

LAA Initial Stage (Stage 1 and 2a) December 2018

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
1	Broomhill Farm, Broomhill Road, Old Whittington, Chesterfield, S41 9EA	No planning permission	Available	3.00	Green Belt	No	Viable		No	90			
2	Land at Whittington Hall, High Street, New Whittington	No planning permission	Available	2.34	Green Belt	No	Viable		No	63			
3	Handley Road, Land rear of 183-229, New Whittington	No planning permission	Available	5.30	Green Belt	No	Viable		No	141			
4	Merrians Farm and Land adjacent to Staveley Road, New Whittington	No planning permission	Available	4.00	Green Belt	No	Viable		No	120			
5	Brookside Bar, Land south of	No planning permission	Available	3.02	Green Belt	No	Viable		No	121			
6	Brookside Nurseries, Land south of Brookside Bar	No planning permission	Available	2.10	Green Belt	No	Viable		No	30			
7	Land north of Worksop Road, Mastin Moor	No planning permission	Available	0.96	Green Belt	No	Viable		No	26			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
8	rear of Flintson Avenue and Handley Road, New Whittington	No planning permission	Available	3.00	Green Belt	No	Viable		No	81			
9	Land at 115 High Street, Old Whittington	No planning permission	Available	0.08	Green Belt. Below minimum size threshold.	No	Viable		No	2			
10	Hagge Farm Staveley Lane Staveley Chesterfield Derbyshire	No planning permission	Available	1.10	Green Belt	No	Viable		No	5			
11	Land opposite 235 - 273 Handley Road, New Whittington, Chesterfield	No planning permission	Available	0.35	Green Belt	No	Viable		No	10			
12	Hawthorne Hill Farm Eckington Road Staveley Chesterfield S43 3XZ	No planning permission	Available	0.90	Green Belt	No	Viable		No	7			
13	Whittington Grange, High Street, Old Whittington, Chesterfield S41 9LQ	No planning permission	Available	3.30	Green Belt	No	Viable		No	99			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
14	Hady Lane (Land around 146-152), Hady	Outline planning permission	Available	1.50		Yes	Viable	Surface water flooding and impact on character can be mitigated by a low density layout.	Yes	10	10	0	0
15	Brampton Manor, Old Road, Chesterfield S40 1HX	No planning permission	Available	1.80		Yes	Viable	Site contains Listed Buildings and mature trees constraining development potential.	Yes	10	10	0	0
16	Brockwell Court (Former), Cheedale Avenue, Newbold	No planning permission	Available	0.74		Yes	Viable		Yes	20	28	0	0
17	Catherine Street Bank Street and Catherine Street Chesterfield	No planning permission	Available	0.27		Yes	Viable	Whilst the HSE consultation system would advise against the hazardous installation in question is decommissioned and CBC are in the process of an unopposed revocation of the licence.	Yes	10	10	0	0
18	Land at Duewell Court, Station Road, Barrow Hill	No planning permission	Available	1.18		Yes	Viable		Yes	35	23	12	0
19	Calow Lane (Land to the South East of), Chesterfield	No planning permission	Available	10.52		Yes	Viable	Layout would need to avoid northern boundary where flood zones 2 and 3a are present.	Yes	200			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
21	Land west of Heathcote Drive	No planning permission	Available	3.13		Yes	Marginal	Majority of site outside flood zones 2 and 3 (around 2ha). A Transport Assessment is necessary to demonstrate that an access is feasible and the impact on the highway network would be acceptable.	No	54			
22	Land north of Heathcote Drive, Spital	No planning permission	Available	1.07		Yes	Viable	Majority of the site is outside of flood zone 3.	Yes	9			
23	Heaton Court (Former), Meynell Close, Chesterfield	No planning permission	Available	0.34		Yes	Viable		Yes	15	14	0	0
24	Impala Estates, land adj to M1, Markham Vale	No planning permission	Available	2.69	Site within employment zone and will be evaluated in LAA accordingly.	Yes	Viable	Put forward for employment use through call for sites. Not suitable for residential due to incompatibility with nearby uses and proximity of motorway.	Yes	0			
25	KM Office Furniture (Former) Pottery Lane West Whittington Moor Chesterfield	No planning permission	Available	3.10		Yes	Viable	Majority of the site is in flood zone 1. Noise from nearby non-residential uses and the A61 would need assessment if residential use considered. Site has been put forward as a potential commercial use.	Yes	0			
26	Land Adj Walton Hospital, Whitecotes Lane	No planning permission	Available	2.20	Green Belt	No	Viable		No	45			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
27	Land east of Oldfield Farm, Westmoor Road and west of Wheathill Close, Brimington	No planning permission	Available	1.30		Yes	Viable		Yes	40			
28	Land North of Chesterfield Road, Staveley	No planning permission	Available	0.30		Yes	Viable	Highway Authority confirm that it may be possible to create an access/accesses with satisfactory visibility albeit constraints being present.	Yes	14	14	0	0
29	Land South of Ringwood Road Brimington	No planning permission	Available	10.00		Yes	Viable	A Transport Assessment will be necessary although an access appears feasible.	Yes	250			
30	Inkersall Road (Land west of), Staveley (Site A)	No planning permission	Available	9.60		Yes	Viable		Yes	200	0	75	125
31	Land at Lowgates, former Staveley Central Station Staveley	No planning permission	Available	0.57		Yes	Viable	Access appears unfeasible and no evidence has been provided to the contrary. Noise from Staveley Northern Loop Road would need addressing.	No	12			
32	Miller Avenue Mastin Moor	No planning permission	Available	0.41		Yes	Viable		Yes	14	0	14	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
33	Land between Peak View Road and Pennine Way Loundsley Green Chesterfield	No planning permission	Available	1.50		Yes	Viable		Yes	40			
34	land to rear of 131A Handley Road New Whittington S43 2EP	No planning permission	Available	0.22		Yes	Viable	Access feasibility assessment is required. Need for third party land to provide an adequate access and visibility looks constrained.	No	6			
35	Staveley Canal Basin Eckington Road Staveley	No planning permission	Available	3.22		Yes	Viable	Majority of site in flood zone 2. EA flood zone mapping needs reappraisal in light of Loop Road and Canal Basin groundworks.	Yes	36	23	13	0
36	Stonegravels (Land off) Sheffield Road, Chesterfield (Adjacent to Stagecoach Bus Depot).	Local Plan Allocation Employment	Available	0.90		Yes	Viable	Access, site levels and noise from adjoining bus depot likely to constrain capacity.	Yes	20			
37	Wardgate Way / Linacre Road, Holme Hall Chesterfield	No planning permission	Available	1.00		Yes	Viable	Two public rights of way run through the site.	Yes	27			
38	Edward Street, Middlecroft Staveley	No planning permission	Available	0.41		Yes	Viable		Yes	12	12	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
39	Wingerworth Way, Grangewood Chesterfield	No planning permission	Available	1.12		Yes	Viable		Yes	35			
40	Land north of Worksop Way and west of Carpenter Avenue Mastin Moor	Outline planning permission	Available	0.68		Yes	Viable		Yes	20			
41	Land to East of Brimington Road, opposite former Water Board Depot, Chesterfield	No planning permission	Available	1.00		Yes	Unviable	Access appears unfeasible and no evidence to the contrary. Noise assessment and mitigation needed as near railway line.	No	27			
42	Land at No 10 Grove Road Brimington Common Brimington	No planning permission	Available	0.71		Yes	Viable	Access feasibility assessment is required. Need for third party land to provide an adequate access.	Yes	19			
43	Land to the West of Northmoor View Brimington	No planning permission	Available	37.5		Yes	Viable	Insufficient information has been provided to demonstrate access feasibility and also an acceptable impact on the highway network given the size and nature of the site. A Transport Assessment is necessary as is computer modelling for highways impact, taking account of all other committed development.	No	1012			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
44	Land to the north of Chesterfield Road, adjacent Wheeldon Mill Tapton Chesterfield	No planning permission	Available	4.50		Yes	Viable	Access likely to be feasible with a link through a site to the west which has planning permission and is currently under same ownership.	Yes	121			
