off) Sheffield Road, Chesterfield (Adjacent to Stagecoach Bus Depot).				
<b>Site Size (Ha)</b>	0.90	<b>Housing Potential</b>		20	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Local Plan Allocation Employment	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	166				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site is currently allocated for employment use and is in close proximity to an existing employment use. The site is not suitable for residential use and its retention as an employment allocation should allow the existing Stagecoach depot to continue functioning and also potentially give scope for expansion or alternative employment uses.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	37	<b>Ward</b>	Loundsley Green		
<b>Address</b>	Wardgate Way / Linacre Road, Holme Hall Chesterfield				
<b>Site Size (Ha)</b>	1.00	<b>Housing Potential</b>	27		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	59				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is not previously developed land and is amenity greenspace. Insufficient evidence is available to conclude that the site is surplus to open space requirements to satisfy the test set out in paragraph 97 of the NPPF. The site should remain allocated as open space in the submission plan.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	442348	<b>N</b>	373884
<b>LAA Site Reference</b>	38	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Edward Street, Middlecroft Staveley				
<b>Site Size (Ha)</b>	0.41	<b>Housing Potential</b>		12	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		12	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	80				
<b>SA Summary</b>	<p>This is a small (0.41 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is some low to medium surface water flood risk in the North West corner of the site.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	<p>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 within the site is necessary to determine the acceptability or otherwise of this element of the site to development.</p>				
<b>Achievability</b>					
<b>Policy Justification</b>	<p>The site is in existing residential use and allocation for residential development would not be necessary in order to bring forward a planning application for replacement dwellings.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	437930	<b>N</b>	369058
<b>LAA Site Reference</b>	39	<b>Ward</b>	Rother		
<b>Address</b>	Wingerworth Way, Grangewood Chesterfield				
<b>Site Size (Ha)</b>	1.12	<b>Housing Potential</b>	35		
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	92				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is not previously developed land and is amenity greenspace with a small plot garage site. Insufficient evidence is available to conclude that the site is surplus to open space requirements to satisfy the test set out in paragraph 97 of the NPPF. The plot garage site is well used. The site should remain allocated as open space in the submission plan.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	444817	<b>N</b>	375202
<b>LAA Site Reference</b>	40	<b>Ward</b>			
<b>Address</b>	Land north of Worksop Way and west of Carpenter Avenue Mastin Moor				
<b>Site Size (Ha)</b>	0.68	<b>Housing Potential</b>		20	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	221				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site is not previously developed land, is not within walking distance of a centre and does not fall with the area identified as the Mastin Moor RPA. It does fall within the proposed Netherthorpe/Mastin Moor Strategic Gap. Whilst it is recognised that there is an outstanding outline planning permission that can be implemented, the site does not accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2 and is not considered suitable for allocation for development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	405	<b>N</b>	722
<b>LAA Site Reference</b>	42	<b>Ward</b>		Brimington South	
<b>Address</b>	Land at No 10 Grove Road Brimington Common Brimington				
<b>Site Size (Ha)</b>	0.71	<b>Housing Potential</b>		19	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	322				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site is not previously developed land and is not within walking distance of a centre. It is within the extent of the proposed Tapton/Brimington Strategic Gap. Residential allocation of the site would not accord with the Spatial Strategy of concentration and regeneration and should not be allocated.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	44	<b>Ward</b>	Brimington South		
<b>Address</b>	Land to the north of Chesterfield Road, adj Wheeldon Mill Tapton Chesterfield				
<b>Site Size (Ha)</b>	4.50	<b>Housing Potential</b>	121		
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	273				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	Development of the site would conflict with the Tapton-Brimington Strategic Gap (SG1). The site should be allocated as part of the Strategic Gap.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	39445	<b>N</b>	72567
<b>LAA Site Reference</b>	46	<b>Ward</b>		Brimington South	
<b>Address</b>	Land to rear of Balmoak Lane Tapton Chesterfield				
<b>Site Size (Ha)</b>	2.45	<b>Housing Potential</b>		66	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	352				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has significant constraints in terms of its location and likely adverse visual impact on the character of open land between settlements. The constraints posed by a Strategic Gap, landscape character are likely to be insurmountable. No other significant constraints have been identified.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site is not previously developed land, is not within walking distance of a centre and would conflict with the proposed Tapton/Brimington strategic gap. The site should be allocated as part of the strategic gap.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H3 (SLP)	<b>E</b>	3968	<b>N</b>	3596
<b>LAA Site Reference</b>	47	<b>Ward</b>			
<b>Address</b>	Manor House Farm 118 The Green Hasland Chesterfield S41 0JU				
<b>Site Size (Ha)</b>	0.40	<b>Housing Potential</b>	10		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>	10		
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>	0		
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	127				
<b>SA Summary</b>	<p>This is a small (0.4 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) the site is within 800m of a GP surgery and leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to the curtilage of a listed building. Development could affect the setting especially if access is taken from The Green. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area but does encroach on open land therefore it is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and at low risk of surface water flooding.</p>				
<b>Main Constraints</b>	<p>The site has constraints in the form of access limitations, proximity to a grade II Listed Building and its curtilage and encroachment into open land. However, there is likely to be a feasible solution to these issues albeit further assessment is needed to determine in detail what specific layout and design would be acceptable and what exact amount of development possible.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Privately owned.</p>				
<b>Policy Justification</b>	<p>Site is within walking distance of a centre but does encroach onto open land. The impact upon the adjacent listed building will have to be considered under submission policy LP22 but suitable mitigation is considered feasible. There is no conflict with other proposed policies or allocations of the Local Plan. Allocation of the site would support the 'concentration' aspect of the Spatial Strategy set out in submission policies LP1 and LP2.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	48	<b>Ward</b>	Brimington South		
<b>Address</b>	Land north of Chesterfield Road Tapton Chesterfield				
<b>Site Size (Ha)</b>	1.71	<b>Housing Potential</b>	46		
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	260				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has significant constraints in terms of its location and likely adverse visual impact on the character of open land between settlements. The constraints posed by a Strategic Gap, landscape character are likely to be insurmountable. No other significant constraints have been identified.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	Development of the site would conflict with the Tapton-Brimington Strategic Gap (SG1). The site should be allocated as part of the Strategic Gap.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	439000	<b>N</b>	373000
<b>LAA Site Reference</b>	49	<b>Ward</b>		Brimington South	
<b>Address</b>	Wheeldon Mill (Former) Chesterfield Road Tapton Chesterfield				
<b>Site Size (Ha)</b>	6.60	<b>Housing Potential</b>		150	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		120	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	270				
<b>SA Summary</b>	<p>This is a large (6.6 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) the site is within 800m of a leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site falls within 500m of the curtilage of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within a Coalfield Village Farmlands character area. The site contains some previously developed land but is within a gap between two urban areas, and is considered to have a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are areas of high surface water flood risk on site.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site has planning permission for residential development which is already substantially implemented and expected to be complete within the first five years of the plan period. The site is therefore a committed development and it is not necessary to allocated it for residential development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	41509	<b>N</b>	75622
<b>LAA Site Reference</b>	53	<b>Ward</b>			
<b>Address</b>	Allotment Gardens Campbell Drive, Barrow Hill,				
<b>Site Size (Ha)</b>	1.96	<b>Housing Potential</b>		53	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		15	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		38	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	342				
<b>SA Summary</b>	<p>This is a small (1.96 hectare) greenfield site in a rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Barrow Hill Conservation Area is immediately to the east of the site, which is also within a 500m buffer zone of a listed building.. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area and is at the edge of an existing development. The site is not within an area identified as sensitive in terms of landscape character, therefore the effect is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 and has a very low risk of surface water flooding.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Site is not within walking distance of a centre (as required by core Strategy polic CS1) but does sit within a regeneration priority area. Extent of detrimental impacts 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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is not previously developed land. There is insufficient evidence to demonstrate that the site is surplus to requirements as required by paragraph 97 of the NPPF.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	42669	<b>N</b>	74323
<b>LAA Site Reference</b>	54	<b>Ward</b>			
<b>Address</b>	Land north of St. Joseph's Church, Chesterfield Road, Staveley				
<b>Site Size (Ha)</b>	3.40	<b>Housing Potential</b>		92	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	108				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has significant constraints in terms of its location and likely adverse visual impact on the character of open land between settlements. The constraints posed by a Strategic Gap, landscape character are likely to be insurmountable. No other significant constraints have been identified.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The land is not previously developed land and would conflict with the Hollingwood/Inkersall Strategic Gap				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	36370	<b>N</b>	70492
<b>LAA Site Reference</b>	62	<b>Ward</b>	Walton		
<b>Address</b>	Walton Dam Sports Ground Walton Road Walton Chesterfield				
<b>Site Size (Ha)</b>	2.86	<b>Housing Potential</b>	77		
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	122				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site is subject to some surface water flood risk and there is a heritage assets of a Grade II Listed Building to the north and the undesignated heritage asset of Walton Dam to the south. There is also a car repair garage to the east. However, these constraints are likely to be mitigable. There are other constraints in the form of priority habitat, impact on an open river corridor environment and a sports pitch which are unlikely to be overcome.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Privately owned.				
<b>Policy Justification</b>	The site is a private sports ground and not previously developed land. There is insufficient evidence to demonstrate that the site is surplus to requirements as required by paragraph 97 of the NPPF. Development would conflict with the Walton-River Hipper Corridor Green Wedge.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H30 (SLP)	<b>E</b>	36792	<b>N</b>	70775
<b>LAA Site Reference</b>	63	<b>Ward</b>		Holmebrook	
<b>Address</b>	Walton Works (Former) Factory Street Chesterfield				
<b>Site Size (Ha)</b>	3.60	<b>Housing Potential</b>		150	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		37	
<b>Planning Status</b>	Undetermined planning application	<b>Forecast Homes Years 6 - 10</b>		113	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	97				
<b>SA Summary</b>	<p>This is a large (3.6 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a leisure centre / recreational open space and therefore provides opportunities for exercise, sport and play, and the majority of the site is within 800m of a GP. The site contains a listed building which is at risk. The site's development could protect the listed building and enhance its setting, however, a detailed proposal has yet to be accepted on the site. The site is also partly within a conservation area and wholly within its 500m boundary. The effect on heritage (Objective 4) is considered to be potentially significant negative. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and therefore has a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there are areas of flood risk on site although an adequate FRA was undertaken for a planning application.</p>				
<b>Main Constraints</b>	<p>The site has physical and environmental constraints including heritage significance (Grade II* Listed Buildings and a Conservation Area), flood risk (fluvial and surface water), contamination, highway network limitations, surrounding mix of land uses, protected species, existing sewers cross the site, land stability. However, adequate information has been provided and consultation comments received for the planning and Listed Building Consent applications CHE/15/00832/FUL and CHE/15/00843/LBC, to conclude that constraints can be overcome, albeit further work is necessary including refreshed surveys.</p>				
<b>Suitability</b>	#Deleted				
<b>Achievability</b>	Privately owned				
<b>Policy Justification</b>	<p>The site is previously developed land within walking distance of Chatsworth Road District Centre. The site includes a Grade II* listed mill, redevelopment for residential use would support the preservation and restoration of the listed building, enhancing the borough's historic environment in support of objective S8 and submission policy LP22. There is potential for some commercial development of the site as part of a mix of uses. The site contains areas of flood zone 2; development of the site would accord with the approach to redevelopment of previously developed land flood risk set out in proposed submission policy LP14 (i to iv) and there is scope within the site to provide adequate flood mitigation measures. The site should be allocated for residential development in accordance with the spatial strategy of 'concentration and regeneration' as set out in submission policies LP1 and LP2 with the provision that a mix of uses is allowed for in submission policy SS2 (Chatsworth Road Corridor).</p>				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	64	<b>Ward</b>	Holmebrook		
<b>Address</b>	Boythorpe Works (Former) Goytside Road Chesterfield				
<b>Site Size (Ha)</b>	5.00	<b>Housing Potential</b>	135		
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>	30		
<b>Planning Status</b>	Undetermined planning application	<b>Forecast Homes Years 6 - 10</b>	105		
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	155				
<b>SA Summary</b>	Site is within 800m of a GP and open space. The site is within 500m of a listed building and conservation area. Potential but unknown degree of impact on grade 2* Listed Building to the north west. Large site scoring green within the LAA for landscape character. The site is not within 500m of an Air Quality Management Area. Small areas of low - medium SWFR on site. Mitigation feasible through SuDs and layout. Provides 5ha of employment land and is within walking distance of a centre.				
<b>Main Constraints</b>	Physical and environmental constraints exist. Highway constraints are significant exist but are likely to be mitigable based on information from the undetermined planning application relevant to the site.				
<b>Suitability</b>	Site is in an accessible location and is not needed to meet employment land requirements. Identified constraints are likely to be mitigable.				
<b>Achievability</b>	Owner seeking planning permission.				
<b>Policy Justification</b>	The site is previously developed land with employment use to east and west. The site would continue to be suitable for employment development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	SS3 (SLP)	<b>E</b>	38767	<b>N</b>	72109
<b>LAA Site Reference</b>	68	<b>Ward</b>		St Helen's	
<b>Address</b>	Site known as Chesterfield Waterside Brimington Road Chesterfield				
<b>Site Size (Ha)</b>	23.17	<b>Housing Potential</b>		1550	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		484	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		250	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		250	
<b>Accessibility Rank</b>	250				
<b>SA Summary</b>	<p>This is a large (23.17 hectare) previously developed strategic site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of the site is within 800m of a GP. The site includes heritage assets Tapton Mill Bridge Grade 2 Listed Building and the canal. The site falls within the 500m buffer of several listed buildings and various conservation areas. Although the site has outline permission the detailed designs for parts of the site have not yet been finalised. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a significant positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there is an area of flood risk although an adequate Flood Risk Assessment was undertaken for extant permission CHE/09/00662/OUT to demonstrate policy compliance.</p>				
<b>Main Constraints</b>	<p>The site has physical and environmental constraints including contamination, flood risk (fluvial and surface water), highway network limitations, biodiversity, heritage impact (Grade II Listed Building and the Chesterfield Canal) and land stability. However, adequate information has been provided and consultation comments received for the numerous planning permissions for the site including an extant outline, to conclude that constraints can be overcome.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Site owned and being built out by developer.</p>				
<b>Policy Justification</b>	<p>This is a large scale regeneration site with an outstanding outline planning permission that is in the process of being implemented through through a public/private partnership arrangement in accordance with an agreed masterplan. Delivery of the scheme would directly support Strategic Objectives S2, S6 and S12 by providing homes and employment, and supporting the restoration of Chesterfield Canal to navigation along its length (the canal would terminate within the Basin already constructed as part of the scheme). The site contains areas of flood zone 1, 2 and 3; development of the site would accord with the approach to redevelopment of previously developed land flood risk set out in proposed submission policy LP14 (I to iv) and a FRA is already in place through the existing planning permission. The site is within walking distance of Chesterfield Town Centre and is of sufficient scale to allow for on site provision of local retail facilities. The site meets the requirements of the spatial strategy in terms of 'concentration and regeneration' as set out in submission policies LP1 and LP2 and should be allocated as a Strategic mixed-use regeneration scheme</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	35802	<b>N</b>	73421
<b>LAA Site Reference</b>	75	<b>Ward</b>	Dunston		
<b>Address</b>	Newbold Road (Land north of) Newbold Chesterfield				
<b>Site Size (Ha)</b>	1.73	<b>Housing Potential</b>	47		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	324				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site not within walking distance of a centre. The site would not accord with the spatial strategy of concentration and regeneration. Evidence has not been provided to justify the site can be part of a sustainable urban extension and is needed as such.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	39769	<b>N</b>	70159
<b>LAA Site Reference</b>	77	<b>Ward</b>			
<b>Address</b>	rear of 145-177 Spital Lane Spital Chesterfield				
<b>Site Size (Ha)</b>	0.99	<b>Housing Potential</b> 25			
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Undetermined planning application	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	353				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has constraints including flood risk, biodiversity, landscape character and visual amenity impact (the site encroaching into a river corridor of open character) that are likely to be such that the sites developable area would yield less than 5 dwellings.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site, the majority of which is within flood zone a. Residential allocation would not be compatible with the sequential approach to flood risk. Allocate as part of River Corridor.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment LP7	<b>E</b>	38774	<b>N</b>	74110
<b>LAA Site Reference</b>	81	<b>Ward</b>			
<b>Address</b>	Newbridge Lane, Whitting Valley Road Site A, Old Whittington				
<b>Site Size (Ha)</b>	0.87	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Local Plan Allocation Employment	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	215				
<b>SA Summary</b>	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. The site is within 800m of a GP and open space. The North Western boundary is within 500m of a listed building. Impact of development is uncertain without further assessment. Within employment area area - no significant impact on landscape character. The site is not within 500m of an Air Quality Management Area. Flood Zone 1 and no SWFR on site. Provides 0.9ha of employment land and is within walking distance of a centre.				
<b>Main Constraints</b>	The site has no significant physical or environmental constraints in relation to employment development. However, existing surrounding land uses are likely to pose a significant constraint to residential development and mitigation to enable a residential use is unlikely to be feasible.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site has been prepared for employment use with infrastructure in place from Whitting Valley Road through an existing industrial estate. The site should be allocated for employment use.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	39965	<b>N</b>	70949
<b>LAA Site Reference</b>	89	<b>Ward</b>		Dunston	
<b>Address</b>	Hady Hill (Land at)				
<b>Site Size (Ha)</b>	0.60	<b>Housing Potential</b>		18	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		18	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	337				