45	Land to north of Crow Lane Crow Lane Chesterfield	No planning permission	Available	0.15	Below minimum size threshold	No	Viable		No	4			
46	Land to rear of Balmoak Lane Tapton Chesterfield	No planning permission	Available	2.45		Yes	Viable		Yes	66			
47	Manor House Farm 118 The Green Hasland Chesterfield S41 0JU	No planning permission	Available	0.40	Small area of site along southern boundary within Green Belt (less than 25% of site), sufficient land outside development to justify inclusion	Yes	Viable		Yes	10	10	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
48	Land north of Chesterfield Road Tapton Chesterfield	No planning permission	Available	1.71		Yes	Viable	Access likely to be feasible using sites to the west. An access directly onto Chesterfield Road would require a feasibility assessment as appears severely constrained.	Yes	46			
49	Wheeldon Mill (Former) Chesterfield Road Tapton Chesterfield	No planning permission	Available	6.60		Yes	Viable	Access and highways works agreed as part of planning permission CHE/14/00404/OUT	Yes	150	120	0	0
50	Land at Scarsdale Road Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.19	Below minimum size threshold. Site redeveloped for employment uses.	No	Unviable		No	0			
51	Land east of Sheffield Road Sheepbridge	No planning permission	Available	0.77		Yes	Unviable	Adequate amenity levels for residential development are unlikely to be feasible given the proximity of railway line and employment land uses. Majority of site within flood zone 3a.	No	20			
52	Land East of Handley Wood Farm, Barrow Hill	No planning permission	Available	1.37	Green Belt	No	Marginal		No	36			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
53	Allotment Gardens Campbell Drive, Barrow Hill,	No planning permission	Available	1.96		Yes	Viable		Yes	53	15	38	0
54	Land north of St.Joseph's Church, Chesterfield Road, Staveley	No planning permission	Available	3.40		Yes	Viable		Yes	92			
55	Land off Victoria Avenue Netherthorpe Staveley	No planning permission	Available	0.36		Yes	Viable	Access unlikely to be feasible and no evidence provided to the contrary.	No	11			
56	Poolsbrook Farm Poolsbrook	No planning permission	Unavailable (Owner Unknown)	0.59		No	Viable		No	15			
57	Lodge Close (Land east of) Brimington Common	No planning permission	Available	0.96		Yes	Viable	The Highway Authority's comments to a planning application on the site indicates that off-site constraints and access constraints are present but could be mitigated. However, evidence is needed to demonstrate that the necessary improvements could be achieved.	No	26			
58	land at Wetlands Lane	No planning permission	Unavailable (Owner Unknown)	4.40		Yes	Viable	Access appears unfeasible and no evidence to the contrary has been provided.	No	119			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
59	Land off Sycamore Drive	No planning permission	Unavailable (Owner Unwilling)	0.31		No	Unviable		No	9			
60	Chesterfield College Playing Fields Langer Lane Chesterfield	Local Plan Allocation Other	Unavailable (Owner Unwilling)	3.44		No	Viable		No	92			
61	Land off Foxbrook Court/Breckland Road, Land off	No planning permission	Unavailable (Owner Unknown)	0.127	Below minimum size threshold	No	Viable		No	3			
62	Walton Dam Sports Ground Walton Road Walton Chesterfield	No planning permission	Available	2.86		Yes	Viable	Majority of site in flood zone 1. Access likely to be feasible with mitigation.	Yes	77			
63	Walton Works (Former) Factory Street Chesterfield	Undetermined planning application	Available	3.60		Yes	Marginal	Highway, contamination, flood, land stability constraints likely to be able to be mitigated.	Yes	150	37	113	0
64	Boythorpe Works (Former) Goytside Road Chesterfield	Undetermined planning application	Available	5.00		Yes	Unknown	Off site highway improvements may be required but are likely to be feasible. Remediation/mitigation for contamination and noise from adjacent industrial uses likely to be feasible subject to assessment, albeit will limit residential development.	Yes	135	30	105	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
65	Land off Dock Walk/Furnace Hill Dock Walk Chesterfield	No planning permission	Unavailable (Owner Unwilling)	1.27		No	Marginal		No	34			
66	Hipper House Dock Walk Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.36		No	Marginal		No	9			
67	Wheatbridge Mills Wheatbridge Road Chesterfield	Local Plan Housing Allocation	Unavailable (Owner Unwilling)	0.84	Redeveloped as Wheatbridge Medical Centre.	No	Unviable		No	0			
68	Site known as Chesterfield Waterside Brimington Road Chesterfield	Outline planning permission	Available	23.17	Extant outline planning permission.	Yes	Viable	Extant outline permission incorporating highway improvements, flood risk mitigation, land remediation and noise mitigation.	Yes	1550	484	250	250
69	Land at Pottery Lane East	Local Plan Allocation Employment	Unavailable (Owner Unknown)	0.50		No	Marginal		No	15			
70	Land at Clayton Street	Local Plan Allocation Employment	Unavailable (Owner Unwilling)	1.79		No	Marginal		No	48			
71	Land of Brimington Road North / Henry Street Chesterfield	Local Plan Allocation Employment	Available	0.29		Yes	Marginal	Site is surrounded by industrial uses and pollution mitigation is unlikely to be able to achieve an appropriate level of amenity for a residential development.	No	9			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
72	Site of Former Saltergate Recreation Ground Cross Street Chesterfield	Detailed planning permission	Unavailable (Owner Unwilling)	1.85	Site developed for housing. No longer available	No	Marginal		No	0			
73	Tapton Terrace Off Brimington Road	No planning permission	Unavailable (Owner Unwilling)	1.26		No	Marginal		No	34			
74	Former allotment Frecheville Street Staveley	No planning permission	Unavailable (Owner Unwilling)	0.91	Developed for residential with allotments retained.	No	Viable		No	0			
75	Newbold Road (Land north of) Newbold Chesterfield	No planning permission	Available	1.73		Yes	Viable	New access would be required and would be possible using third party land. A former coal pit and adjacent to a former opencast site but unlikely to pose insurmountable problems.	Yes	47			
76	land to rear of 256-268 Newbold Road Newbold Chesterfield	No planning permission	Available	0.67		Yes	Viable	Access to St Martins Close would require third party land the availability of which is not known.	No	18			
77	rear of 145-177 Spital Lane Spital Chesterfield	Undetermined planning application	Available	0.99		Yes	Viable	Site layout would need to avoid higher flood risk area.	Yes	25			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
78	land adj to 271 Spital Lane	No planning permission	Available	0.10	Below minimum size threshold.	No	Viable		No	3			
79	Westmoor Road Brimington Common	Outline planning permission	Available	0.24	Below minimum size threshold based on extant permission for 3 dwellings.	No	Viable		No	3			
80	Site of Chesterfield Football Club, Tesco Extra, Aldi etc (former Dema Glass Site)	Completed development	Unavailable (Owner Unwilling)	9.90	Site redeveloped for football stadium and commercial retail uses.	No	Unviable		No	68			
81	Newbridge Lane, Whitting Valley Road Site A, Old Whittington	Local Plan Allocation Employment	Available	0.87	Site within employment zone and marketed for employment use. Site will be evaluated in LAA accordingly.	Yes	Marginal	Site unlikely to be able to achieve appropriate level of amenity for a residential development given the proximity of employment uses and a sewage treatment works. Site location is considered to be appropriate for employment use and passes Stage 2a with this use in mind.	Yes	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
82	Land to west of Handley Road	No planning permission	Unavailable (Owner Unwilling)	1.77		No	Marginal		No	25			
83	Land east of Highland Road New Whittington	No planning permission	Available	0.75		Yes	Viable	Access feasibility assessment required given the constrained nature of existing access.	No	20			
84	Warehouse and caravan storage Land south of Whittington Road Barrow Hill	Completed development	Unavailable (Owner Unwilling)	1.10	Part of site developed for business purposes and remaining area is used for caravan storage.	No	Marginal		No	30			