<b>SA Summary</b>	This is a small (0.57 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of two Grade 2 Listed Buildings, one Grade 2* Listed Buildings and the Newbold (Eyre Chapel) Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant positive effect on climate change as it is FZ1 and the majority of site has a low risk of surface water flooding.
<b>Main Constraints</b>	
<b>Suitability</b>	The site is in an appropriate location for residential development and identified constraints are likely to be mitigable.
<b>Achievability</b>	Local Authority owned and identified for housing development.
<b>Policy Justification</b>	Greenfield site not within walking distance of a centre. Development of the site would be incompatible with the spatial strategy of concentration and regeneration.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H12 (SLP)	<b>E</b>	36357	<b>N</b>	71778
<b>LAA Site Reference</b>	91	<b>Ward</b>		West	
<b>Address</b>	Ashbrooke Centre (Former) Cuttholme Road Chesterfield				
<b>Site Size (Ha)</b>	0.68	<b>Housing Potential</b>		20	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		20	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	192				
<b>SA Summary</b>	<p>This is a small (0.68 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has no significant physical or environmental constraints and constraints present including protected trees, potential contamination, archeology, land stability are should be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Local Authority ownership. Identified as surplus and DCC have put forward for development.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. There are no constraints that cannot be mitigated. The site should be allocated for residential development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	38014	<b>N</b>	71438
<b>LAA Site Reference</b>	93	<b>Ward</b>		Brockwell	
<b>Address</b>	Saltergate Health Centre (Former) Saltergate Chesterfield				
<b>Site Size (Ha)</b>	1.10	<b>Housing Potential</b>		50	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Under Construction	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	44				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	A sustainable location which delivers regeneration benefits. Constraints can be mitigated and the site has permission and housing is under construction.  Not to be included as allocation given that developers expect to be finished on site by January 2019.				
<b>Achievability</b>	Developer on site building out dwellings with permission.				
<b>Policy Justification</b>	The site has now been substantially completed for housing under permission CHE/17/00263/FUL and there would be no need to continue to safeguard as a housing allocation. The site is considered under the committed developments contributing to housing supply in the submission plan.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H23 (SLP)	<b>E</b>	38161	<b>N</b>	71424
<b>LAA Site Reference</b>	94	<b>Ward</b>		Brockwell	
<b>Address</b>	Allen & Orr Timber Yard Marsden Street Chesterfield				
<b>Site Size (Ha)</b>	0.86	<b>Housing Potential</b>		39	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		39	
<b>Accessibility Rank</b>	56				
<b>SA Summary</b>	<p>This is a small (0.86 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Numerous Grade 2 Listed Buildings are near the site and the site itself is likely to contain undesignated heritage assets. The site lies within the 500m buffer zone of many listed buildings, the town centre conservation area buffer and the historic core buffer. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has no significant physical or environmental constraints and those identified, including access, highway network limitations, heritage impact, air pollution, land stability should be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	The existing occupier has identified and secured a relocation site subject to sale of existing and the site is therefore considered developable within the plan period.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of Chesterfield Town Centre. The current occupier is intending to move to an alternative site. Development of the site for residential purposes would replace a non-comforming use with one more compatible with surrounding uses and listed buildings and would be in line with the 'concentration and Regeneration' requirements of the Spatial Strategy as set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H14 (SLP)	<b>E</b>	38968	<b>N</b>	72487
<b>LAA Site Reference</b>	102	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Swaddale Avenue Allotments (Former) Swaddale Avenue Tapton				
<b>Site Size (Ha)</b>	0.88	<b>Housing Potential</b>		21	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		25	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	328				
<b>SA Summary</b>	<p>This is a small (0.88 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within the 500m buffer zone of a scheduled monument, a historic park / garden and a listed building. The site has outline permission however without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects a Local Wildlife Site's 100m buffer and therefore there could be a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character area, and is within a residential area adjacent to a railway line therefore and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high surface water flood risk running through the site.</p>				
<b>Main Constraints</b>	<p>The site has constraints including potential archaeology, pollution (noise and air) and contamination from the nearby rail line, biodiversity, site levels, access, neighbouring occupiers amenity and land stability. However, the site has an extant permission and so it is conclude that constraints can be overcome.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>The site owner has outline planning permission.</p>				
<b>Policy Justification</b>	<p>Whilst not within 800m of a centre the site has an extant planning permission for residential development, is within a built up settlement and is within 800m of a supermarket (Sainsburys) to serve day to day needs in a similar manner to a local centre and close to a destination park and the green corridor of Chesterfield Canal. Accessibility to essential services is mixed with two services within lower thresholds for walking albeit all being within the lower thresholds for public transport. Whilst designated as an allotment site in the adopted Local Plan the site is privately owned, has been largely disused for several years with no public access, and would not be deliverable as another form of public open space given its lack of availability for such a use. The site and its locality have level changes but the location of these and magnitude should not fundamentally prejudice inclusive access to local services and facilities. Allocating the site would support the Strategy of Concentration and Regeneration and submission policies LP1 and LP2 albeit relying on the proximity of a supermarket as opposed to a local centre.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	44335	<b>N</b>	73416
<b>LAA Site Reference</b>	103	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Cottage Close Playing Field, Poolsbrook				
<b>Site Size (Ha)</b>	1.25	<b>Housing Potential</b>		34	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	326				
<b>SA Summary</b>					
<b>Main Constraints</b>	No significant environmental or physical constraints identified.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Owned by the County Council.				
<b>Policy Justification</b>	The site is public open space and current evidence is that it is not surplus to open space requirements. It should retain an open space designation.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H15 (SLP)	<b>E</b>	37502	<b>N</b>	71480
<b>LAA Site Reference</b>	108	<b>Ward</b>		Brockwell	
<b>Address</b>	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield				
<b>Site Size (Ha)</b>	0.54	<b>Housing Potential</b>		25	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	Local Plan Housing Allocation	<b>Forecast Homes Years 6 - 10</b>		2	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	53				
<b>SA Summary</b>	<p>This is a small (0.54 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer of the historic core and town centre conservation area. No.6 Ashgate Road has potential to be an undesignated heritage asset. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has no significant physical or environmental constraints. Those identified including site topography, access, noise and air pollution, hazardous installation, land stability, heritage (a nearby building of local significance) contamination and biodiversity should be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	The site has now been disposed of to a housing developer who has submitted an application for part of the site (care and sheltered accommodation) and is in pre-application discussions to submit a further application for residential (C3) development for the remainder.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of Chesterfield Town Centre, in temporary use for a surface car park. The site has been the subject of a planning brief for residential development and has now been disposed of to a developer and is the subject of a planning application and pre-application discussions for a further application. The site meets the spatial strategy requirements of 'concentration and regeneration' and should be allocated for residential development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	40847	<b>N</b>	74326
<b>LAA Site Reference</b>	111	<b>Ward</b>		Brimington North	
<b>Address</b>	Adult Training Centre (Former) Ringwood Road Hollingwood				
<b>Site Size (Ha)</b>	0.97	<b>Housing Potential</b>		37	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		12	
<b>Planning Status</b>	Under Construction	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	249				
<b>SA Summary</b>	<p>This is a small (0.97 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	No significant environmental or physical constraints identified.				
<b>Suitability</b>	Site has an extant detailed planning permission and is under construction and is otherwise suitable.				
<b>Achievability</b>	Developer currently building out the site.				
<b>Policy Justification</b>	The site has now been substantially completed for housing under permission CHE/15/00838/REM and there would be no need to continue to safeguard as a housing allocation. The site is considered under the committed developments contributing to housing supply in the submission plan.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H32 (SLP)	<b>E</b>	44111	<b>N</b>	75178
<b>LAA Site Reference</b>	113	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Bent Lane (land at) Staveley				
<b>Site Size (Ha)</b>	5.27	<b>Housing Potential</b>		140	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		30	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		150	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		16	
<b>Accessibility Rank</b>	226				
<b>SA Summary</b>	<p>This is a large (7.26 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of the Staveley conservation area and several listed buildings. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects Local Wildlife Site's 100m buffer and therefore development of the site could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within 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. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of Flood zone 3 and risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has physical and environmental constraints including flood risk, landscape impact, biodiversity, archaeological potential, highway network limitations and schools capacity. However, these are likely to be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Local Authority owned and identified for housing development.				
<b>Policy Justification</b>	The site is within walking distance of a centre. The site is a greenfield site but, in the absence of sufficient previously developed land to meet to full OAN within the plan period is considered suitable for development. Part of the site is in an area of high flood risk. However the site is of sufficient scale to allow development to avoid this part of the site. In terms of application of the flood risk sequential test, there are no alternative greenfield sites at lower flood risk. In terms of application of the exceptions test, a) the site delivers wider sustainability benefits in terms of housing to meet the OAN of the borough on a site that meets the council's spatial strategy of concentrating development within walking distance of centres and; b) the scale of the site allows sufficient space for a scheme to be designed that would be safe for its lifetime, without increasing flood risk elsewhere.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	41014	<b>N</b>	74522
<b>LAA Site Reference</b>	119	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Station Road/Victoria Farm Brimington				
<b>Site Size (Ha)</b>	2.25	<b>Housing Potential</b>		61	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	303				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site not within walking distance of a centre. The site would not accord with the spatial strategy of Concentration and Regeneration.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment LP7	<b>E</b>	39976	<b>N</b>	75015
<b>LAA Site Reference</b>	121	<b>Ward</b>			
<b>Address</b>	Industrial Estate South Street North New Whittington				
<b>Site Size (Ha)</b>	1.82	<b>Housing Potential</b>		49	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	189				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has highway network and access constraints and whilst not insurmountable, these are likely to significantly limit the amount of development which might be yielded. Other constraints include contamination and proximity to a railway line (noise and air pollution). However, physical or environmental constraints should not prevent either employment or residential development.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is an active industrial estate. Allocate for employment development.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	45021	<b>N</b>	74520
<b>LAA Site Reference</b>	122	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	St Johns Farm Bridle Road Woodthorpe				
<b>Site Size (Ha)</b>	0.87	<b>Housing Potential</b>		10	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	305				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	A significant proportion of the site is considered greenfield and, as it is not within walking distance of centre or in a Regeneration Priority, would conflict with the spatial strategy. The remaining brownfield element would be under the threshold for allocation and could be developed through normal planning application procedures. The greenfield parts of the site should be included within the Mastin Moor/Markham Vale Strategic Gap				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H17 (SLP)	<b>E</b>	40771	<b>N</b>	71969
<b>LAA Site Reference</b>	125	<b>Ward</b>			
<b>Address</b>	Poultry Farm (Former) Manor Road Brimington				
<b>Site Size (Ha)</b>	0.87	<b>Housing Potential</b>	31		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>	23		
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>	0		
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	275				
<b>SA Summary</b>	<p>This is a small (0.87 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is within 2KM of a GP but not within 800m of a GP or open space. Most of the site is within 500m of a listed buildings. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has no significant physical or environmental constraints, with those identified, including biodiversity, contamination and vehicular access being mitigable as demonstrated by extant permission CHE/15/00344/OUT.				
<b>Suitability</b>	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.				
<b>Achievability</b>	A reserved matters planning application for the site is currently pending (26/11/2018).				
<b>Policy Justification</b>	Although the site is not within walking distance of a centre, it is within walking distance of other facilities including a primary school and facilities in Calow in North East Derbyshire. The site is previously developed land and surrounded by residential development. Allocation and development would remove a non-conforming use that conflicts with the amenity of existing residents. Allocation of the site would meet the regeneration requirement of the Spatial Strategy set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	42200	<b>N</b>	72850
<b>LAA Site Reference</b>	126	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Inkersall Social Club Inkersall Green				
<b>Site Size (Ha)</b>	0.53	<b>Housing Potential</b>		16	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		16	
<b>Planning Status</b>	Expired planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	77				
<b>SA Summary</b>	<p>This is a small (0.53 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	No significant physical or environmental constraints.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is within 800m of a centre, is previously developed and is not required to be retained in its current community use. Allocation of the site would meet the concentration and regeneration requirement of the Spatial Strategy set out in submission policies LP1 and LP2. However there is little evidence of the site being brought forwards since planning permission was granted in 2010. The lack of an allocation would not prevent the site being brought forward through a planning application. There is therefore no benefit to allocating the site for residential purposes.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	38238	<b>N</b>	73158
<b>LAA Site Reference</b>	127	<b>Ward</b>			
<b>Address</b>	Former Fire Station Sheffield Road				
<b>Site Size (Ha)</b>	0.85	<b>Housing Potential</b> 31			
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b> 23			
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b> 8			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b> 0			
<b>Accessibility Rank</b>	45				
<b>SA Summary</b>					
<b>Main Constraints</b>	No significant physical or environmental constraints identified.				
<b>Suitability</b>	<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>				
<b>Achievability</b>	Local Authority owned and identified for housing development.				
<b>Policy Justification</b>	Given the location on the edge of a District Centre the site has potential for a range of uses, including commercial, retail, employment use and possibly for some housing. The site has permission for a mixed commercial and retail scheme. The site should be included within the boundary of Whittington Moor District Centre.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	37984	<b>N</b>	71375
<b>LAA Site Reference</b>	128	<b>Ward</b>		Brockwell	
<b>Address</b>	North East Derbyshire District Council Offices (Former) Saltergate Chesterfield				
<b>Site Size (Ha)</b>	0.65	<b>Housing Potential</b>		29	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		6	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	28				
<b>SA Summary</b>	<p>This is a small (0.65 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer zone of a Listed Building and a Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	identified physical and environmental constraints should be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Owner has planning application under consideration.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of Chesterfield Town Centre and is subject to a pending application for extra care accommodation and pre-application discussions on commercial use. Given the town centre location the site would be suitable for a range of uses including both commercial and residential and would be best left unallocated for a specific use but covered by the Chesterfield Town Centre Policy (SS1)				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H33 (SLP)	<b>E</b>	35425	<b>N</b>	72016
<b>LAA Site Reference</b>	130	<b>Ward</b>		Linacre	
<b>Address</b>	Linacre Road				
<b>Site Size (Ha)</b>	14.85	<b>Housing Potential</b>		300	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		250	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		50	
<b>Accessibility Rank</b>	83				
<b>SA Summary</b>	<p>This is a large (14.85 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Urban landscape character type. However, the site is open fields and adjoins the wooded farmlands character type and will require careful layout and landscaping. No information has been submitted to demonstrate that the landscape and visual impact of development could be mitigated therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high risk of surface water flooding, mitigatable through effective site layout and SuDs.</p>				
<b>Main Constraints</b>	<p>The site has physical and environmental constraints including landscape and visual impact, land stability, access and highway network limitations, biodiversity and flooding, However a master plan has been prepared for the site and further investigations into constraints are on-going and there is sufficient confidence to conclude that the sites constraints can be overcome.</p>				
<b>Suitability</b>	<p>The site is within 800m walking distance of a centre and identified constraints are likely to be mitigable.</p>				
<b>Achievability</b>	<p>Local Authority in later stages of sale to a developer. Site has a master plan. Developer is currently investigating detailed land condition with a view to finalising a proposal for an application for permission.</p>				
<b>Policy Justification</b>	<p>Holme Hall is identified as a Regeneration Priority Area in the submission Local Plan on the basis of the results of the Indices of Multiple Deprivation. The site is within 800m of a centre and allocation of the site would meet the concentration and regeneration requirement of the Spatial Strategy set out in submission policies LP1 and LP2.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	441792	<b>N</b>	372531
<b>LAA Site Reference</b>	135	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Kinder Road, Inkersall Green				
<b>Site Size (Ha)</b>	2.39	<b>Housing Potential</b>		7	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	234				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is not previously developed land and is amenity greenspace. Insufficient evidence is available to conclude that the site is surplus to open space requirements to satisfy the test set out in paragraph 97 of the NPPF. The site should remain allocated as open space in the submission plan.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	35840	<b>N</b>	71011
<b>LAA Site Reference</b>	140	<b>Ward</b>		West	
<b>Address</b>	Old Road (Land adjacent 302 - 330)				
<b>Site Size (Ha)</b>	1.14	<b>Housing Potential</b>		31	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	95				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is not previously developed land.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	36790	<b>N</b>	72847
<b>LAA Site Reference</b>	144	<b>Ward</b>	Linacre		
<b>Address</b>	Newbold School (Former), Newbold Road, Chesterfield				
<b>Site Size (Ha)</b>	1.96	<b>Housing Potential</b>	60		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>	40		
<b>Planning Status</b>	Local Plan Housing Allocation	<b>Forecast Homes Years 6 - 10</b>	0		
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	176				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	The site has permission for residential development (under construction) and only a small part of it remains to be completed.				
<b>Achievability</b>	Site is being built out by a developer.				
<b>Policy Justification</b>	The site has now been substantially completed and there is no benefit to allocating for housing. The remaining units are identified as committed development in the submission plan				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H13 (SLP)	<b>E</b>	40948	<b>N</b>	74198
<b>LAA Site Reference</b>	145	<b>Ward</b>		Brimington North	
<b>Address</b>	Elm Street, Hollingwood, Brimington,				
<b>Site Size (Ha)</b>	0.71	<b>Housing Potential</b>		23	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Local Plan Housing Allocation	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		23	
<b>Accessibility Rank</b>	256				
<b>SA Summary</b>	<p>This is a small (0.71 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high surface water flood risk running through the site although potential for mitigation through SuDs.</p>				
<b>Main Constraints</b>	<p>The site has physical and environmental constraints including contamination, high voltage power lines, access and primary school capacity limitations. The site is amenity greenspace but current evidence indicates that the site is potentially surplus to requirements in the locality. Some form of residential development would be appropriate that does not increase demand for school places and other constraints could be overcome.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>					
<b>Policy Justification</b>	<p>The site appears to be greenfield and amenity greenspace but is of poor open space quality and value. It is within walking distance of Brimington Local Service Centre. The site would meet the Spatial Strategy requirements of 'concentration and regeneration' and should be allocated for residential development.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H11 (SLP)	<b>E</b>	40981	<b>N</b>	74070
<b>LAA Site Reference</b>	146	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Sycamore Road (land at), Hollingwood, Brimington				
<b>Site Size (Ha)</b>	0.70	<b>Housing Potential</b>		18	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Local Plan Housing Allocation	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		18	
<b>Accessibility Rank</b>	216				
<b>SA Summary</b>	<p>This is a small (0.7 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site lies within 800m of a GP. Site is within 500m of a listed building and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a positive effect on climate change as the site is wholly within flood zone 1 with low to medium risk of surface water flooding on the boundary.</p>				
<b>Main Constraints</b>	<p>The site has physical and environmental constraints including contamination, archaeological potential, high voltage pylons, biodiversity, access and flood risk, and capacity of primary schools. However, some form of residential development would be appropriate that does not increase demand for school places and other constraints could be overcome.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Landowner has been actively pursuing development through pre-application discussions but approach to constraints would need to be agreed, hence identification for later in the plan period.</p>				
<b>Policy Justification</b>	<p>The site is a combination of previously developed land and privately owned open space which is considered surplus. The site is neglected and in need of regeneration. It is within walking distance of Brimington Local Service Centre. The site would meet the Spatial Strategy requirements of 'concentration and regeneration' and should be allocated for residential development.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	364	<b>N</b>	710
<b>LAA Site Reference</b>	148	<b>Ward</b>		Holmebrook	
<b>Address</b>	Former Manor School Playing Fields Manor Road Chesterfield S40 1HX				
<b>Site Size (Ha)</b>	0.84	<b>Housing Potential</b>		23	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	233				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site has now been substantially completed and there is no benefit to allocating for housing. The remaining units are identified as committed development in the submission plan				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	413	<b>N</b>	350
<b>LAA Site Reference</b>	149	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Playing fields Chesterfield Road Hollingwood Chesterfield S43 2LG				
<b>Site Size (Ha)</b>	1.27	<b>Housing Potential</b>		38	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		15	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	218				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is public open space and there is insufficient evidence to demonstrate that the site is surplus to local open space requirements as required by paragraph 97 of the NPPF				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H10 (SLP)	<b>E</b>	367	<b>N</b>	730
<b>LAA Site Reference</b>	150	<b>Ward</b>		Dunston	
<b>Address</b>	Derwent House HOP Ulverston Road Chesterfield S41 8EW				
<b>Site Size (Ha)</b>	0.57	<b>Housing Potential</b>		17	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		17	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	102				
<b>SA Summary</b>	<p>This is a small (0.57 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Two Grade 2 Listed Buildings and one Grade 2* Listed Buildings within 500m of the site, which is also within 500m of the Newbold (Eyre Chapel) Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	No significant physical or environmental constraints identified.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Local Authority ownership ensures the site is available and deliverable and it forms part of the council Housing programme for 2017-2022.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. There is no conflict with other proposed policies or allocations of the Local Plan. There are no constraints that cannot be mitigated. The site should be allocated for residential development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H16 (SLP)	<b>E</b>	384	<b>N</b>	723
<b>LAA Site Reference</b>	151	<b>Ward</b>		St Helen's	
<b>Address</b>	Red House HOP & Spire Lodge Sheffield Road Chesterfield S41 7JH				
<b>Site Size (Ha)</b>	0.84	<b>Housing Potential</b>		25	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		2	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	181				
<b>SA Summary</b>	This is a small (0.84 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Site falls within 500m buffer zone of heritage assets (listed buildings and a historic park / garden). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.				
<b>Main Constraints</b>	With the exception of the waste collection facility to the east the site has no significant environmental or physical constraints. In respect of the waste collection facility to the east mitigation would be feasible to limit noise and smell to a reasonable level for residential amenity.				
<b>Suitability</b>	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.				
<b>Achievability</b>	The site is to be actively marketed for disposal for residential development by DCC in early 2019.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of a centre and meets the Spatial Strategy objectives of 'Consultation and Regeneration'				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	38973	<b>N</b>	74752
<b>LAA Site Reference</b>	152	<b>Ward</b>		Barrow Hill and New Whittington	
<b>Address</b>	Land at Burnbridge Road Old Whittington Chesterfield S43 3QF				
<b>Site Size (Ha)</b>	2.29	<b>Housing Potential</b>		30	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	159				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site is open land close to a Local Nature Reserve and land which forms part of a wider gap between settlements with distinctly separate characters. The development is likely to have sufficient adverse impact on the open character of the land in combination with impacts on visual amenity and landscape character that these could not be overcome. Effects on biodiversity are likely but should not be insurmountable albeit the site would reduce opportunities to create a more coherent ecological network given its location and surroundings.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site on the edge of the urban area. The site conflicts with the proposed Old/New Whittington Strategic Gap (SG5). The site should be allocated as part of the strategic gap.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H19 (SLP)	<b>E</b>	37568	<b>N</b>	75853
<b>LAA Site Reference</b>	154	<b>Ward</b>		Old Whittington	
<b>Address</b>	Ash Glen Nursery (Former) Sheffield Road Unstone				
<b>Site Size (Ha)</b>	1.20	<b>Housing Potential</b>		30	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	Local Plan Allocation Employment	<b>Forecast Homes Years 6 - 10</b>		7	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	370				
<b>SA Summary</b>	<p>This is a small (1.2hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space or within 2km of a GP. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	Constraints identified include contamination, access and proximity to a railway line. However, these are not significant and likely to be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is previously developed land, historically allocated for employment use. The site is not considered to be attractive to employment users compared to alternative sites and its loss from the employment land supply would not result in a quantitative or qualitative deficiency. Although the site is not within walking distance of a centre, as previously developed land its allocation for residential development would be in line with the 'regeneration' aspect of the spatial strategy as set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H22 (SLP)	<b>E</b>	37552	<b>N</b>	75807
<b>LAA Site Reference</b>	155	<b>Ward</b>		Old Whittington	
<b>Address</b>	Listers Car Sales (Former) Sheffield Road Unstone				
<b>Site Size (Ha)</b>	1.40	<b>Housing Potential</b>		38	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	Local Plan Allocation Employment	<b>Forecast Homes Years 6 - 10</b>		15	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	369				
<b>SA Summary</b>	<p>This is a small (1.4 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and only part of the site is within 2km of a GP with no capacity. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	Constraints identified include contamination, access and proximity to a railway line. However, these are not significant and likely to be mitigable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is previously developed land, historically allocated for employment use. The site is not considered to be attractive to employment users compared to alternative sites and its loss from the employment land supply would not result in a quantitative or qualitative deficiency. Although the site is not within walking distance of a centre, as previously developed land its allocation for residential development would be in line with the 'regeneration' aspect of the spatial strategy as set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H25 (SLP)	<b>E</b>	37589	<b>N</b>	76059
<b>LAA Site Reference</b>	156	<b>Ward</b>		Old Whittington	
<b>Address</b>	Boat Sales (Former) Sheffield Road Unstone				
<b>Site Size (Ha)</b>	1.29	<b>Housing Potential</b>		48	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		38	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		10	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	373				
<b>SA Summary</b>	<p>This is a small (1.29 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and or within 2km of a GP. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Wooded Hills and Valleys landscape type. Topography and the previously developed character of the site are such that development should be able to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant negative effect on climate change as a small part of the northern boundary of site is covered by FZ3a and there is a small area of high-medium surface water flood risk.</p>				
<b>Main Constraints</b>	Constraints identified include contamination, access and proximity to a railway line. However, these are not significant and likely to be mitigable.				
<b>Suitability</b>	The site has an extant outline planning permission for residential development.				
<b>Achievability</b>	The site has extant outline permission.				
<b>Policy Justification</b>	The site is previously developed land, historically allocated for employment use. The site is not considered to be attractive to employment users compared to alternative sites and its loss from the employment land supply would not result in a quantitative or qualitative deficiency. Although the site is not within walking distance of a centre, as previously developed land its allocation for residential development would be in line with the 'regeneration' aspect of the spatial strategy as set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	36884	<b>N</b>	70917
<b>LAA Site Reference</b>	160	<b>Ward</b>			
<b>Address</b>	Garage Site Barker Lane				
<b>Site Size (Ha)</b>	0.13	<b>Housing Potential</b> 10			
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b> 10			
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b> 0			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b> 0			
<b>Accessibility Rank</b>	109				
<b>SA Summary</b>	<p>This is a small (0.13 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within the 500m buffer zone of a Listed Building and Conservation Area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low surface water risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Remaining plots of a residential development with permission.				
<b>Achievability</b>	The site has extant detailed permission.				
<b>Policy Justification</b>	The site has now been developed				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H28 (SLP)	<b>E</b>	37191	<b>N</b>	69492
<b>LAA Site Reference</b>	192	<b>Ward</b>		Walton	
<b>Address</b>	Walton Hospital (land at) Whitecotes Lane Chesterfield				
<b>Site Size (Ha)</b>	2.28	<b>Housing Potential</b>		90	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		90	
<b>Planning Status</b>	Expired planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	259				
<b>SA Summary</b>	<p>This is a small (2.28 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	There are no significant physical or environmental constraints identified.				
<b>Suitability</b>	The site is in a sustainable location and has an extant permission. Identified constraints are likely to be mitigable.				
<b>Achievability</b>	Site owned by Homes England and in accelerated construction programme so should be delivered within 5 years.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of a centre. Allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H27 (SLP)	<b>E</b>	437581	<b>N</b>	369347
<b>LAA Site Reference</b>	193	<b>Ward</b>		Walton	
<b>Address</b>	Walton Hospital (land at) Harehill Road				
<b>Site Size (Ha)</b>	1.49	<b>Housing Potential</b>		60	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		60	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	286				
<b>SA Summary</b>	<p>This is a small (1.49 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. Parts of the site are within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	Identified physical or environmental constraints can be overcome as demonstrated by previous permissions for residential development.				
<b>Suitability</b>	The site is within 800m of a centre and identified constraints could be overcome.				
<b>Achievability</b>	Site owned by Homes England and in accelerated construction programme so should be delivered within 5 years.				
<b>Policy Justification</b>	The site is previously developed land within walking distance of a centre. Allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	38215	<b>N</b>	73587
<b>LAA Site Reference</b>	197	<b>Ward</b>		Moor	
<b>Address</b>	ATS Euromaster Garage Sheffield Road Whittington Moor				
<b>Site Size (Ha)</b>	0.22	<b>Housing Potential</b>		5	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		5	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	18				
<b>SA Summary</b>	This is a small (0.22 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low surface water risk.				
<b>Main Constraints</b>	The main constraint for the site is its location within the inner zone for a major hazard site. This will not preclude residential development but would limit the sites capacity to no more than 5 dwellings. Other constraints are those commensurate with a District Centre location and would not be significant.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is in the heart of the Whittington Moor District Centre. Allocation as part of the centre would not preclude alternative development provided retail policies of the NPPF and Local Plan are applied. Allocate as district centre.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	38401	<b>N</b>	72044
<b>LAA Site Reference</b>	204	<b>Ward</b>		St Helen's	
<b>Address</b>	Rear of 79 Sheffield Road Chesterfield				
<b>Site Size (Ha)</b>	0.68	<b>Housing Potential</b>		19	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		19	
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	153				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Planning permission CHE/15/00464/FUL is substantially implemented. There would be no further benefit to allocating the site for residential development. The site is accounted for as a commitment.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	38780	<b>N</b>	74306
<b>LAA Site Reference</b>	210	<b>Ward</b>		Old Whittington	
<b>Address</b>	Newbridge Lane (land north of), east of Gypsy Lane				
<b>Site Size (Ha)</b>	3.30	<b>Housing Potential</b>		90	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	173				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Significant concerns over amenity from adjacent sewage treatment works and flicker effect and noise from wind turbine. Not allocated.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	
<b>LAA Site Reference</b>	215
<b>Address</b>	Land off Brushfield Road (Brushfield Rd 2)
<b>Site Size (Ha)</b>	0.20
<b>Proposed Use</b>	
<b>Planning Status</b>	No planning permission
<b>Site Categorisation</b>	Undevelopable
<b>Accessibility Rank</b>	172