85	Former Bryan Donkin Site phase 2 Derby Road Chesterfield	Completed development	Unavailable (Owner Unwilling)	3.43	Site redeveloped for housing.	No	Unviable		No	0			
86	Former Chesterfield Cylinders Derby Road	Completed development	Unavailable (Owner Unwilling)	5.37	Site redeveloped for housing.	No	Unviable		No	0			
87	Former Bradbury Hall Chesterfield Road	Completed development	Unavailable (Owner Unwilling)	0.64	Site redeveloped for apartments.	No	Unviable		No	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
88	Matalan (former B&Q) Wheatbridge Road/Chatsworth Road	No planning permission	Unavailable (Owner Unwilling)	0.69	Building re-used for retail purposes.	No	Unviable		No	0			
89	Hady Hill (Land at)	No planning permission	Available	0.60		Yes	Viable		Yes	18	18	0	0
90	Former Abercrombie Primary School Victoria Street Chesterfield	Completed development	Unavailable (Owner Unwilling)	0.29	Site re-used as residential centre for people with learning disabilities.	No	Viable		No	0			
91	Ashbrooke Centre (Former) Cuttholme Road Chesterfield	No planning permission	Available	0.68		Yes	Viable		Yes	20	20	0	0
92	Former Edmund Street Clinic Edmund Street	No planning permission	Unavailable (Owner Unwilling)	0.15	Below minimum size threshold	No	Viable		No	3			
93	Saltergate Health Centre (Former) Saltergate Chesterfield	Under Construction	Available	1.10		Yes	Viable	Existing access constrained but an alternative using third party land is likely to be feasible.	Yes	50	0	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
94	Allen & Orr Timber Yard Marsden Street Chesterfield	Local Plan Allocation Other	Available	0.86		Yes	Viable	Contamination is likely to be resolvable as are access constraints (utilising land within Chesterfield Borough Council ownership).	Yes	39	0	0	39
95	Former Markham Works Piccadilly Chesterfield	Completed development	Unavailable (Owner Unwilling)	9.99	Site redeveloped for housing.	No	Unviable		No	0			
96	627A-631 Chatsworth Road	Completed development	Unavailable (Owner Unwilling)	0.77	Site redeveloped for housing.	No	Unviable		No	0			
97	Glenhurst Nurseries, Westfield Close	Completed development	Unavailable (Owner Unwilling)	1.14	Site redeveloped for housing.	No	Unviable		No	0			
98	Hartfield Close Hasland	Completed development	Unavailable (Owner Unwilling)	1.05	Site redeveloped for housing.	No	Unviable		No	0			
99	land rear of Storforth Lane Hasland	No planning permission	Unavailable (Owner Unwilling)	1.70	Part of site developed for housing. Remainder private residential dwellings.	No	Marginal		No	0			
100	Matlock Drive/Bamford Road	Completed development	Unavailable (Owner Unwilling)	9.15	Developed for residential.	No	Unviable		No	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
101	Land At Dade Avenue/Curbar Curve Inkersall Staveley	Completed development	Unavailable (Owner Unwilling)	0.76	Redeveloped for Housing.	No	Unviable		No	0			
102	Swaddale Avenue Allotments (Former) Swaddale Avenue Tapton	Outline planning permission	Available	0.88	Extant planning permission.	Yes	Viable	Extant planning permission.	Yes	21	25	0	0
103	Cottage Close Playing Field, Poolsbrook	No planning permission	Available	1.25		Yes	Marginal		Yes	34			
104	Duke Street Petrol filling Station Duke Street Staveley	No planning permission	Available	0.16		Yes	Marginal	Noise and air pollution assessments necessary to determine if an appropriate level of amenity is feasible.	No	5			
105	Duke Street Car Sales Duke Street Staveley	No planning permission	Unavailable (Owner Unwilling)	0.25	Redeveloped for retail use.	No	Marginal		No	0			
106	land at Chesterfield Railway Station Crow Lane	No planning permission	Unavailable (Owner Unwilling)	0.62		No	Marginal		No	16			
107	Former Royal Mail Car Park West Bars Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.35		No	Viable		No	18			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
108	Goldwell Rooms (Former) and 6 Ashgate Road Chesterfield	Local Plan Housing Allocation	Available	0.54		Yes	Viable	Whilst the HSE consultation system would advise against development; the hazardous installation is decommissioned and CBC are in the process of an unopposed revocation of the hazardous sites licence. Site has steep areas but not a fundamental constraint.	Yes	25	23	2	0
109	Chesterfield Car Auctions Lockoford Lane Chesterfield	Local Plan Allocation Employment	Unavailable (Owner Unwilling)	10.00	Site redeveloped for hotel.	No	Marginal		No	0			
110	land east of Langhurst Road Chesterfield	No planning permission	Unavailable (Owner Unknown)	0.97		No	Marginal		No	26			
111	Adult Training Centre (Former) Ringwood Road Hollingwood	Under Construction	Available	0.97	Extant planning permission.	Yes	Viable	Extant planning permission.	Yes	37	12	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
112	Deatons Yard Milton Place	No planning permission	Available	1.13		Yes	Marginal	Flood risk can be mitigated by site layout avoiding higher risk areas. Improvements to the junction layout of Milton Place and Netherthorpe Close are likely to be necessary and would need third party land. A transport assessment is necessary to demonstrate an acceptable impact on the highway network and the feasibility of an access.	No	50			
113	Bent Lane (land at) Staveley	No planning permission	Available	5.27	Site area changed and potential housing capacity updated on basis of flood risk. Areas in Food Risk Zones 2 & 3 and areas of high surface water flood risk have been removed on basis of Environment Agency comments.	Yes	Viable	Flood risk can be mitigated by site layout avoiding higher risk areas. The highway network is likely to limit development potential but not pose a fundamental constraint.	Yes	140	30	150	16

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
114	Hartington Tip	Local Plan Allocation Employment	Unavailable (Owner Unwilling)	14.93	Permission in place for minerals extraction and following this a commercial development.	No	Marginal		No	0			
115	Land south of Norbriggs Primary School Norbriggs Road	Local Plan Allocation Other	Unavailable (Owner Unwilling)	0.59		No	Marginal		No	15			
116	Kirkstone Road Public Open Space Kirkstone Road Dunston	Local Plan Allocation Other	Unavailable (Owner Unwilling)	0.96		No	Marginal		No	25			
117	Land north of Newbridge Lane Brimington	No planning permission	Unavailable (Owner Unknown)	9.84		No	Viable		No	236			
118	land north of Gregory Lane and off Cow Lane Brimington	Local Plan Allocation Other	Unavailable (Owner Unknown)	3.63		No	Viable		No	90			
119	Station Road/Victoria Farm Brimington	No planning permission	Available	2.25		Yes	Viable		Yes	61			
120	Land off Station Road Whittington Moor	No planning permission	Unavailable (Owner Unknown)	0.75		No	Marginal		No	20			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
121	Industrial Estate South Street North New Whittington	No planning permission	Available	1.82		Yes	Viable		Yes	49			
122	St Johns Farm Bridle Road Woodthorpe	No planning permission	Available	0.87		Yes	Viable		Yes	10			
123	Former Brendon House Brendon Avenue Loundsley Green	Completed development	Unavailable (Owner Unwilling)	0.43	Site has now been developed for housing.	No	Viable	Extant planning permission for specialist housing.	No	3			
124	Bevan Drive (land off) Inkersall	No planning permission	Available	0.61		Yes	Viable	The site is located within an area identified as Ancient Woodland and there is insufficient information on impact and also whether or not development benefits would clearly outweigh impact. There are potential highway safety and traffic flow problems and further evidence on impact is necessary.	No	18			
125	Poultry Farm (Former) Manor Road Brimington	Detailed planning permission	Available	0.87		Yes	Viable		Yes	31	23	0	0
126	Inkersall Social Club Inkersall Green	Expired planning permission	Available	0.53		Yes	Viable		Yes	16	16	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
127	Former Fire Station Sheffield Road	Detailed planning permission	Available	0.85		Yes	Viable		Yes	31	23	8	0