<b>E</b>		<b>N</b>	
<b>Ward</b>		Linacre	
<b>Housing Potential</b>		5	
<b>Forecast Homes Years 1 - 5</b>		5	
<b>Forecast Homes Years 6 - 10</b>		0	
<b>Forecast Homes Years 11 - 15</b>		0	

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	The site 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.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H7 (SLP)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	219	<b>Ward</b>		Hasland	
<b>Address</b>	Hollythorpe Close (Land off)				
<b>Site Size (Ha)</b>	0.54	<b>Housing Potential</b>		14	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		14	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	195				
<b>SA Summary</b>	<p>This is a small (0.54 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	No significant environmental or physical constraints identified.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is within walking distance of Hasland Local Service Centre. Although previously identified as POS the site has been used as open storage for the adjacent depot and does not serve a POS function and has been identified for disposal. Development of the site for housing would support the 'concentration and regeneration' aspects of the Spatial Strategy set out in submission policies LP1 and LP2. The site should be allocated for residential development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H31	<b>E</b>	44331	<b>N</b>	73661
<b>LAA Site Reference</b>	225	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Land off The Grove, Poolsbrook (Southern site)				
<b>Site Size (Ha)</b>	0.90	<b>Housing Potential</b>		24	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	285				

<b>SA Summary</b>	<p>This is a small (0.9 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is within 100m of a locally designated wildlife site and therefore has a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site scores amber in LAA as it is currently an open space within the Estate Farmlands landscape character type, and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant negative effect on climate change as most of the site is within FZ2 with areas of high surface water flood risk within the site.</p>
<b>Main Constraints</b>	<p>The site contains some physical and environmental constraints. The main ones are likely to be; visual impact and landscape impact, the presence of priority habitat, loss of existing open space and limited capacity in nearby schools. However, these constraints could be overcome through mitigation, in the case of biodiversity compensation and in the case of educational infrastructure investment in new provision through CIL.</p>
<b>Suitability</b>	<p>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.</p>
<b>Achievability</b>	<p>The site is due to be sold by Chesterfield Borough Council to a regional housing developer and planning committee has resolved to grant permission subject to the signing of a Section 106 Planning Obligation. The house builder has carried out viability assessment and has confirmed build out forecasting for the site. The forecasting for this site is included within that for site reference 326.</p>
<b>Policy Justification</b>	<p>The site is not within walking distance of a local centre but it is within an identified Regeneration Priority Area. Planning permission has been granted for the development of this and the adjacent site (LAA reference 326) for residential development for 175 dwellings. The permission is subject to a S106 agreement to deliver regeneration benefits including replacement planting and habitat creation to offset the loss of open space. The development of this site will secure regeneration benefits including supporting the viability of the local primary school and convenience retail.</p>

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H9 (SLP)	<b>E</b>	38918	<b>N</b>	70235
<b>LAA Site Reference</b>	236	<b>Ward</b>		Hasland	
<b>Address</b>	White Bank Close (land at)				
<b>Site Size (Ha)</b>	0.56	<b>Housing Potential</b>		5	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		15	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	213				

<b>SA Summary</b>	<p>This is a small (0.56 hectare) greenfield site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to Bank Close House a Grade 2* listed building and adjacent to the Town Centre's Historic Core. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>
<b>Main Constraints</b>	<p>The site has notable physical and environmental constraints including access, heritage, visual amenity and protected trees nearby. However, a detailed appraisal of the site concluded that these constraints can be overcome subject to careful siting and limiting the amount of development to 5 detached homes.</p>
<b>Suitability</b>	<p>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.</p>
<b>Achievability</b>	
<b>Policy Justification</b>	<p>The site is within walking distance of a centre and therefore accords with the concentration and regeneration approach set out in submission policies LP1 and LP2. The site has been accepted as surplus to POS requirements and a planning brief is in place for the development of the site. There are no constraints that cannot be mitigated. The site should be allocated for residential development.</p>

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	40155	<b>N</b>	70088
<b>LAA Site Reference</b>	241	<b>Ward</b>		St Leonard's	
<b>Address</b>	Meadow House Farm, Spital Lane				
<b>Site Size (Ha)</b>	1.18	<b>Housing Potential</b>		5	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	315				

<b>SA Summary</b>	
<b>Main Constraints</b>	There are potential biodiversity and visual constraints to development. Flood risk is also a significant constraint and unlikely to be overcome as the site is unlikely to meet the sequential and exceptions tests.
<b>Suitability</b>	Given the flood risk and other constraints the site is unlikely to be suitable for 5 or more dwellings.
<b>Achievability</b>	
<b>Policy Justification</b>	Greenfield site not within walking distance of a centre. Large proportion of the site is within flood zone 3a and would not be compatible with the sequential approach to allocating sites set out in the NPPF. The site should be identified as part of the Spital Brook River Corridor.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H35 (SLP)	<b>E</b>	45249	<b>N</b>	75263
<b>LAA Site Reference</b>	242	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Land South of Worksop Road				
<b>Site Size (Ha)</b>	17.13	<b>Housing Potential</b>		360	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		100	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		500	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		50	
<b>Accessibility Rank</b>	271				

<b>SA Summary</b>	<p>This is a large (17.3 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for significant positive effects on Objective 3. The site is within 500m of heritage assets, with the Church of St Peter and Norbriggs House Grade 2 Listed Buildings nearby. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character type and is a significant extension of an existing settlement into open countryside. There is likely to be a negative effect on Objective 6 although effective mitigation is likely. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are areas of high surface water flood risk.</p>
<b>Main Constraints</b>	
<b>Suitability</b>	<p>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.</p>
<b>Achievability</b>	<p>Land owner has submitted an outline planning application.</p>
<b>Policy Justification</b>	<p>The site is greenfield land not currently within walking distance of a centre. The site is within the proposed Regeneration Priority Area. In combination with LAA sites 243 and 279 it would be of sufficient scale to support a local retail and community provision (as evidenced through the masterplanning and viability assessment accompanying the current planning application). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites, and regeneration through supporting local facilities (including extension of the Community Garden) and increasing the range of housing types and tenures. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.</p>

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H35 (SLP)	<b>E</b>	45332	<b>N</b>	74883
<b>LAA Site Reference</b>	243	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Land North of Woodthorpe Road				
<b>Site Size (Ha)</b>	16.61	<b>Housing Potential</b>		348	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	340				

<b>SA Summary</b>	<p>This is a large (16.61 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for significant positive effects on Objective 3. The site is within 500m of heritage assets, with the Church of St Peter and Norbriggs House Grade 2 Listed Buildings nearby. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character type and is a significant extension of an existing settlement into open countryside. There is likely to be a negative effect on Objective 6 although effective mitigation is likely. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are areas of high surface water flood risk.</p>
<b>Main Constraints</b>	
<b>Suitability</b>	<p>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.</p>
<b>Achievability</b>	<p>Land owner has submitted an outline planning application.</p>
<b>Policy Justification</b>	<p>The site is greenfield land not currently within walking distance of a centre. The site is within the proposed Regeneration Priority Area. In combination with LAA sites 242 and 279 it would be of sufficient scale to support a local retail and community provision (as evidenced through the masterplanning and viability assessment accompanying the current planning application). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites, and regeneration through supporting local facilities (including extension of the Community Garden) and increasing the range of housing types and tenures. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.</p>



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	44298	<b>N</b>	72059
<b>LAA Site Reference</b>	244	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Middle Farm, Duckmanton				
<b>Site Size (Ha)</b>	1.35	<b>Housing Potential</b>		40	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>		17	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	381				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>					

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	44804	<b>N</b>	74871
<b>LAA Site Reference</b>	246	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Cranleigh Road (Land West of)				
<b>Site Size (Ha)</b>	4.10	<b>Housing Potential</b>		75	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	304				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	Whilst the site is unsuitable in respect of the spatial strategy of concentration and regeneration, it has an extant outline permission.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site. Not within walking distance of a centre and not within the identified Regeneration Priority Area. The site was granted outline planning permission (CHE/14/00872/OUT) in the absence of a five year supply of deliverable housing sites. Development has substantially commenced on reserve matters permission CHE/18/00190/REM. The site would not meet the requirements of the Spatial Strategy as set out in LP1 and LP2 and should not be allocated, however the planning permission has been implemented and the site is accounted for as a commitment.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H34 (SLP)	<b>E</b>	43856	<b>N</b>	71964
<b>LAA Site Reference</b>	247	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Land South of Tom Lane, west of Rectory Road, Duckmanton				
<b>Site Size (Ha)</b>	39.39	<b>Housing Potential</b>		400	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		250	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		150	
<b>Accessibility Rank</b>	380				
<b>SA Summary</b>	<p>This is a large (39.39 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the majority of the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. Half of the site is within 500m of a Grade 2 Listed Building to the east. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the 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. There is likely to be a negative effect on Objective 6 although effective mitigation is likely. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are areas of FZ2, functional flood plain and high surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Owner has submitted an outline planning application pending determination.				
<b>Policy Justification</b>	Duckmanton is identified as a Regeneration Priority area in the submission Local Plan. Although it would not be within walking distance of a centre, residential development would support the viability of local facilities including neighbourhood retail and primary school. The site has the potential to have a significant impact on the character of the landscape. Allocation for housing would support the 'regeneration' aspect of the Spatial Strategy as set out in policies LP1 and LP2, but the extent of the allocation should be limited to the western extent of the current planning application, based on submitted evidence on landscape impact.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	444374	<b>N</b>	372492
<b>LAA Site Reference</b>	251	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Land adjacent 29 East Crescent				
<b>Site Size (Ha)</b>	0.75	<b>Housing Potential</b>		20	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		20	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	388				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	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				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	44659	<b>N</b>	72502
<b>LAA Site Reference</b>	252	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Land Opposite The Oakes				
<b>Site Size (Ha)</b>	0.308	<b>Housing Potential</b>		9	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	392				

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	40864	<b>N</b>	73416
<b>LAA Site Reference</b>	258	<b>Ward</b>		Brimington South	
<b>Address</b>	Extension to Pondwell Drive, Brimington				
<b>Site Size (Ha)</b>	1.53	<b>Housing Potential</b>		55	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	204				
<b>SA Summary</b>	<p>This is a small (1.53 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a number of heritage features (historic park / garden, listed buildings and the Brimington conservation area). Impact on heritage assets requires further assessment. therefore having an uncertain effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within an open gap at the boundary of a residential development in the Coalfield Village Farmlands landscape character type, and its development is considered to have a negative effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is entirely within FZ1 with a very small area of low surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Potential significant impact on landscape character. Conflicts with Strategic Gap.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site. The site would be within walking distance of the centre of Brimington. The site would conflict with the proposed Hollingwood/Ringwood Strategic Gap (SG2) and there are significant concerns over impact on landscape character.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	41777	<b>N</b>	73372
<b>LAA Site Reference</b>	259	<b>Ward</b>	Hollingwood and Inkersall		
<b>Address</b>	Bevan Drive (Land off), Inkersall Green (Northedge)				
<b>Site Size (Ha)</b>	4.18	<b>Housing Potential</b>	103		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>	0		
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>	103		
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	25				

<b>SA Summary</b>	This is a large (4.18 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site is within 500m of a listed building and conservation area. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is within 100m and partly intersects a locally designated wildlife site and therefore has a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site scores amber within LAA as it is within the Estate Farmlands landscape character type, and its development is considered to have a neutral effect. The site is not within 500m of an Air Quality Management Area and is considered to have a neutral effect on Objective 7. Development of the site would have a significant negative effect on climate change as there are some areas of high surface water flood risk.
<b>Main Constraints</b>	The site has some physical and environmental constraints including steep ground but these should be overcome through the currently extant permission.
<b>Suitability</b>	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.
<b>Achievability</b>	The site has constraints and viability is likely to be marginal. A developer is looking to bring the site forward but evidence hasn't been provided to the LPA on when development might commence and build out rates. Consequently there is insufficient evidence to conclude that the site will contribute to the five year supply, but should come forward beyond this within the next 5-10 years.
<b>Policy Justification</b>	The site is not previously developed land, but is within walking distance of a centre. It does not deliver any identified regeneration benefits. The site clashes with extent of the proposed Ringwood and Hollingwood Strategic Gap (SG2). Whilst it is recognised that there was an outline planning permission, this was permitted in the absence of a five year supply of deliverable housing sites and has subsequently lapsed. The site does not accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2 and is not considered suitable for allocation for development.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	36902	<b>N</b>	73287
<b>LAA Site Reference</b>	260	<b>Ward</b>		Dunston	
<b>Address</b>	Newbold Road (Land adjacent 523), Newbold				
<b>Site Size (Ha)</b>	0.60	<b>Housing Potential</b>		9	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	339				

<b>SA Summary</b>	
<b>Main Constraints</b>	The site has an extant permission and no significant physical or environmental constraints identified.
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	The site is purely suitable due to an extant permission for residential use. There is therefore no planning justification for allocation the site for residential development given that a permission exists and the site suitability would be in doubt should the permission lapse.



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	43891	<b>N</b>	72580
<b>LAA Site Reference</b>	262	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	land north of Duckmanton Primary School				
<b>Site Size (Ha)</b>	3.04	<b>Housing Potential</b>		62	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	386				

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	40733	<b>N</b>	73108
<b>LAA Site Reference</b>	263	<b>Ward</b>		Brimington South	
<b>Address</b>	East of Manor Road, Brimington				
<b>Site Size (Ha)</b>	3.26	<b>Housing Potential</b>		117	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	248				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	Potential severe impact on highway network. Mitigation required for impacts on landscape and amenity. Conflicts with Strategic Gap.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site. The site would be within walking distance of the centre of Brimington. The site would conflict with the proposed Hollingwood/Ringwood Strategic Gap (SG2) and there are significant concerns over impact on landscape character.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	35772	<b>N</b>	73690
<b>LAA Site Reference</b>	265	<b>Ward</b>		Dunston	
<b>Address</b>	Dunston Road South, Upper Newbold				
<b>Site Size (Ha)</b>	13.69	<b>Housing Potential</b>		171	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	365				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>					

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	40890	<b>N</b>	73284
<b>LAA Site Reference</b>	266	<b>Ward</b>		Brimington South	
<b>Address</b>	East of Manor Avenue, Brimington				
<b>Site Size (Ha)</b>	4.10	<b>Housing Potential</b>		148	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	227				
<b>SA Summary</b>	<p>This is a large (4.10 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. Most of site is within 500m of a number of heritage features (historic park / garden, listed buildings and the Brimington conservation area). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within an open gap at the boundary of a residential development within the Coalfield Village Farmlands landscape character type, and its development is considered to have a negative effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Potential severe impact on highway network and landscape character. Mitigation required for impacts on air pollution and amenity. Conflicts with Strategic Gap.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site. The site would be within walking distance of the centre of Brimington. The site would conflict with the proposed Hollingwood/Ringwood Strategic Gap (SG2) and there are significant concerns over impact on landscape character.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H26 (SLP)	<b>E</b>	44290	<b>N</b>	71924
<b>LAA Site Reference</b>	271	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Land adjacent Rectory Road, Duckmanton				
<b>Site Size (Ha)</b>	2.02	<b>Housing Potential</b>		55	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		55	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	385				
<b>SA Summary</b>	<p>This is a small (2.02 hectare) greenfield site within the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is within 500m of Grade 2 Listed Building to the North. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the within Estate Farmlands landscape type and is likely to have a negative effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Outline planning permission CHE/15/00085/OUT. Expiry for REM November 2018.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is within the Duckamnton Regeneration Priority Area. Outline planning permission has been granted and reserved matters approval submitted (30/11/2018) with a developer attached.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	444293	<b>N</b>	372664
<b>LAA Site Reference</b>	272	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Land north of East Crescent, Duckmanton				
<b>Site Size (Ha)</b>	0.48	<b>Housing Potential</b>		14	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>		14	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	391				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>					

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	42263	<b>N</b>	72112
<b>LAA Site Reference</b>	273	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site A)				
<b>Site Size (Ha)</b>	9.03	<b>Housing Potential</b>		217	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	346				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has constraints in the form of landscape character impact, visual amenity, biodiversity, residential amenity, highway safety and traffic flow and the lack of proximity to a local centre. The effect on residential amenity of traffic during and after the construction phase and also the need for a local centre are likely to be insurmountable constraints.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Large greenfield site on the edge of the urban area, not within walking distance of a centre and not within a designated Regeneration Priority Area. Combined with sites 274 and 402 there would be potential scale to support some local convenience provision. There are concerns over impact on landscape character and biodiversity. There are significant concerns over impact on the amenity of residents from additional traffic on Bamford Road during construction and operation of the site and there is no reasonable alternative for access. The site would not accord with the Spatial Strategy of 'Concentration and Regeneration' and should not be allocated for development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	41852	<b>N</b>	72152
<b>LAA Site Reference</b>	274	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site B)				
<b>Site Size (Ha)</b>	8.79	<b>Housing Potential</b>		211	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	321				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has constraints in the form of landscape character impact, visual amenity, biodiversity, residential amenity, highway safety and traffic flow and the lack of proximity to a local centre. The effect on residential amenity of traffic during and after the construction phase and also the need for a local centre are likely to be insurmountable constraints.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Large greenfield site on the edge of the urban area, not within walking distance of a centre and not within a designated Regeneration Priority Area. Combined with sites 273 and 402 there would be potential scale to support some local convenience provision. There are concerns over impact on landscape character and biodiversity. There are significant concerns over impact on the amenity of residents from additional traffic on Bamford Road during construction and operation of the site and there is no reasonable alternative for access. The site would not accord with the Spatial Strategy of 'Concentration and Regeneration' and should not be allocated for development.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	38459	<b>N</b>	72197
<b>LAA Site Reference</b>	276	<b>Ward</b>		St Helen's	
<b>Address</b>	The Conservatory Centre (Land at) Hazelhurst Lane, Stonegravels, Chesterfield				
<b>Site Size (Ha)</b>	0.20	<b>Housing Potential</b>		9	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		9	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	184				
<b>SA Summary</b>	<p>This is a small (0.20 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of a number of heritage features (historic park / garden, listed buildings and conservation area). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area, and its development is considered to have a positive effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Site is in a sustainable location and has an extant permission for residential development. Identified constraints are likely to be mitigable.				
<b>Achievability</b>	The site has extant outline planning permission.				
<b>Policy Justification</b>	The site has planning permission and is included as a commitment				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H35 (SLP)	<b>E</b>	45802	<b>N</b>	75521
<b>LAA Site Reference</b>	279	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Land East of Bolsover Road				
<b>Site Size (Ha)</b>	18.88	<b>Housing Potential</b>		396	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	363				
<b>SA Summary</b>	<p>This is a large (18.88 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the majority of the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is not within 500m of heritage assets and would have neutral effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the Coalfield Village Farmlands landscape character type and is a significant extension of an existing settlement into open countryside. There is likely to be a negative effect on Objective 6 although effective mitigation is likely. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as there are small areas of medium surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Owner has submitted an outline application pending determination.				
<b>Policy Justification</b>	The site is greenfield land not currently within walking distance of a centre. The site is within the proposed Regeneration Priority Area . In combination with LAA sites 242 and 243 it would be of sufficient scale to support a local retail and community provision (as evidenced through the masterplanning and viability assessment accompanying the current planning application). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites, and regeneration through supporting local facilities (including extension of the Community Garden) and increasing the range of housing types and tenures. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	39058	<b>N</b>	71001
<b>LAA Site Reference</b>	287	<b>Ward</b>		St Leonard's	
<b>Address</b>	Land East of Piccadilly Road				
<b>Site Size (Ha)</b>	1.02	<b>Housing Potential</b>		27	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	360				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has environmental and physical constraints. The most significant being impact on visual amenity and landscape character in terms of potential coalescence of two distinct settlements. Other constraints including biodiversity, land stability, contamination, highway safety and impact on the road network				
<b>Suitability</b>	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 unlikely to be mitigable.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site has a significant constraint in terms of its potential adverse effect on landscape character and visual amenity (merging of settlements) and this constraint is unlikely to be mitigable.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	SS6 (SLP)	<b>E</b>	436513	<b>N</b>	374112
<b>LAA Site Reference</b>	293	<b>Ward</b>		Dunston	
<b>Address</b>	Dunston Road (Land to West of) (Parcel 1)				
<b>Site Size (Ha)</b>	15.8	<b>Housing Potential</b>		300	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		170	
<b>Planning Status</b>	Under Construction	<b>Forecast Homes Years 6 - 10</b>		100	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	349				
<b>SA Summary</b>	<p>This is a large (15.8 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as approximately half of the site is within 800m of a GP. The site is within 500m of Dunston Grange grade 2 Listed Building and a historic park / garden. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is large scale and within an area of multiple environmental sensitivity. There is likely to be a negative effect on Objective 6 although effective mitigation is likely. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	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).				
<b>Achievability</b>	Developer building out site.				
<b>Policy Justification</b>	<p>The site is greenfield land not within walking distance of a centre. The site has outline planning permission for residential development (CHE/16/00016/OUT) and reserved matters approval (CHE/17/00351/REM) for the first phase of 99 dwellings, which are now under construction. In combination with LAA sites 294 and 295 it would be of sufficient scale to support a local centre (as evidenced through initial masterplanning work undertaken by the potential developer). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites. The site should be allocated for residential development subject to a strategic policy to ensure a) that the remaining development subject to outline permission is reserved to ensure the viability of infrastructure works currently undertaken and b) in the longer term a comprehensively masterplanned approach to development of the wider area.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	SS6 (SLP)	<b>E</b>	435940	<b>N</b>	373991
<b>LAA Site Reference</b>	294	<b>Ward</b>		Dunston	
<b>Address</b>	Dunston Road (Land to the east of)(Parcel 2)				
<b>Site Size (Ha)</b>	24.4	<b>Housing Potential</b>		400	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		234	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		233	
<b>Accessibility Rank</b>	378				

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	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.
<b>Achievability</b>	Land owners promoting site and developer support. Developer information supports estimated trajectories.
<b>Policy Justification</b>	The site is greenfield land not within walking distance of a centre. However, in combination with LAA sites 295 and 293 (which has outline planning permission for residential development with construction underway on the first phase of housing), it would be of sufficient scale to support a local centre (as evidenced through initial masterplanning work undertaken by the potential developer). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	SS6 (SLP)	<b>E</b>	435576	<b>N</b>	373863
<b>LAA Site Reference</b>	295	<b>Ward</b>		Dunston	
<b>Address</b>	Dunston Road (Land to the east of) (Parcel 3)				
<b>Site Size (Ha)</b>	9.00	<b>Housing Potential</b>		150	
<b>Proposed Use</b>	Open Space	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	387				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has environmental and physical constraints. These include landscape character and visual amenity, biodiversity, access and impact on the highway network, heritage, flood risk, land contamination, land stability. However, sufficient evidence is available to conclude that it is likely that constraints can be overcome as part of a wider site subject to a master planned urban extension.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Land owners promoting site and developer support. Developer information supports estimated trajectories.				
<b>Policy Justification</b>	The site is greenfield land not within walking distance of a centre. However, in combination with LAA sites 294 and 293 (which has outline planning permission for residential development with construction underway on the first phase of housing), it would be of sufficient scale to support a local centre (as evidenced through initial masterplanning work undertaken by the potential developer). With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed on a scale that would allow it to meet the spatial strategy of concentration subject to being developed through a masterplanned approach with adjacent sites. The site should be allocated for residential development subject to a strategic policy to ensure a comprehensively masterplanned approach to development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	301	<b>Ward</b>	Brimington South		
<b>Address</b>	Land to rear and east of Brimington Road Tapton Chesterfield				
<b>Site Size (Ha)</b>	5.77	<b>Housing Potential</b>	155		
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	317				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	Conflicts with Strategic Gap. Mitigation required for biodiversity, landscape impact, land contamination.				
<b>Achievability</b>					
<b>Policy Justification</b>	Greenfield site on the edge of the urban area and not within walking distance of a centre. The site conflicts with the Brimington and Tapton Strategic Gap				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	44061	<b>N</b>	37335
<b>LAA Site Reference</b>	304	<b>Ward</b>		Barrow Hill and New Whittington	
<b>Address</b>	Land adj 222 High Street New Whittington Chesterfield				
<b>Site Size (Ha)</b>	0.20	<b>Housing Potential</b>		6	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		6	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	165				
<b>SA Summary</b>	<p>This is a small (0.20 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the Estate Farmlands landscape character type and its development is considered to have a neutral effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Site area needs checking. Potential land contamination.				
<b>Achievability</b>					
<b>Policy Justification</b>	This is a greenfield site on the edge of the urban area. Isolated development of this location would form an incongruous form of ribbon development.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	36380	<b>N</b>	74431
<b>LAA Site Reference</b>	308	<b>Ward</b>		Dunston	
<b>Address</b>	Dunston Hall (Land west of) Dunston Road Dunston Chesterfield				
<b>Site Size (Ha)</b>	8.56	<b>Housing Potential</b>		231	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	383				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has physical and environmental constraints including; landscape character, biodiversity and heritage. There is also potential for noise pollution from a nearby dog boarding kennels. Insufficient information is available to conclude that these constraints are likely to be overcome.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	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.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	37012	<b>N</b>	74233
<b>LAA Site Reference</b>	309	<b>Ward</b>		Dunston	
<b>Address</b>	Dunston Farm Dunston Road Dunston Chesterfield				
<b>Site Size (Ha)</b>	11.30	<b>Housing Potential</b>		305	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	301				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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)				
<b>Achievability</b>					
<b>Policy Justification</b>					