128	North East Derbyshire District Council Offices (Former) Saltergate Chesterfield	No planning permission	Available	0.65		Yes	Viable		Yes	29	23	6	0
129	Land adjacent to Troughbrook House, Middlecroft	No planning permission	Unavailable (Owner Unknown)	1.08		No	Viable		No	29			
130	Linacre Road	No planning permission	Available	14.85		Yes	Viable	Access constraints likely to be resolvable.	Yes	300	0	250	50
131	Foolow Court	Completed development	Unavailable (Owner Unwilling)	0.62	Site has been developed and is no longer available	No	Viable	Site under construction for extra care apartments. The approved layout and floorplans show apartments that are capable of independent living.	No	55			
132	Old Road R/o 258 , Brampton	No planning permission	Unavailable (Owner Unknown)	0.66	Further evidence of availability required.	No	Viable		No	12			
133	Land off Newbridge Lane 16-30, Brimington	No planning permission	Unavailable (Owner Unknown)	0.22		No	Viable		No	5			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
134	Inkersall Green Road- Dumbles & Green Acres	Completed development	Unavailable (Owner Unknown)	1.35		No	Viable		No	14			
135	Kinder Road, Inkersall Green	No planning permission	Available	2.39	CBC Housing Services state that CBC Leisure Services has deemed the site surplus to public open space need.	Yes	Viable	The layout of the estate suggests there may be a constraint due to underground services. Further investigation needed.	Yes	7			
136	Storrs Road (Land to rear of 42 to 58)	No planning permission	Unavailable (Owner Unknown)	0.40		No	Marginal		No	5			
137	66a & 74 Storrs Road, Brampton	Completed development	Unavailable (Owner Unwilling)	0.69	Site developed and completed for 8 dwellings.	No	Unviable		No	0			
138	Coniston Road - Adjacent to Mardale Close	No planning permission	Unavailable (Owner Unknown)	1.02		No	Viable		No	28			
139	Netherthorpe/ Marshfield Close (Land off)	Detailed planning permission	Unavailable (Owner Unknown)	0.68		No	Viable	Some development has occurred on the Northern part of the site.	No	17	0	0	0
140	Old Road (Land adjacent 302 - 330)	No planning permission	Available	1.14		Yes	Viable	Site subject to surface water and fluvial flood risk but some development likely to be possible subject to mitigation.	Yes	31			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
141	Ashgate Plantation	No planning permission	Unavailable (Owner Unknown)	16.02		No	Viable		No	336			
142	Newbold Road (North), Upper Newbold	No planning permission	Available	11.5	Green Belt.	No	Viable		No	241			
143	Newbold Road South, Upper Newbold	No planning permission	Available	9.88	Green Belt.	No	Viable		No	207			
144	Newbold School (Former), Newbold Road, Chesterfield	Local Plan Housing Allocation	Available	1.96		Yes	Viable		Yes	60	40	0	0
145	Elm Street, Hollingwood, Brimington,	Local Plan Housing Allocation	Available	0.71		Yes	Viable		Yes	23	0	0	23
146	Sycamore Road (land at), Hollingwood, Brimington	Local Plan Housing Allocation	Available	0.70		Yes	Viable		Yes	18	0	0	18
147	Land at Laurel Crescent, Hollingwood, Brimington	Completed development	Unavailable (Owner Unwilling)	0.70	Site developed for housing.	No	Unviable		No	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
148	Former Manor School Playing Fields Manor Road Chesterfield S40 1HX	Local Plan Allocation Other	Available	0.84		Yes	Viable		Yes	23	23	0	0
149	Playing fields Chesterfield Road Hollingwood Chesterfield S43 2LG	Local Plan Allocation Other	Available	1.27		Yes	Viable		Yes	38	23	15	0
150	Derwent House HOP Ulverston Road Chesterfield S41 8EW	No planning permission	Available	0.57		Yes	Viable		Yes	17	17	0	0
151	Red House HOP & Spire Lodge Sheffield Road Chesterfield S41 7JH	No planning permission	Available	0.84		Yes	Viable	Stonegravels Household recycling centre adjacent to east but mitigation likely to be feasible.	Yes	25	23	2	0
152	Land at Burnbridge Road Old Whittington Chesterfield S43 3QF	Local Plan Allocation Other	Available	2.29		Yes	Viable	Flood risk can be mitigated through layout.	Yes	30			
153	Land off Brookfield Avenue Chesterfield S40 3NX	Local Plan Allocation Other	Available	3.80		Yes	Viable	Existing access via Brookfield Avenue cul de sac is constrained. An access feasibility assessment and transport assessment is necessary.	No	100			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
154	Ash Glen Nursery (Former) Sheffield Road Unstone	Local Plan Allocation Employment	Available	1.20		Yes	Viable		Yes	30	23	7	0
155	Listers Car Sales (Former) Sheffield Road Unstone	Local Plan Allocation Employment	Available	1.40		Yes	Viable		Yes	38	23	15	0
156	Boat Sales (Former) Sheffield Road Unstone	Outline planning permission	Available	1.29	Planning application for residential development currently under consideration.	Yes	Viable	Flood risk to north west of site can be mitigated through layout and access/egress would still be possible.	Yes	48	38	10	0
157	Former Payne and Pike Foljambe Road	Completed development	Unavailable (Owner Unwilling)	0.05	Site redeveloped.	No	Unviable		No	0			
158	Rear of 146-151 Spital Lane	Under Construction	Unavailable (Owner Unwilling)	1.26	Site under construction.	No	Viable		No	38			
159	Play Area Heywood Street/John Street Brimington	Completed development	Unavailable (Owner Unknown)	0.09	Site under construction for residential development.	No	Marginal		No	5			
160	Garage Site Barker Lane	Detailed planning permission	Unavailable (Owner Unwilling)	0.13	Site has been developed.	Yes	Viable	Extant planning permission for residential development.	Yes	10	10	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
161	South Place/Hipper Street/Markham Road	No planning permission	Unavailable (Owner Unknown)	1.18		No	Viable		No	47			
162	Markham House & Beetwell House Lordsmill Street.	No planning permission	Unavailable (Owner Unwilling)	0.48		No	Viable		No	19			
163	Park Road north of Markham Road	No planning permission	Unavailable (Owner Unwilling)	1.70		No	Viable		No	68			
164	Post Office Depot West Bars Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.67		No	Viable		No	26			
165	Durrant Road Car Park Durrant Road	No planning permission	Unavailable (Owner Unwilling)	0.32		No	Viable		No	9			
166	Station Road Newspaper Office, Chesterfield	No planning permission	Unavailable (Owner Unwilling)	1.43		No	Viable		No	57			
167	Rose Hill East and West Car Parks Chesterfield	No planning permission	Unavailable (Owner Unwilling)	1.29		No	Viable		No	51			
168	Tap Lane/Chatsworth Road/Wheatbridge Road Chesterfield	Completed development	Unavailable (Owner Unwilling)	0.14	Site redeveloped for retail uses.	No	Viable		No	5			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
169	Former Staveley Cinema Church Street Staveley	No planning permission	Available	0.10	Site below minimum size threshold	No	Marginal		No	3			
170	Former Church and Car Park Chatsworth Road	No planning permission	Available	0.10	Below minimum size threshold.	No	Viable		No	3			
171	Former Just Tyres 165 Chatsworth Road Chesterfield	Completed development	Unavailable (Owner Unwilling)	0.05	Below minimum size threshold. Developed for hot food take-away.	No	Marginal		No	2			
172	Staveley Shopping Centre	Local Plan Allocation Retail	Unavailable (Owner Unwilling)	0.50		No	Unviable		No	15			
173	Former GKN Sports Ground Newbold Road	Under Construction	Unavailable (Owner Unwilling)	4.05	Planning permission for residential under construction.	No	Viable		No	82			
174	Robinsons Caravan Sales Ringwood Road Brimington	No planning permission	Unavailable (Owner Unwilling)	0.78	Owner investing in site for retail purposes.	No	Viable		No	28			
175	Former Tesco Store Meltham Lane Chesterfield	Completed development	Unavailable (Owner Unwilling)	3.47	Site redeveloped for car sales.	No	Marginal		No	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
176	Chesterfield Business Unit Albert Street North Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.25		No	Viable		No	7			
177	Albert Street North Garage Albert Street North Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.08	Site below minimum size threshold.	No	Marginal		No	2			
178	land north of Dunston Road Chesterfield	No planning permission	Unavailable (Owner Unknown)	0.08		No	Marginal		No	2			