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	SS5 (SLP)	<b>E</b>	440714	<b>N</b>	374899
<b>LAA Site Reference</b>	310	<b>Ward</b>		Brimington North	
<b>Address</b>	Former Staveley Works site, Land to the west of Works Road, Staveley				
<b>Site Size (Ha)</b>	56.00	<b>Housing Potential</b>		550	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	367				
<b>SA Summary</b>	<p>This is a large (56 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the majority of the site is within 800m of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of Grade 2 Listed buildings and Barrow Hill Conservation Area to the north. Chesterfield Canal is an undesignated heritage asset. Without further information the effect on heritage (Objective 4) is uncertain. A small part of the site intersects with two Local Wildlife Sites and buffer zones (Bluebank Pools and Chesterfield Canal) and therefore has a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is of strategic scale and therefore has a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are areas of FZ3a, FZ2 and high surface water flood risk on site.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	Part of Staveley Rother valley Corridor 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.				
<b>Achievability</b>	Delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.				
<b>Policy Justification</b>	The site is a significant area of previously developed land, including areas of vacant and derelict former industrial land and made ground from historic open cast coal mining. There is a clear regeneration need for the strategic allocation of the site to ensure the comprehensive approach to regeneration and delivery of critical infrastructure, including roads, a primary school and new local centre to support regeneration of the site. A masterplan for the regeneration of this site (and adjacent LAA sites 311 and 312) has been in preparation since 2009 in consultation with landowners and is the subject of a current outline planning application. Although delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	SS5 (SLP)	<b>E</b>	44061	<b>N</b>	37335
<b>LAA Site Reference</b>	311	<b>Ward</b>		Barrow Hill and New Whittington	
<b>Address</b>	Former St Gobain Pipelines site, Clocktower Business Centre and Devonshire Buildings and adjacent land Works Road Chesterfield				
<b>Site Size (Ha)</b>	36.6	<b>Housing Potential</b>		690	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	345				
<b>SA Summary</b>	<p>This is a large (36.6 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the majority of the site is within 800m of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within 500m of Grade 2 Listed buildings and Barrow Hill Conservation Area to the north. Chesterfield Canal is an undesignated heritage asset. Without further information the effect on heritage (Objective 4) is uncertain. A small part of the site intersects with a Local Wildlife Site and buffer zones (Chesterfield Canal) and therefore has a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is of strategic scale and therefore has a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are areas of FZ3a, FZ2 and high surface water flood risk on site.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	<p>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.</p> <p>Considered developable but not included within 5YHS owing to anticipated extensive lead in time.</p>				
<b>Achievability</b>	Delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.				
<b>Policy Justification</b>	<p>The site is a significant area of previously developed land, including areas of vacant and derelict former industrial land and made ground from historic coal mining. There is a clear regeneration need for the strategic allocation of the site to ensure the comprehensive approach to regeneration and delivery of critical infrastructure, including roads, a primary school and new local centre to support regeneration of the site. A masterplan for the regeneration of this site (and adjacent LAA sites 310 and 312) has been in preparation since 2009 in consultation with landowners and is the subject pre-application discussions, with an outline planning application expected for late 2018. Although delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	SS5 (SLP)	<b>E</b>	42318	<b>N</b>	74951
<b>LAA Site Reference</b>	312	<b>Ward</b>		Barrow Hill and New Whittington	
<b>Address</b>	Former Rhodia Works/Staveley Chemicals Hall Lane Staveley				
<b>Site Size (Ha)</b>	59.05	<b>Housing Potential</b>		259	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	320				
<b>SA Summary</b>	<p>This is a large (59.05 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of the site is within 800m of a GP. The site is within 500m of Grade 2 Listed buildings and Barrow Hill Conservation Area to the north. Chesterfield Canal is an undesignated heritage asset. Without further information the effect on heritage (Objective 4) is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is of strategic scale and therefore has a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are areas of FZ3a, FZ2 and high surface water flood risk on site.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	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.				
<b>Achievability</b>	Delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.				
<b>Policy Justification</b>	<p>The site is a significant area of previously developed land, including areas of vacant and derelict former industrial land and made ground from historic open cast coal mining. There is a clear regeneration need for the strategic allocation of the site to ensure the comprehensive approach to regeneration and delivery of critical infrastructure, including roads, a primary school and new local centre to support regeneration of the site. A masterplan for the regeneration of this site (and adjacent LAA sites 311 and 312) has been in preparation since 2009 in consultation with landowners and is the subject of a current outline planning application. This site is also the chosen location for the Infrastructure Maintenance Depot to serve HS2 phase 2(b), and a masterplanned approach is recommended as the most appropriate way to ensure co-ordination of HS2 and other development and maximise the benefits of the HS2 investment. Although delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	41984	<b>N</b>	75251
<b>LAA Site Reference</b>	313	<b>Ward</b>		Barrow Hill and New Whittington	
<b>Address</b>	Former Devonshire Cottages Barrow Hill				
<b>Site Size (Ha)</b>	5.81	<b>Housing Potential</b>		50	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	292				
<b>SA Summary</b>	<p>This is a large (5.81 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site lies within a Conservation Area and is within the 500m buffer zone of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site scores amber in the LAA and is an open gap within the Estate Farmlands landscape character type. Its development is considered to have a negative effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant positive effect on climate change it is Flood Zone 1 with low surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.</p>				
<b>Policy Justification</b>	<p>The site is part of the wider Staveley and Rother Valley Regeneration area. There is a clear regeneration need for the strategic allocation of the site to ensure the comprehensive approach to regeneration and delivery of critical infrastructure, including roads, a primary school and new local centre to support regeneration of the site. A masterplan for the regeneration of this site (and adjacent LAA sites 311 and 312) has been in preparation since 2009 in consultation with landowners and is the subject of a current outline planning application. Although delivery of the site is expected to extend beyond the plan period, the need for a comprehensive approach and the preparation of the site and infrastructure mean that the site should be allocated as a part of a Strategic Site in the submission Local Plan.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H5 (SLP)	<b>E</b>	44061	<b>N</b>	37225
<b>LAA Site Reference</b>	315	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Troughbrook Road (Land off), (Pondhouse Farm) Troughbrook Road Hollingwood Chesterfield S43 2JP				
<b>Site Size (Ha)</b>	1.10	<b>Housing Potential</b>		20	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		20	
<b>Planning Status</b>	Local Plan Allocation Other	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	164				
<b>SA Summary</b>	<p>This is a small (1.10 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. A small part of the site is within 500m of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). Part of site intersects Local Wildlife Site's 100m buffer and therefore its development could have a negative effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), development of the site is likely to have a neutral effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a negative effect on climate change as the site is has an area at risk of surface water flooding.</p>				
<b>Main Constraints</b>	<p>The site has constraints including biodiversity (being close to a priority habitat and the potential for protected species), landscape character and visual amenity. However, these are unlikely to be insurmountable. The site is also within a gap between settlements, although the effect of the gap as a Strategic Gap should not be prejudiced to a great degree.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>Site has extant outline planning permission.</p>				
<b>Policy Justification</b>	<p>The site is predominantly previously developed land within walking distance of a centre. However part of the site is not previously developed and 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 conflict with the extent of the proposed Ringwood and Hollingwood Strategic Gap (SG2). The site should be allocated for residential development on the basis of a revised boundary that is limited to the previously developed land that is outside the Strategic Gap and would accord with the spatial strategy of concentration and regeneration set out in submission policies LP1 and LP2.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	45166	<b>N</b>	70088
<b>LAA Site Reference</b>	316	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Pump House Farm Woodthorpe				
<b>Site Size (Ha)</b>	1.20	<b>Housing Potential</b>		9	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		9	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	313				
<b>SA Summary</b>	<p>This is a small (1.2 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site lies within the 500m buffer zone of a listed building. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the Estate Farmlands character area and relatively open. Its development is considered to have a neutral effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant negative effect on climate change it is there is some high surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	This site forms part of the wider Mastin Moor Regeneration Priority Area. However access to the site is limited and reliant upon improvements being brought forward through the redevelopment of the wider site. If these are delivered the potential for additional residential development can be adequately explored through the development management process				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H1 (SLP)	<b>E</b>	4451	<b>N</b>	3754
<b>LAA Site Reference</b>	317	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Edale Road (garage court), Mastin Moor				
<b>Site Size (Ha)</b>	0.20	<b>Housing Potential</b>		6	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		4	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	294				

<b>SA Summary</b>	<p>This is a small (0.2 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is within 500m of a listed building, and without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as is wholly within flood zone 1 with low risk of surface water flooding.</p>
<b>Main Constraints</b>	<p>The site has no significant environmental or physical constraints. The site has an element of public open space but this is less than 0.2ha and so its loss would not affect existing provision levels. However, the total site is of a size that might meet quantitative need for informal play provision (a need identified by current evidence). This constraint could be overcome if the site is not suitable for open space or it enables increased capacity in open space provision in the locality through capital receipts from the lands development.</p>
<b>Suitability</b>	<p>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.</p>
<b>Achievability</b>	<p>Site is owned by Local Authority and identified for housing development. It is dependant on the larger urban extension to Mastin Moor coming through the system and so the site is developable not deliverable.</p>
<b>Policy Justification</b>	<p>The site is predominantly previously developed land (with a small portion of amenity open space) within a regeneration priority area and is suitable in principle for a residential (housing) development despite being currently distant from existing services and facilities. The site has no significant environmental or physical constraints. Local Authority ownership ensure the site is available and deliverable. There is no conflict with other proposed policies or allocations of the Local Plan. Development of the site for housing would support the 'regeneration' aspect of the Spatial Strategy. The site should be allocated for residential development.</p>

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	37681	<b>N</b>	69014
<b>LAA Site Reference</b>	318	<b>Ward</b>		Rother	
<b>Address</b>	Land off Farm Close, Grangewood				
<b>Site Size (Ha)</b>	1.40	<b>Housing Potential</b>		40	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		17	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	171				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	there is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	437588	<b>N</b>	369189
<b>LAA Site Reference</b>	319	<b>Ward</b>		Rother	
<b>Address</b>	Land off Harehill Road, Grangewood				
<b>Site Size (Ha)</b>	0.91	<b>Housing Potential</b>		27	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		4	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	113				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	there is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	3706	<b>N</b>	7013
<b>LAA Site Reference</b>	322	<b>Ward</b>		Rother	
<b>Address</b>	Land off Hunloke Avenue				
<b>Site Size (Ha)</b>	0.86	<b>Housing Potential</b>		23	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	169				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	there is insufficient evidence that the site is surplus to meeting open space requirements or is not needed for a future extension of the cemetery.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	3610	<b>N</b>	7230
<b>LAA Site Reference</b>	324	<b>Ward</b>		Loundsley Green	
<b>Address</b>	Land off Grindon Close (near Milldale Close)				
<b>Site Size (Ha)</b>	1.28	<b>Housing Potential</b>		10	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	123				

<b>SA Summary</b>	
<b>Main Constraints</b>	The site has significant constraints in the form of impact on a green wedge and also loss of public open space. It is unlikely that these constraints are mitigable given current information.
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	There is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space. Conflicts with the GW2 - Holme Hall & Newbold, Green Wedge

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H31 (SLP)	<b>E</b>	4443	<b>N</b>	7341
<b>LAA Site Reference</b>	326	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Varley Park, Staveley Road				
<b>Site Size (Ha)</b>	5.16	<b>Housing Potential</b>		167	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		80	
<b>Planning Status</b>	Pending S106	<b>Forecast Homes Years 6 - 10</b>		95	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	338				
<b>SA Summary</b>	<p>This is a large (5.16 hectare) greenfield site in the rural area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of recreational open space and therefore provides opportunities for exercise, sport and play. The site lies within a Regeneration Priority Area and therefore has potential for positive effects on Objective 3. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is open space adjacent to a number of properties within the Estate Farmlands landscape character type. There is likely to be a negative effect on Objective 6. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	<p>The site contains some physical and environmental constraints. The main ones are likely to be; visual impact and landscape impact, the presence of priority habitat, loss of existing open space and limited capacity in nearby schools. However, these constraints could be overcome through mitigation, in the case of biodiversity compensation and in the case of educational infrastructure investment in new provision through CIL.</p>				
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>	<p>The site is due to be sold by Chesterfield Borough Council to a regional housing developer and planning committee has resolved to grant permission subject to the signing of a Section 106 Planning Obligation. The house builder has carried out viability assessment and has confirmed build out forecasting for the site.</p>				
<b>Policy Justification</b>	<p>The site is not within walking distance of a local centre but it is within an identified Regeneration Priority Area. Planning permission has been granted for the development of this and the adjacent site (LAA reference 225) for residential development for 175 dwellings. The permission is subject to a S106 agreement to deliver regeneration benefits including replacement planting and habitat creation to offset the loss of open space. The development of this site will secure regeneration benefits including supporting the viability of the local primary school and convenience retail.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	3678	<b>N</b>	7015
<b>LAA Site Reference</b>	327	<b>Ward</b>		Walton	
<b>Address</b>	Land off Walgrove Road (East of Kelder Court)				
<b>Site Size (Ha)</b>	0.73	<b>Housing Potential</b>		19	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		19	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	231				

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	there is insufficient evidence that the site is surplus to meeting open space requirements or is fundamentally unsuitable as open space.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	3730	<b>N</b>	7001
<b>LAA Site Reference</b>	328	<b>Ward</b>		Rother	
<b>Address</b>	Whitecotes Recreation Ground, off Hazel Drive				
<b>Site Size (Ha)</b>	1.68	<b>Housing Potential</b>		45	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		22	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	306				
<b>SA Summary</b>	<p>This is a small (1.68 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. The site is within 500m of an Air Quality Management Area and is considered to have a negative effect on Objective 7. Development of the site would have a significant negative effect on climate change if there is some high surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	There is insufficient evidence that the site is surplus to meeting local open space requirements or that it is fundamentally unsuitable as open space.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	4239	<b>N</b>	7352
<b>LAA Site Reference</b>	329	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Land off Middlecroft Road (Winster Recreation Ground)				
<b>Site Size (Ha)</b>	0.76	<b>Housing Potential</b>		20	
<b>Proposed Use</b>		<b>Forecast Homes Years 1 - 5</b>		20	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	15				

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	3810	<b>N</b>	7090
<b>LAA Site Reference</b>	331	<b>Ward</b>		St Leonard's	
<b>Address</b>	Registry Office, Beetwell Street				
<b>Site Size (Ha)</b>	0.24	<b>Housing Potential</b>		7	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		7	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	89				

<b>SA Summary</b>	This is a small (0.24 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is within the town centre's historic core and within 500m of the town centre conservation area and several listed buildings. Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. Development of the site would have a significant positive effect on climate change as it is in Flood Zone 1 with low surface water flood risk.
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.
<b>Suitability</b>	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.
<b>Achievability</b>	Owned by the County Council and identified for development. The site was dependant on the relocation of the registry office which is now under way.
<b>Policy Justification</b>	The site has potential for a range of uses including residential, commercial or retail. CBC is working with DCC to prepare a planning brief exploring the options. The site should be allocated as part of the Town Centre Policy SS1