179	Ambulance Station Old Road Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.36	Site in active use.	No	Viable		No	11			
180	The Church of the Ascension, Cuttholme Road	No planning permission	Unavailable (Owner Unwilling)	0.14	In active use as church and community centre.	No	Marginal		No	0			
181	Rear of 134 - 152 Storforth Lane	No planning permission	Unavailable (Owner Unknown)	0.02	Below minimum size threshold.	No	Marginal		No	0			
182	Builders Yard St Phillip's Drive Hasland	Completed development	Unavailable (Owner Unwilling)	0.49	Planning permission for residential development under construction	No	Viable		No	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
183	land adj 35 Spital Lane	Local Plan Allocation Employment	Unavailable (Owner Unknown)	0.68	Site in active use.	No	Marginal		No	0			
184	Site of former Middlecroft Sports Centre Calver Crescent Middlecroft	Completed development	Unavailable (Owner Unwilling)	0.68	Site redeveloped for education purposes.	No	Marginal		No	0			
185	Land opposite Spital Cemetery Spital Lane	Completed development	Unavailable (Owner Unwilling)	0.24	Site redeveloped for housing.	No	Marginal		No	0			
186	Land at Milton Place Staveley	Local Plan Allocation Other	Unavailable (Owner Unwilling)	1.59	Part of Poolsbrook Country Park.	No	Marginal		No	0			
187	Henry Street, Whittington Moor	Local Plan Allocation Employment	Unavailable (Owner Unwilling)	0.10		No	Marginal		No	5			
188	Rear of 74 Whitecotes Lane	No planning permission	Unavailable (Owner Unwilling)	0.59	Residential gardens and no information on availability.	No	Marginal		No	5			
189	2 Ashgate Road Chesterfield	Completed development	Unavailable (Owner Unwilling)	0.27	Site redeveloped for accountant's office.	No	Viable	Whilst the HSE consultation system would advise against the hazardous installation is decommissioned and CBC are in the process of an unopposed revocation of the licence.	No	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
190	The Old Chapel, The Green, Hasland	Expired planning permission	Available	0.11	Below minimum size threshold	No	Marginal		No	2			
191	83 Old Road Brampton Chesterfield	No planning permission	Available	0.14	Site below minimum size threshold.	No	Viable		No	4			
192	Walton Hospital (land at) Whitecotes Lane Chesterfield	Expired planning permission	Available	2.28	Extant outline planning permission for residential development.	Yes	Viable	Extant outline planning permission for residential development.	Yes	90	90	0	0
193	Walton Hospital (land at) Harehill Road	Outline planning permission	Available	1.49	Extant outline planning permission for residential development.	Yes	Viable	Extant outline planning permission for residential development.	Yes	60	60	0	0
194	Land at Canal Wharf Chesterfield		Unavailable (Owner Unwilling)	1.79	Site in active employment and education use (part used by Chesterfield College).	No	Viable		No	48			
195	Riverside Garden Centre Sheffield Road	No planning permission	Unavailable (Owner Unwilling)	0.67		No	Viable		No	18			
196	Dunston Hall Garden Centre	No planning permission	Unavailable (Owner Unwilling)	0.99		No	Viable		No	20			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
197	ATS Euromaster Garage Sheffield Road Whittington Moor	No planning permission	Unavailable (Owner Unwilling)	0.22		Yes	Viable		Yes	5	5	0	0
198	The Angel PH Jawbones Hill Derby Road Chesterfield	No planning permission	Unavailable (Owner Unwilling)	0.38	Site refurbished as retail store by permitted development.	No	Marginal		No	0			
199	Former Co-op depot Baden Powell Road Chesterfield	Local Plan Allocation Employment	Unavailable (Owner Unknown)	1.75		No	Viable		No	47			
200	Land at Gate Inn Mastin Moor	Completed development	Unavailable (Owner Unwilling)	0.43	Redeveloped.	No	Viable		No	15			
201	William Street North Old Whittington	Completed development	Available	0.08	Planning permission for residential. Northern part of site under construction and remainder is below minimum size threshold.	No	Viable		No	3	3		
202	Shorts Builders Yard Sheffield Road Chesterfield	Completed development	Unavailable (Owner Unwilling)	0.53	Site redeveloped as part of Miller Homes Scheme.	No	Marginal		No	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
203	Sheffield Road Bus Garage Sheffield Road	Local Plan Allocation Employment	Unavailable (Owner Unwilling)	5.65	Site in active use as bus depot.	No	Viable		No	180			
204	Rear of 79 Sheffield Road Chesterfield	Detailed planning permission	Available	0.68	Extant planning permission for residential on northern part of site.	Yes	Viable	Extant planning permission for residential development.	Yes	19	19		
205	Computer Services (Former) Barker Lane Chesterfield	No planning permission	Unavailable (Owner Unwilling)	1.07		No	Viable		No	39	23	16	0
206	Chester Street Gas Holders Chesterfield	No planning permission	Unavailable (Owner Unwilling)	1.18		No	Unviable	Whilst the HSE consultation system would advise against the hazardous installation is decommissioned and CBC are in the process of an unopposed revocation of the licence.	No	42			
207	Land between Rydal Crescent and Kendal Road	No planning permission	Unavailable (Owner Unwilling)	0.62		No	Viable		No	19			
208	Land off Hilltop Road	No planning permission	Unavailable (Owner Unwilling)	0.76		No	Viable		No	20			
209	land off Roecar Close	No planning permission	Unavailable (Owner Unwilling)	0.45		No	Viable		No	13			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
210	Newbridge Lane (land north of), east of Gypsy Lane	No planning permission	Available	3.30		Yes	Viable		Yes	90			
211	Land off Damon Drive and Steeping Close	No planning permission	Unavailable (Owner Unwilling)	1.20		No	Marginal		No	32			
212	Land at Hollingwood Primary School	No planning permission	Unavailable (Owner Unwilling)	0.49		No	Marginal		No	14			
213	Land off Easedale Close	No planning permission	Unavailable (Owner Unwilling)	0.16	Below minimum size threshold	No	Marginal		No	4			
214	Land south of Langdale Close (Brushfield Rd 1)	No planning permission	Available	0.32	CBC Leisure Services state that site is available and surplus to need.	Yes	Viable	Access is constrained and a feasibility assessment is necessary.	No	9			
215	Land off Brushfield Road (Brushfield Rd 2)	No planning permission	Available	0.20	CBC Leisure Services state that site is available and surplus to need.	Yes	Viable		Yes	5	5	0	0
217	Land off Highfield Lane (Highfield park)	No planning permission	Unavailable (Owner Unwilling)	0.83		No	Unknown		No	22			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
218	Wasp's Nest (Inkerman Rec)	No planning permission	Unavailable (Owner Unwilling)	0.61		No	Unknown		No	18			
219	Hollythorpe Close (Land off)	No planning permission	Available	0.54		Yes	Viable		Yes	14	14	0	0
220	Land off Springwell Park Drive, Inkersall Green	No planning permission	Unavailable (Owner Unknown)	0.32		No	Unknown		No	9			
221	Land off Inkersall Green Road (North part of recreation ground)	No planning permission	Unavailable (Owner Unwilling)	1.12		No	Unknown		No	30			
223	Land off Middlecroft Road (Playing Fields)	No planning permission	Unavailable (Owner Unknown)	0.80		No	Unknown		No	21			
224	land off Circular Road	No planning permission	Unavailable (Owner Unwilling)	0.59		No	Unknown		No	17			
225	Land off The Grove, Poolsbrook (Southern site)	No planning permission	Available	0.90		Yes	Marginal	Surface water risk likely to be mitigated by SuDS.	Yes	24	0	0	0
226	Land off The Grove, Poolsbrook (Northern part)	No planning permission	Unavailable (Owner Unknown)	0.44		No	Unknown		No	13			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
227	Land off Windermere Road / Thirlmere Road	No planning permission	Unavailable (Owner Unwilling)	1.24		No	Unknown		No	33			
228	Land off Coniston Road (long grassed strip)	No planning permission	Unavailable (Owner Unknown)	1.40		No	Unknown		No	37			
229	Land off Coniston Road (Opposite Appledore Court or Chesterfield RUFC)	No planning permission	Unavailable (Owner Unwilling)	3.36	Part of Chesterfield RUFC development as playing/training pitch(es).	No	Unknown		No	0			
230	Land off Haddon Close	No planning permission	Unavailable (Owner Unwilling)	0.30		No	Unknown		No	8			