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	4423	<b>N</b>	3735
<b>LAA Site Reference</b>	333	<b>Ward</b>			
<b>Address</b>	The Laurels, Wensley Way				
<b>Site Size (Ha)</b>	0.12	<b>Housing Potential</b>		5	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		5	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	10				
<b>SA Summary</b>	<p>This is a small (0.12 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is not within 500m of any designated heritage asset and is unlikely to affect heritage assets or their settings, therefore having a neutral effect on Objective 4. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within the urban area and its development is considered to have a positive effect. Development of the site would have a significant positive effect on climate change as it is in Flood Zone 1 with low surface water flood risk.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	Redevelopment of existing dwellings. No significant constraints identified.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is in existing residential use and allocation for residential development would not be necessary in order to bring forward a planning application for replacement dwellings.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H29 (SLP)	<b>E</b>	436766	<b>N</b>	374646
<b>LAA Site Reference</b>	336	<b>Ward</b>		Dunston	
<b>Address</b>	Dunston Road (Land Off), Cammac Site				
<b>Site Size (Ha)</b>	4.49	<b>Housing Potential</b>		146	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		105	
<b>Planning Status</b>	Under Construction	<b>Forecast Homes Years 6 - 10</b>		41	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	354				
<b>SA Summary</b>	<p>This is a large (4.49 hectare) previously developed site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as part of the site is within 800m of recreational open space and therefore provides opportunities for exercise, sport and play. The site is within the 500m buffer zone of several heritage assets (a historic park / garden and several listed buildings). Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is within Coalfield Village Farmlands type and given wooded areas and topography the effect on Objective 6 is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there are very small areas of high surface water flood risk on site.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable as demonstrated by an extant permission under construction.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Although not within walking distance of a centre, the site is a complex previously developed site. Planning permission has been granted for development for housing on the basis of securing the remediation and regeneration of the site, the loss of which would not result in a quantitative deficiency of employment land. The site should be allocated for residential use on the basis of the 'regeneration' aspect of the spatial strategy as set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>	43793	<b>N</b>	37455
<b>LAA Site Reference</b>	337	<b>Ward</b>		Moor	
<b>Address</b>	Wagon Works, Whittington Way				
<b>Site Size (Ha)</b>	6.31	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>	157				
<b>SA Summary</b>	The site is serviced by Whittington Way to the west of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. Site is within 800m of a GP and open space. Site is within 500m of a listed building and part of the site is within 500m of a conservation area. Impact of development is uncertain without further assessment. The site is previously developed land within urban area. The site is not within 500m of an Air Quality Management Area. The site falls within FZ3a and high surface water flood risk. Provides 6.31ha of employment land and is within walking distance of a centre.				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Allocation for residential use would not be compatible with the sequential approach to flood risk and the landowner has indicated a preference for employment use. Allocated as an employment site (LP7)				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H24 (SLP)	<b>E</b>	43685	<b>N</b>	37109
<b>LAA Site Reference</b>	338	<b>Ward</b>		Holmebrook	
<b>Address</b>	Barker Lane (GK Group premises)				
<b>Site Size (Ha)</b>	1.10	<b>Housing Potential</b>		40	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		23	
<b>Planning Status</b>	Expired planning permission	<b>Forecast Homes Years 6 - 10</b>		17	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	121				
<b>SA Summary</b>	<p>This is a small (1.1 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a significant positive impact on improving health (Objective 2) as the site is within 800 metres of a GP and recreational open space and therefore provides opportunities for exercise, sport and play. The site is adjacent to a conservation area and within 500m of a listed building. Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	There are no significant environmental or physical constraints.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is previously developed land which is due to be vacated by the exiting user following completion of an alternative facility at Spire Walk. The site is within walking distance of Chatsworth Road District Centre. Allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	
<b>LAA Site Reference</b>	343
<b>Address</b>	Park Street, Birdholme
<b>Site Size (Ha)</b>	0.08
<b>Proposed Use</b>	Residential
<b>Planning Status</b>	No planning permission
<b>Site Categorisation</b>	Undevelopable
<b>Accessibility Rank</b>	101

<b>E</b>		<b>N</b>	
<b>Ward</b>		Rother	
<b>Housing Potential</b>		2	
<b>Forecast Homes Years 1 - 5</b>			
<b>Forecast Homes Years 6 - 10</b>			
<b>Forecast Homes Years 11 - 15</b>			

<b>SA Summary</b>	
<b>Main Constraints</b>	The site has a significant constraint in the form of its location and surroundings. Specifically, the sites size, shape and position are such that there is potential for a significant adverse effect on neighbouring occupiers amenity and that of future occupants of the site. There is insufficient evidence available to demonstrate that this constraint could be overcome. It is also unclear if the sites loss as parking would cause a safety and traffic flow problem or exacerbate existing on-street parking to an unacceptable degree.
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	The site has constraints that based on current available information would be insurmountable. Furthermore the site is unlikely to be appropriate for more than 5 dwellings in any case. An allocation for housing development would be inappropriate.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	382	<b>Ward</b>			
<b>Address</b>	Basil Close, Chesterfield, S41 7SL				
<b>Site Size (Ha)</b>		<b>Housing Potential</b>		22	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		22	
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	143				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	<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>				
<b>Achievability</b>	Detailed extant planning permission.				
<b>Policy Justification</b>	Notwithstanding the current planning permission, the site is suitable for a range of uses including commercial, residential, hotel or other main town centre uses. The site should be allocated as part of the town centre policy area (SS1)				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	383	<b>Ward</b>	Moor		
<b>Address</b>	Ryro Engineering, Shaw Street, Chesterfield, Derbyshire, S41 9AY				
<b>Site Size (Ha)</b>		<b>Housing Potential</b>	4		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>	4		
<b>Planning Status</b>	Expired planning permission	<b>Forecast Homes Years 6 - 10</b>	0		
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	51				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>	Detailed extant planning permission.				
<b>Policy Justification</b>	Although the site has outline and reserved matters planning permission. There is currently no evidence of the permission being implemented in the near future. The lack of allocation would not prevent the permission being implemented should this change of a fresh permission being sought.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	437755	<b>N</b>	371428
<b>LAA Site Reference</b>	385	<b>Ward</b>		Brockwell	
<b>Address</b>	Former Social Club, Saltergate, Chesterfield, Derbyshire, S40 1NH				
<b>Site Size (Ha)</b>	0.086	<b>Housing Potential</b>		10	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		10	
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	21				
<b>SA Summary</b>					
<b>Main Constraints</b>	There are no significant environmental or physical constraints.				
<b>Suitability</b>	<p>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.</p> <p>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.</p> <p>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.</p>				
<b>Achievability</b>	Detailed extant planning permission.				
<b>Policy Justification</b>	The site is within 800m of the Town Centre and is relatively accessible to essential services. It's redevelopment has the potential to enhance local character and visual amenity and its allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	386	<b>Ward</b>		Moor	
<b>Address</b>	Littlemoor Shopping Centre, Littlemoor Centre, S41 8QW				
<b>Site Size (Ha)</b>	0.24	<b>Housing Potential</b>		11	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		11	
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	17				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>					
<b>Achievability</b>	Detailed extant planning permission.				
<b>Policy Justification</b>	The site has permission for residential development as an extension of a mixed use unit in a Local Centre with retail on the ground floor. Allocation as a residential site would not be appropriate. Should permission lapse, the Local Centre designation would not prevent a similar scheme being pursued through a planning application.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	388	<b>Ward</b>	St Leonard's		
<b>Address</b>	Hady Miners Welfare Club, Houldsworth Drive, Hady, S41 0BS				
<b>Site Size (Ha)</b>	0.12	<b>Housing Potential</b>	6		
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>	6		
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>	0		
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>	0		
<b>Accessibility Rank</b>	344				
<b>SA Summary</b>					
<b>Main Constraints</b>	There are no significant environmental or physical constraints.				
<b>Suitability</b>	Site has extant planning permission. Constraints considered to be mitigable.				
<b>Achievability</b>	Outline extant planning permission.				
<b>Policy Justification</b>	The site has potential for redevelopment including a small convenience store and would represent regeneration if such a facility were included. A permission has previously been granted for such a use albeit has lapsed. The historical permission established that the existing club premises was not required to meet community needs and an allocation for residential development would be in accordance with the spatial strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	438158	<b>N</b>	371134
<b>LAA Site Reference</b>	389	<b>Ward</b>		St Leonard's	
<b>Address</b>	Post Office, 1, Market Place, S40 1TL				
<b>Site Size (Ha)</b>	0.06	<b>Housing Potential</b>			
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		7	
<b>Planning Status</b>	Under Construction	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	32				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	The site has extant planning permission and is currently under construction so the impact on the listed building is considered to be mitgatable. 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.				
<b>Achievability</b>	Detailed extant planning permission.				
<b>Policy Justification</b>	The site is within the Town Centre and residential use has permission and it is appropriate to retain flexibility in uses rather than give any specific allocation for such a site and location, to ensure that the site can make a full contribution to the vitality and viability of the centre. Furthermore the site is subject to a permission that has been commenced and is under construction.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	436536	<b>N</b>	370918
<b>LAA Site Reference</b>	390	<b>Ward</b>		Holmebrook	
<b>Address</b>	Jacksons Bakery, New Hall Road, S40 1HE				
<b>Site Size (Ha)</b>	0.08	<b>Housing Potential</b>		7	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		7	
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	134				

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	Site has planning permission and is considered suitable for residential development.
<b>Achievability</b>	Detailed extant planning permission.
<b>Policy Justification</b>	The site has planning permission for 7 dwellings and is included as a commitment. Its location and brownfield character are such that the local plan would support development of the site and an allocation is unnecessary to bring housing forward.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	437700	<b>N</b>	372330
<b>LAA Site Reference</b>	393	<b>Ward</b>		St Helen's	
<b>Address</b>	Fridays Chip Shop, 109 Highfield Road, Chesterfield, Derbyshire, S41 7HS				
<b>Site Size (Ha)</b>	0.09	<b>Housing Potential</b>		5	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		5	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	154				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>					
<b>Achievability</b>	Outline extant planning permission.				
<b>Policy Justification</b>	The site has planning permission for 5 dwellings and is included as a commitment. Its location and brownfield character are such that the local plan would support development of the site and an allocation is unnecessary to bring housing forward.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	438115	<b>N</b>	370927
<b>LAA Site Reference</b>	394	<b>Ward</b>		St Leonard's	
<b>Address</b>	44 - 46 Park Road, Chesterfield, Derbyshire				
<b>Site Size (Ha)</b>	0.07	<b>Housing Potential</b>		8	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		8	
<b>Planning Status</b>	Under Construction	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	52				

<b>SA Summary</b>	
<b>Main Constraints</b>	The site has physical and environmental constraints but these are mitigable as demonstrated by a planning permission on the site for mixed use, which is currently under construction and appears to be nearing completion.
<b>Suitability</b>	The site is within 800m of a centre and is subject to an extant permission which is under construction.
<b>Achievability</b>	Detailed extant planning permission
<b>Policy Justification</b>	Building work very nearly complete - not appropriate for inclusion in local plan.



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	397	<b>Ward</b>		Rother	
<b>Address</b>	Burns Close, Grangewood, Chesterfield				
<b>Site Size (Ha)</b>	0.14	<b>Housing Potential</b>		6	
<b>Proposed Use</b>	Community Facility	<b>Forecast Homes Years 1 - 5</b>		6	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>	58				
<b>SA Summary</b>					
<b>Main Constraints</b>					
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>					

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H36 (SLP)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	401	<b>Ward</b>		Middlecroft and Poolsbrook	
<b>Address</b>	Inkersall Road (Land west of), Staveley (Site B)				
<b>Site Size (Ha)</b>	12.96	<b>Housing Potential</b>		200	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		75	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		125	
<b>Accessibility Rank</b>	350				
<b>SA Summary</b>	<p>This is a large (22.56 hectare) greenfield site on the edge of the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a significant positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of the site is within 800m of a GP. The site is within 500m of a Listed Building (Grade II Inkersall Farmhouse). Without further information it is considered that development of the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site is a large extension into open farmland. The site is within the Coalfield Landscape Character Area and within the Estate Farmlands landscape character type. An adverse impact on landscape character is likely and therefore there could be a negative effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site could have a significant negative effect on climate change as there is an area of high risk of surface water flooding.</p>				
<b>Main Constraints</b>					
<b>Suitability</b>	<p>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.</p>				
<b>Achievability</b>					
<b>Policy Justification</b>	<p>The site is greenfield land, the majority of which is within walking distance of Inkersall Local centre and local schools. With the borough having insufficient previously developed land to meet the full OAN, the site has the potential to be developed to meet the spatial strategy of concentration in combination with LAA site 30. The site should be allocated for residential developments.</p>				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	402	<b>Ward</b>	Middlecroft and Poolsbrook		
<b>Address</b>	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site C)				
<b>Site Size (Ha)</b>	15.8	<b>Housing Potential</b>	331		
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>	75		
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>	125		
<b>Site Categorisation</b>	Undevelopable	<b>Forecast Homes Years 11 - 15</b>	111		
<b>Accessibility Rank</b>	362				
<b>SA Summary</b>					
<b>Main Constraints</b>	The site has constraints in the form of landscape character impact, visual amenity, biodiversity, residential amenity, highway safety and traffic flow and the lack of proximity to a local centre. The effect on residential amenity of traffic during and after the construction phase and also the need for a local centre are likely to be insurmountable constraints.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	Large greenfield site on the edge of the urban area, not within walking distance of a centre and not within a designated Regeneration Priority Area. Combined with sites 273 and 274 there would be potential scale to support some local convenience provision. There are concerns over impact on landscape character and biodiversity. There are significant concerns over impact on the amenity of residents from additional traffic on Bamford Road during construction and operation of the site and there is no reasonable alternative for access. The site would not accord with the Spatial Strategy of 'Concentration and Regeneration' and should not be allocated for development.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	
<b>LAA Site Reference</b>	403
<b>Address</b>	land at Fields Farm, Dunston, Chesterfield
<b>Site Size (Ha)</b>	0.61
<b>Proposed Use</b>	Residential
<b>Planning Status</b>	No planning permission
<b>Site Categorisation</b>	Developable
<b>Accessibility Rank</b>	389

<b>E</b>		<b>N</b>	
<b>Ward</b>	Dunston		
<b>Housing Potential</b>	0		
<b>Forecast Homes Years 1 - 5</b>			
<b>Forecast Homes Years 6 - 10</b>			
<b>Forecast Homes Years 11 - 15</b>			