231	Land North of Moston Walk	No planning permission	Unavailable (Owner Unwilling)	0.80		No	Unknown		No	21			
232	Land off Hall Road	No planning permission	Unavailable (Owner Unwilling)	0.55		No	Unknown		No	16			
233	Land at Edinburgh Road	No planning permission	Unavailable (Owner Unwilling)	0.55		No	Unknown		No	16			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
234	Land at Salisbury Avenue	No planning permission	Unavailable (Owner Unwilling)	0.33		No	Unknown		No	9			
235	Land off Thirlmere Road/Derwent Crescent	No planning permission	Unavailable (Owner Unwilling)	0.65		No	Unknown		No	19			
236	White Bank Close (land at)	No planning permission	Available	0.56		Yes	Viable	The Highway Authority would not object to a small amount of housing development but access constraints would prevent .	Yes	5	15	0	0
237	Land at Station Road, Barrow Hill	No planning permission	Unavailable (Owner Unwilling)	4.70		No	Unknown		No	126			
238	Land off Walgrove Road and Ashdown Road	No planning permission	Unavailable (Owner Unwilling)	0.57		No	Unknown		No	17			
240	Dale Close, Middlecroft	No planning permission	Unavailable (Owner Unknown)	1.02		No	Viable		No	18			
241	Meadow House Farm, Spital Lane	No planning permission	Available	1.18		Yes	Viable	Small area of site with low flood risk adjoining Spital Lane whilst rest of site would be unsuitable due to flood risk.	Yes	5			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
242	Land South of Worksop Road	No planning permission	Available	17.13		Yes	Viable	Part of a larger area being master planned for c.650 dwellings. Surface water flooding risk can be mitigated using SuDS. Sites agricultural land classification needs determining (3a or 3b).	Yes	360	100	500	50
243	Land North of Woodthorpe Road	No planning permission	Available	16.61		Yes	Viable	Part of a larger area being master planned for c.650 dwellings. Surface water flooding risk can be mitigated using SuDS. Sites agricultural land classification needs determining (3a or 3b).	Yes	348	0		
244	Middle Farm, Duckmanton	Detailed planning permission	Available	1.35		Yes	Viable	Extant planning permission for residential development on land to the south of Poplar Farm.	Yes	40	23	17	0
245	Poolsbrook Avenue	No planning permission	Available	0.276		Yes	Viable	Air pollution/odour assessment necessary to demonstrate if an appropriate level of amenity could be achieved, given proximity of sewage pumping station.	No	8			
246	Cranleigh Road (Land West of)	Detailed planning permission	Available	4.10	Extant planning permission for residential.	Yes	Viable	Extant planning permission for residential development	Yes	75			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
247	Land South of Tom Lane, west of Rectory Road, Duckmanton	No planning permission	Available	39.39		Yes	Viable	Fluvial flood risk along western boundary of site can be addressed through layout. Surface water flood risk can be mitigated through layout and SuDS.	Yes	400	0	250	150
248	Land North of Tom Lane	No planning permission	Unavailable (Owner Unwilling)	17.89		No	Viable		No	376			
250	20 - 22 Woodthorpe Road	No planning permission	Unavailable (Owner Unknown)	0.48		No	Viable		No	14			
251	Land adjacent 29 East Crescent	No planning permission	Available	0.75		Yes	Viable		Yes	20	20	0	0
252	Land Opposite The Oakes	No planning permission	Available	0.308		Yes	Viable	Noise and air pollution from the M1 require further assessment to demonstrate that an appropriate level of amenity can be achieved. Likely that the part of the site adjoining the A6192 is feasible in any case.	Yes	9			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
253	West of Gregory Lane	No planning permission	Available	6.61		Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.	No	139			
254	Cow Lane, Gregory Lane	No planning permission	Available	7.70		Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.	No	162			
255	Cow Lane, Gregory Lane junction, east of	No planning permission	Unavailable (Owner Unknown)	8.18		Yes	Viable	Access constrained and a transport assessment is required to demonstrate that an access is feasible and the likely impact on the highway network acceptable. Surface water flood risk could be mitigated by layout and SuDS.	No	284			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
256	Bilby Lane, North Brimington	No planning permission	Available	8.86	Site extent that is not within Chesterfield and Staveley Regeneration Route safeguarding area.	Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.	No	186			
257	Land adj Chesterfield Canal, Bilby Lane	No planning permission	Available	7.20		Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated. Surface water flood risk could be mitigated by layout and SuDS.	No	207			
258	Extension to Pondwell Drive, Brimington	No planning permission	Available	1.53		Yes	Viable		Yes	55			
259	Bevan Drive (Land off), Inkersall Green (Northedge)	Outline planning permission	Available	4.18	Extant outline permission for residential development.	Yes	Marginal	Extant outline permission for residential development.	Yes	103	0	103	

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
260	Newbold Road (Land adjacent 523), Newbold	Detailed planning permission	Available	0.60	Extant planning permission for residential.	Yes	Viable		Yes	9			
262	land north of Duckmanton Primary School	No planning permission	Available	3.04		Yes	Viable		Yes	62			
263	East of Manor Road, Brimington	No planning permission	Available	3.26		Yes	Viable		Yes	117			
264	Redbrook Avenue (Land South of)	No planning permission	Available	0.95		Yes	Viable	The site access is a significant constraint requiring third party land and evidence is required to demonstrate that an appropriate access can be achieved.	No	26			
265	Dunston Road South, Upper Newbold	No planning permission	Available	13.69		Yes	Viable	High surface water risk area can be mitigated using layout and SuDS. Access is likely to be feasible if the site was incorporated into a wider sustainable urban extension, for which there is developer interest.	Yes	171			
266	East of Manor Avenue, Brimington	No planning permission	Available	4.10		Yes	Viable		Yes	148			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
267	Manor Farm, Manor Road, Brimington	No planning permission	Available	4.31		Yes	Viable	Potential severe impact on highway network.	No	155			
268	West of Private Drive, Hollingwood	Expired planning permission	Unavailable (Owner Unknown)	0.69		No	Viable		No	19			
269	North of Ashdown Drive, Chesterfield	No planning permission	Unavailable (Owner Unknown)	0.52		No	Viable		No	16			
270	Spital Lane (Land adjacent to No.224), Chesterfield	No planning permission	Unavailable (Owner Unknown)	0.46		No	Viable	Woodland is not designated as ancient and is not protected by preservation order.	No	14			
271	Land adjacent Rectory Road, Duckmanton	Outline planning permission	Available	2.02		Yes	Viable		Yes	55	55	0	0
272	Land north of East Crescent, Duckmanton	No planning permission	Available	0.48		Yes	Viable		Yes	14	14	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
273	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site A)	No planning permission	Available	9.03		Yes	Viable	Considered in conjunction with sites 274 and 402 as a strategic site, there are significant highway constraints but based on advice from the Highway Authority following consideration of information on highway impact it is likely that no fundamental constraints	Yes	217			
274	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site B)	No planning permission	Available	8.79		Yes	Viable	Considered in conjunction with sites 273 and 402 as a strategic site, there are significant highway constraints but based on advice from the Highway Authority following consideration of information on highway impact it is likely that no fundamental constraints	Yes	211			
275	Land west of Marshfield Grove, Staveley	No planning permission	Unavailable (Owner Unknown)	0.20	Below minimum size threshold.	No	Unknown		No	3			
276	The Conservatory Centre (Land at) Hazelhurst Lane, Stonegravels, Chesterfield	Outline planning permission	Available	0.20	Extant outline residential planning permission.	Yes	Viable	Extant outline residential planning permission.	Yes	9	9	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
277	Land Adjacent Madin Drive, Inkersall Green	No planning permission	Unavailable (Owner Unknown)	0.96		No	Unknown		No	25			
278	Land south east of Manor Drive, Brimington	No planning permission	Unavailable (Owner Unknown)	2.49		No	Viable	Access feasibility assessment and transport assessment would be necessary.	No	67			
279	Land East of Bolsover Road	No planning permission	Available	18.88		Yes	Viable	Access constraints and highway impact likely to be resolvable. A transport assessment would be required.	Yes	396	0	0	0
280	Land at Castle View	No planning permission	Unavailable (Owner Unknown)	0.47		No	Unknown		No	14			
281	Land at Erin Road	No planning permission	Unavailable (Owner Unwilling)	2.96	Extant permission for employment development.	No	Viable		No	80			
282	Land opposite Shinwell Avenue and Bevan Drive	No planning permission	Unavailable (Owner Unknown)	2.39		No	Marginal		No	64			
283	Land South of Grove Road	No planning permission	Unavailable (Owner Unknown)	1.79		No	Unknown		No	48			
284	DCC Social Services, West Street	No planning permission	Unavailable (Owner Unwilling)	0.50		No	Viable		No	25			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
285	Land at Southfield Avenue	Outline planning permission	Unavailable (Owner Unknown)	0.63		No	Unknown		No	6			
286	Land at Green Acres, Florence Close	No planning permission	Unavailable (Owner Unknown)	0.57		No	Unknown		No	5			
287	Land East of Piccadilly Road	No planning permission	Available	1.02		Yes	Viable		Yes	27			
288	Land adjacent 12 Grove Road	No planning permission	Available	0.25		Yes	Marginal	An access feasibility assessment is necessary to demonstrate that the site can be served by a highway. Need for third party land to provide an access.	No	7			
289	Land West of GKN Sports Ground	No planning permission	Unavailable (Owner Unknown)	0.71		No	Viable		No	19			
290	Land North West of Inkersall	No planning permission	Unavailable (Owner Unknown)	2.63		No	Viable		No	71			
291	Newbold School Playing Field, Newbold Back Lane	No planning permission	Available	1.11		Yes	Viable	An access feasibility assessment is necessary to demonstrate that the site can be served by a highway.	No	30			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
292	Ash Grove, Mastin Moor	No planning permission	Unavailable (Owner Unknown)	0.43		No	Unknown		No	12			
293	Dunston Road (Land to West of) (Parcel 1)	Under Construction	Available	15.8	Extant planning permission for residential development.	Yes	Viable	Site has an extant planning permission for residential development.	Yes	300	170	100	0
294	Dunston Road (Land to the east of)(Parcel 2)	No planning permission	Available	24.4		Yes	Viable	Surface water flood risk can be mitigated through design and layout. Access feasibility assessment indicates site can be served by existing highways using adjacent site.	Yes	400	0	234	233
295	Dunston Road (Land to the east of) (Parcel 3)	No planning permission	Available	9.00		Yes	Viable	Access assessment indicates that part of the site may be served by new development off adjacent land.	Yes	150			
296	Former Queen's park Sports Centre Boythorpe Road Chesterfield	Local Plan Allocation Other	Unavailable (Owner Unwilling)	0.80		No	Viable	Site layout can mitigate flood risk.	No	21	0	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
297	Land at Plover Hill Farm	Local Plan Allocation Other	Available	12.55		Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.	No	338			
298	Land at Oldfield Farm Chesterfield	Local Plan Allocation Other	Available	13.56		Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.	No	366			
299	Land at Crow Lane Chesterfield	Local Plan Allocation Other	Available	1.27		Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.	No	34			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
300	Land at Crow Lane Chesterfield	Local Plan Allocation Other	Available	1.90		Yes	Viable	Access and local highway network are constrained. An access feasibility assessment and transport assessment would be necessary to demonstrate that a suitable access is feasible and any adverse impact on the highway network can be mitigated.	No	51			
301	Land to rear and east of Brimington Road Tupton Chesterfield	Local Plan Allocation Other	Available	5.77		Yes	Unknown		Yes	155			
302	Land rear of 22-38 Ashfield Road Hasland Chesterfield	Local Plan Allocation Other	Available	0.18	Below minimum size threshold.	No	Unviable		No	4			
303	rear of 50 Ashfield Road Hasland Chesterfield	Local Plan Allocation Other	Available	0.25	Below minimum size threshold.	No	Unviable		No	4			
304	Land adj 222 High Street New Whittington Chesterfield	Local Plan Allocation Other	Available	0.20		Yes	Viable		Yes	6	6	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
305	Land at Boythorpe Cemetery Chesterfield	Local Plan Allocation Other	Available	0.79		Yes	Unknown	An access feasibility assessment is necessary to demonstrate that an access is feasible.	No	23			
306	Land at Devonshire Avenue North New Whittington Chesterfield	Local Plan Allocation Other	Available	0.70		Yes	Unknown	Access feasibility assessment is necessary to demonstrate that an access is feasible.	No	18			
307	Former Allotments at Hornsbridge Hasland Road Hasland Chesterfield	Local Plan Allocation Other	Available	1.51		Yes	Viable	Majority of the site is within functional flood plain.	No	40			
308	Dunston Hall (Land west of) Dunston Road Dunston Chesterfield	No planning permission	Available	8.56		Yes	Viable	Access and highway impact constraints are likely to be resolvable.	Yes	231			
309	Dunston Farm Dunston Road Dunston Chesterfield	No planning permission	Available	11.30		Yes	Viable	Access and highway impact constraints are likely to be resolvable.	Yes	305			
310	Former Staveley Works site, Land to the west of Works Road, Staveley	Local Plan Allocation Other	Available	56.00	Landowner actively engaged in masterplanning and preapplication stage.	Yes	Marginal	Access and transport impact constraints are likely to be resolvable. Flood risk and land condition can be mitigated.	Yes	550	0	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
311	Former St Gobain Pipelines site, Clocktower Business Centre and Devonshire Buildings and adjacent land Works Road Chesterfield	Local Plan Allocation Other	Available	36.6	Landowner actively engaged in masterplanning and pre-app stage	Yes	Marginal	Access and transport impact constraints are likely to be resolvable. Flood risk and land condition can be mitigated.	Yes	690	0	0	0
312	Former Rhodia Works/Staveley Chemicals Hall Lane Staveley	Local Plan Allocation Other	Available	59.05	Landowner actively engaged in masterplanning and pre-app stage	Yes	Marginal	Access and transport impact constraints are likely to be resolvable. Flood risk and land condition can be mitigated.	Yes	259	0	0	0
313	Former Devonshire Cottages Barrow Hill	Local Plan Allocation Other	Available	5.81	Landowner actively engaged in masterplanning and pre-app stage	Yes	Viable		Yes	50	0	0	0
314	Land East of Troughbrook Road Troughbrook Road Hollingwood Chesterfield S43 2JP	Local Plan Allocation Other	Available	2.86		Yes	Viable	Majority of site within high flood risk area from surface water and reservoir breach. Also areas of high risk of fluvial flooding.	No	77			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
315	Troughbrook Road (Land off), (Pondhouse Farm) Troughbrook Road Hollingwood Chesterfield S43 2JP	Local Plan Allocation Other	Available	1.10		Yes	Viable		Yes	20	20	0	0
316	Pump House Farm Woodthorpe	No planning permission	Available	1.20		Yes	Viable		Yes	9	0	9	0
317	Edale Road (garage court), Mastin Moor	No planning permission	Available	0.20		Yes	Marginal		Yes	6		4	0
318	Land off Farm Close, Grangewood	No planning permission	Available	1.40		Yes	Marginal		Yes	40	23	17	0
319	Land off Harehill Road, Grangewood	No planning permission	Available	0.91		Yes	Marginal		Yes	27	23	4	0
320	Griffin Mill, Chatsworth Road/Wheatbridge Road	No planning permission	Unavailable (Owner Unknown)	1.55		No	Marginal		No	41			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