<b>SA Summary</b>	
<b>Main Constraints</b>	
<b>Suitability</b>	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 is the site determined to be suitable, viable and achievable.
<b>Achievability</b>	
<b>Policy Justification</b>	

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	H18 (SLP)	<b>E</b>	438552	<b>N</b>	372090
<b>LAA Site Reference</b>	407	<b>Ward</b>		St Helen's	
<b>Address</b>	Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, S41 7NA				
<b>Site Size (Ha)</b>	0.72	<b>Housing Potential</b>		31	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		30	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>					
<b>SA Summary</b>	<p>This is a small (0.72 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of site is within 500m of a listed building and conservation area. Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has physical and environmental constraints but these should be overcome provided that the undesignated heritage asset on the site is retained.				
<b>Suitability</b>	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.				
<b>Achievability</b>	The site is owned by a developer and has outline permission. The developer has indicated that the intention is to submit a reserved matters application in 2018. Constraints are unlikely to significantly delay progress. A full application was pending 26/11/2018				
<b>Policy Justification</b>	The site is vacant previously developed land within walking distance of a centre. Allocation of the site for residential development would accord with the Spatial Strategy of 'concentration and regeneration' set out in submission policies LP1 and LP2.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	435890	<b>N</b>	371535
<b>LAA Site Reference</b>	409	<b>Ward</b>			
<b>Address</b>	325 Ashgate Road, Ashgate, S40, 4DB				
<b>Site Size (Ha)</b>	0.43	<b>Housing Potential</b>		5	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>					
<b>SA Summary</b>	<p>This is a small (0.72 hectare) previously developed site within the urban area. Delivery of housing on this site will help to ensure that housing stock meets the needs of all communities in the Borough and therefore has a positive effect on Objective 1. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800 metres of recreational open space and therefore provides opportunities for exercise, sport and play. Part of site is within 500m of a listed building and conservation area. Without further information the effect on Objective 4 is uncertain. The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the urban area and its development is considered to have a positive effect. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding.</p>				
<b>Main Constraints</b>	The site has some environmental and physical constraints. The site is 'backland' development and has protected trees. However, these constraints could be overcome.				
<b>Suitability</b>	Identified constraints could be overcome. The site is within 800m of a centre and has an extant permission.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site has planning permission and is included as a commitment. Its location and brownfield character are such that the local plan would support development of the site and an allocation is unnecessary to bring housing forward.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	437533	<b>N</b>	373678
<b>LAA Site Reference</b>	410	<b>Ward</b>			
<b>Address</b>	Apple Trees, Lancaster Road, Newbold, Derbyshire, S41 8TP				
<b>Site Size (Ha)</b>	0.41	<b>Housing Potential</b>			
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b> 0			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b> 0			
<b>Accessibility Rank</b>					

<b>SA Summary</b>	
<b>Main Constraints</b>	Site has and extant permission for residential development.
<b>Suitability</b>	Site has and extant permission for residential development.
<b>Achievability</b>	
<b>Policy Justification</b>	

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	435202	<b>N</b>	371599
<b>LAA Site Reference</b>	411	<b>Ward</b>		Linacre	
<b>Address</b>	Moorlea Ashgate Road, Chesterfield, Derbyshire, S42 7JE				
<b>Site Size (Ha)</b>	0.41	<b>Housing Potential</b>		7	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>					

<b>SA Summary</b>	
<b>Main Constraints</b>	No significant physical or environmental constraints have been identified.
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	The site has planning permission and is included as a commitment.



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>	438739	<b>N</b>	371245
<b>LAA Site Reference</b>	426	<b>Ward</b>			
<b>Address</b>	land between the A61 and Midland Mainline, and south of Crow Lane and North of Hollis Lane.				
<b>Site Size (Ha)</b>	5.18ha	<b>Housing Potential</b>		330	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					

<b>SA Summary</b>	
<b>Main Constraints</b>	The Hollis Lane Link Road would improve access through the area and to the railway station. The displacement of existing car parking serving the railway station would need to be addressed. There are no other constraints that could not be mitigated through masterplanning.
<b>Suitability</b>	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.
<b>Achievability</b>	
<b>Policy Justification</b>	The site is identified as a regeneration in the Town Centre masterplan (adopted 2010) to deliver improvements in accessibility between Chesterfield Railway Station and Chesterfield Town Centre. The station has also been identified as a stop on the route of HS2 phase 2B. The Hollis Lane link road is a safe guarded highway scheme to improve access to the Station and reduce traffic on St Mary's Gate (to improve the setting of the listed St Mary's Church and support the 'Spire Neighbourhood' area. Implementation of the Hollis Lane Link (which is part funded) and other access improvements will require redevelopment of parts of the site. It is acknowledged that development viability may be marginal without public sector investment in the Infrastructure (part of which is already secured) and potentially land acquisition which would need to occur prior to any development. A masterplan for development, including market assessment and business case for funding, is under preparation funded by Sheffield City Region and D2N2 LEPS. The site would benefit from a mixed use regeneration allocation to ensure it is safeguarded for regeneration in the long term and that infrastructure necessary to support development is safeguarded and implemented. However any potential housing/floorspace numbers will not be included within the supply for the plan period.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	427	<b>Ward</b>		Old Whittington	
<b>Address</b>	Whitting Valley Road B, Old Whittington				
<b>Site Size (Ha)</b>	2.11	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					
<b>SA Summary</b>	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. A Small part of site is within 800m of a GP. Whole site is within 800m of an open space. Within an employment area - no significant impact on landscape character. Majority of site in FZ1 and at low risk of SWF. Provides 02.11ha of employment land and is within walking distance of a centre.				
<b>Main Constraints</b>	The site has no significant physical or environmental constraints.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is greenfield in character but is within a longstanding employment area allocation and is adjoined by other employment uses. It is near to services and it accessible to the cycle network from Chesterfield Canal and within 800m walking distance of a relatively frequent bus route that serves Chesterfield town centre. The site is being marketed by a property agent.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	428	<b>Ward</b>		Old Whittington	
<b>Address</b>	Whitting Valley Road C, Old Whittington				
<b>Site Size (Ha)</b>	0.74	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					
<b>SA Summary</b>	The site is serviced by Whitting Valley Road, on an established Industrial Estate. Whitting Valley Road is close to the eastern side of the B6052 Station Road at the foot of Whittington Hill and within 200 metres of the Whittington Moor roundabout intersection of the A61 with the Dronfield/Unstone Bypass. The site is within 800m of a GP and open space. Site is within 500m of a listed building. Impact of development is uncertain without further assessment. Within employment area area - no significant impact on landscape character. The site is not within 500m of an Air Quality Management Area. Majority of site in area of high SWFR. Provides 0.74ha of employment land and is within walking distance of a centre.				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>					

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	429	<b>Ward</b>		Dunston	
<b>Address</b>	Former GKN Site, Sheepbridge Lane, Dunston				
<b>Site Size (Ha)</b>	3.6	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>		0	
<b>Planning Status</b>	No planning permission	<b>Forecast Homes Years 6 - 10</b>		0	
<b>Site Categorisation</b>	Developable	<b>Forecast Homes Years 11 - 15</b>		0	
<b>Accessibility Rank</b>					
<b>SA Summary</b>	The site is located on Sheepbridge Industrial Estate. The majority of site is within 800m of an open space. Site is within 500m of a listed building. Impact of development is uncertain without further assessment. Since the site is former employment land - no significant impact on landscape character. The site is not within 500m of an Air Quality Management Area. There Some areas of high - medium SWFR. Provides 3.6ha of employment land and is within walking distance of a centre.				
<b>Main Constraints</b>	Constraints are present including land contamination, priority habitat, surface water flooding and highways impact. However, it is likely that these could be overcome. Surrounding land uses pose a constraint in terms of compatibility and it is unlikely residential use would be appropriate as a consequence.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is within a long established employment area and is close to existing employment uses. The land owner is seeking employment development and the site is close to the A61. Its allocation as an employment site would accord with submission policies LP1, LP2 and LP7.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	430	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Markham Vale East				
<b>Site Size (Ha)</b>	0.8	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					
<b>SA Summary</b>	<p>This is a small (0.8 hectare) greenfield site within Markham Vale East, with commercial and industrial buildings to the east and the M1 to the west, considered for an employment led scheme. Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and or within 2km of a GP. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area and is at the edge of an existing industrial development. The site is not within an area identified as sensitive in terms of landscape character, therefore the effect is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding. The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is in the Markham Vale employment growth zone, can utilise existing infrastructure and is attractive to the market in terms of its location close to the M1. Its allocation would accord with submission policies LP7 and SS4.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	431	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Markham Vale East Plot 5 North				
<b>Site Size (Ha)</b>	0.75	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					
<b>SA Summary</b>	<p>This is a small (0.75 hectare) greenfield site within Markham Vale East with commercial and industrial buildings to the east and the M1 to the west, considered for an employment led scheme. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area and is at the edge of an existing industrial development. The site is not within an area identified as sensitive in terms of landscape character, therefore the effect is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding. The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is in the Markham Vale employment growth zone, can utilise existing infrastructure and is attractive to the market in terms of its location close to the M1. Its allocation would accord with submission policies LP7 and SS4.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	432	<b>Ward</b>		Hollingwood and Inkersall	
<b>Address</b>	Markham Vale West Plot 2, Markham Employment Growth Zone, Markham Lane, Duckmanton				
<b>Site Size (Ha)</b>	1.47	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Detailed planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					
<b>SA Summary</b>	<p>This is a small (1.47 hectare) greenfield site within Markham Vale West, located west of Duckmanton with the M1 to the east, considered for an employment led scheme. Development of the site would have a positive impact on improving health (Objective 2) as the site is within 800m of a recreational open space and therefore provides opportunities for exercise, sport and play. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area and is at the edge of an existing industrial development. The site is not within an area identified as sensitive in terms of landscape character, therefore the effect is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant positive effect on climate change as the site is wholly within flood zone 1 with low risk of surface water flooding. The site scores a positive on Objective 12 as it falls within a 15 minute bus or cycle ride of a centre.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>					

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>	Employment land (LP7)	<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	433	<b>Ward</b>		Lowgates and Woodthorpe	
<b>Address</b>	Markham Vale North Plot 1				
<b>Site Size (Ha)</b>	2.2	<b>Housing Potential</b>		0	
<b>Proposed Use</b>	Employment	<b>Forecast Homes Years 1 - 5</b>			
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					
<b>SA Summary</b>	<p>This is a small (2.2 hectare) greenfield site with located at Markham Vale North, considered for an employment led scheme. Development of the site would have a negative impact on improving health (Objective 2) Development of the site would have a significant negative impact on improving health (Objective 2) as the site is not within 800 metres of recreational open space and or GP surgery. Whilst there are no intersections with historic data within the borough the site is close to the boundary with Bolsover District Council as such the site would have an uncertain effect on heritage (Objective 4). The site is not within 100m of a locally designated wildlife site or within 500m of a nationally/internationally designated site and therefore has a neutral effect on biodiversity (Objective 5). In terms of impact on landscape (Objective 6), the site falls within the 'Estate Farmlands' landscape character area. 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; therefore the effect is considered to be neutral. The site is not within 500m of an Air Quality Management Area and is considered to have no effect on Objective 7. Development of the site would have a significant negative effect on climate change as a small part of the northern boundary of site is covered by FZ3a. The scheme score positive on developing a culture of enterprise and innovation as it provides an employment site of less than 5 hectares. The site scores a negative on Objective 12 as it is a 30-45 minute bus ride from a centre.</p>				
<b>Main Constraints</b>	Constraints are present but unlikely to be insurmountable.				
<b>Suitability</b>	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.				
<b>Achievability</b>					
<b>Policy Justification</b>	The site is in the Markham Vale employment growth zone, can utilise existing infrastructure and is attractive to the market in terms of its location close to the M1. Its allocation would accord with submission policies LP7 and SS4.				



## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	435	<b>Ward</b>			
<b>Address</b>	The Travellers Rest, 425 Sheffield Road, Whittington Moor, S41 8LT				
<b>Site Size (Ha)</b>	0.06	<b>Housing Potential</b>		12	
<b>Proposed Use</b>	Mixed Use	<b>Forecast Homes Years 1 - 5</b>		10	
<b>Planning Status</b>		<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					

<b>SA Summary</b>	
<b>Main Constraints</b>	Extant outline permission for residential
<b>Suitability</b>	Extant outline permission for residential
<b>Achievability</b>	
<b>Policy Justification</b>	The site is in a centre and flexibility in uses is appropriate, an allocation not being necessary.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	436	<b>Ward</b>			
<b>Address</b>	Victoria Hotel, Lowgates, Staveley				
<b>Site Size (Ha)</b>	0.08	<b>Housing Potential</b>		10	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		10	
<b>Planning Status</b>		<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					
<b>SA Summary</b>					
<b>Main Constraints</b>	Extant outline permission for residential				
<b>Suitability</b>	Extant outline permission for residential				
<b>Achievability</b>					
<b>Policy Justification</b>	The site has an extant detailed residential permission and is small scale. Given the building's local heritage value flexibility in use is appropriate and there is no reason to allocate on this basis.				

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	437	<b>Ward</b>			
<b>Address</b>	Knightsbridge Court, West Bars, Chesterfield, S40 1BA				
<b>Site Size (Ha)</b>	0.45	<b>Housing Potential</b>		30	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		30	
<b>Planning Status</b>		<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					

<b>SA Summary</b>	
<b>Main Constraints</b>	Extant outline permission for residential
<b>Suitability</b>	Extant outline permission for residential
<b>Achievability</b>	
<b>Policy Justification</b>	The site has extant detailed permission and flexibility in its future use is appropriate given its central location. There is no reason to allocate the site.

## Chesterfield BC Site Allocation Conclusion Summaries

<b>Local Plan Allocation Reference</b>		<b>E</b>		<b>N</b>	
<b>LAA Site Reference</b>	438	<b>Ward</b>			
<b>Address</b>	Land At Chester Street, Chesterfield, Derbyshire				
<b>Site Size (Ha)</b>	0.03	<b>Housing Potential</b>		6	
<b>Proposed Use</b>	Residential	<b>Forecast Homes Years 1 - 5</b>		6	
<b>Planning Status</b>	Outline planning permission	<b>Forecast Homes Years 6 - 10</b>			
<b>Site Categorisation</b>	Deliverable	<b>Forecast Homes Years 11 - 15</b>			
<b>Accessibility Rank</b>					

<b>SA Summary</b>	
<b>Main Constraints</b>	Extant outline permission for residential
<b>Suitability</b>	Extant outline permission for residential
<b>Achievability</b>	The site is being promoted by a landowner and has an extant outline permission.
<b>Policy Justification</b>	Site has and extant residential planning permission and is too small to justify an allocation.