321	Land off Cemetery Lane, Staveley	No planning permission	Available	0.80		Yes	Marginal	Near to general industry and a noise assessment is necessary to demonstrate that an appropriate level of amenity is possible for residential development.	No	21			
322	Land off Hunloke Avenue	No planning permission	Available	0.86		Yes	Marginal		Yes	23	23	0	0
323	Land at Cow Lane, Brimington	No planning permission	Available	13.0		Yes	Marginal	Access feasibility and transport assessment necessary to demonstrate that an appropriate access can be achieved and the existing network can accommodate the amount of development.	No	220			
324	Land off Grindon Close (near Milldale Close)	No planning permission	Available	1.28		Yes	Marginal		Yes	10			
325	Netherthorpe Recreation Ground, Lowgates	No planning permission	Available	0.93		Yes	Marginal	An access feasibility assessment and transport statement are necessary to demonstrate that the site can be served by a highway.	No	25			
326	Varley Park, Staveley Road	Pending S106	Available	5.16		Yes	Marginal	Surface water risk likely to be mitigated by SuDS.	Yes	167	80	95	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
327	Land off Walgrove Road (East of Kelder Court)	No planning permission	Available	0.73		Yes	Viable		Yes	19	19	0	0
328	Whitcotes Recreation Ground, off Hazel Drive	No planning permission	Unavailable (Owner Unwilling)	1.68		Yes	Viable	Surface water risk likely to be resolved through layout and SuDS.	Yes	45	23	22	0
329	Land off Middlecroft Road (Winster Recreation Ground)	No planning permission	Available	0.76		Yes	Marginal		Yes	20	20	0	0
330	Land South of Hady Hill and East of Hartington Road, Hady	No planning permission	Available	5.8		Yes	Viable	Given the access constraints a feasibility assessment and a transport assessment are necessary to demonstrate that the site can be served by a highway and any adverse impacts can be mitigated.	No	51			
331	Registry Office, Beetwell Street	No planning permission	Unavailable (Owner Unwilling)	0.24		Yes	Viable		Yes	7	7	0	0
332	Land off Troughbrook Road (East)	No planning permission	Available	2.84		Yes	Viable	Given the access constraints a feasibility assessment and a transport assessment are necessary to demonstrate that the site can be served by a highway and any adverse impacts can be mitigated.	No	70			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
333	The Laurels, Wensley Way	No planning permission	Available	0.12		Yes	Marginal		Yes	5	5	0	0
334	Land to North East of Barrow Hill Primary School	No planning permission	Available	0.04	Below minimum size threshold.	No	Marginal		No	2			
335	Ringwood Avenue (Garage court)	No planning permission	Available	0.10	Below minimum size threshold.	No	Marginal	The access crosses two footpaths and would need pedestrian-intervisibility designed into any development.	No	2			
336	Dunston Road (Land Off), Cammac Site	Under Construction	Available	4.49	Extant planning permission for residential development.	Yes	Viable	Extant planning permission for residential development.	Yes	146	105	41	0
337	Wagon Works, Whittington Way	No planning permission	Available	6.31	Site to be assessed for employment as preferred use. Residential not considered appropriate given the on-site amenity issues and flood risk constraints.	Yes	Unknown	Flood risk too significant a constraint for residential development but not for some employment uses.	Yes	0			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
338	Barker Lane (GK Group premises)	Expired planning permission	Available	1.10	Recently expired planning permission for residential development.	Yes	Viable	Recently expired planning permission for residential development.	Yes	40	23	17	0
340	Brooks Drive (North)(Land off), Barrow Hill		Unavailable (Owner Unknown)	0.1		No	Unknown		No				
341	Brooks Drive, (West), Barrow Hill	No planning permission	Available	0.07		No	Unknown		No				
342	Traffic Terrace, Barrow Hill	No planning permission	Unavailable (Owner Unwilling)	0.09		No	Unknown	Highway network serving the site is narrow, one way and subject to on-street parking.	No	4			
343	Park Street, Birdholme	No planning permission	Available	0.08		Yes	Unknown		Yes	2			
344	Brocklehurst Piece, Brampton		Unavailable (Owner Unknown)	0.07		No	Unknown		No				
345	Vernon Road, Brampton		Unavailable (Owner Unwilling)	0.007		No	Unknown		No				
346	Cross Street, Brimington		Available	0.01		No	Unknown		No				

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
347	Foljambe Road, Brimington	No planning permission	Available	0.05	Site is too small	No	Unknown		No	4	4	0	0
348	John Street, Brimington		Unavailable (Owner Unwilling)	0.03		No	Unknown		No				
349	Lansdowne Road, Brimington	No planning permission	Available	0.08		Yes	Unknown	The size, space and access to the site are likely to present unmitigable constraints in terms of highway safety and access.	No	0			
350	Manor Drive, Brimington	No planning permission	Available	0.08		Yes	Unknown	Access is narrow and shared with two other properties. Potential for poor inter-visibility with these other properties if boundary treatments altered on third party land.	No				
351	Newbridge Lane, Brimington		Unavailable (Owner Unwilling)	0.043		No	Unknown		No				

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
352	Scarsdale Crescent, Brimington	No planning permission	Unavailable (Owner Unknown)	0.15		Yes	Unknown	The impact of the employment use to the north would need to be assessed and factored into any new development. Access has limited inter-visibility and no obvious solution within the sites boundaries. Development would represent an intensification of vehicular activity over existing situation.	No				
353	Wikeley Way, Brimington		Available	0.03		No	Unknown		No				
354	Poolsbrook Road, Duckmanton	No planning permission	Available	0.16		Yes	Unknown		No				
355	Rectory Road, Duckmanton	No planning permission	Available	0.14		Yes	Unknown		No				
356	Birchwood Crescent, Grangewood	No planning permission	Unavailable (Owner Unwilling)	1.16		No	Unknown		No				
357	Calow Lane, Hasland		Unavailable (Owner Unwilling)	0.05		No	Unknown		No				

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
358	Atlee Road, Inkersall	No planning permission	Available	0.16		Yes	Unknown	The sites access constraints are significant and there is insufficient evidence to demonstrate that a safe and adequate access would be feasible.	No				
359	Bradshaw Road, Inkersall		Unavailable (Owner Unwilling)	0.03		No	Unknown		No				
360	Dade Avenue, Inkersall	No planning permission	Available	0.20		Yes	Unknown	The site has significant access constraints and there is insufficient evidence that a safe and adequate access is feasible.	No				
361	Dovedale Avenue, Inkersall	No planning permission	Available	0.10		Yes	Unknown	Access constrained and there is insufficient evidence to demonstrate that a safe and adequate access could be achieved.	No	1			
362	Lathkill Avenue, Inkersall	No planning permission	Available	0.18		Yes	Unknown	Access is significantly constrained and there is insufficient evidence to demonstrate that a safe and adequate access is feasible.	No				
363	Sidlaw Close, Loundsley Green		Available	0.01		No	Unknown		No				

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
364	Dunston Lane, Newbold		Unavailable (Owner Unwilling)	0.09		No	Unknown		No				
365	Keswick Drive, Newbold	No planning permission	Available	0.13		Yes	Unknown	Access is significantly constrained and there is insufficient evidence to demonstrate that a safe and adequate access is feasible.	No				
366	Sanforth Street, Newbold		Unavailable (Owner Unwilling)	0.07		No	Unknown		No				
367	Spencer Street, Newbold	No planning permission	Available	0.13		Yes	Unknown	Access is significantly constrained and there is insufficient evidence to demonstrate that a safe and adequate access is feasible.	No				
368	Poolsbrook View, Poolsbrook		Unavailable (Owner Unwilling)	0.06		No	Unknown		No				
369	Cottage Close, Poolsbrook		Unavailable (Owner Unwilling)	0.09		No	Unknown		No				
370	Belmont Drive, Staveley		Available	0.04		No	Unknown		No				

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
371	Circular Road, Staveley	No planning permission	Available	0.26		Yes	Unknown	Access is significantly constrained and mitigation is unlikely to be feasible.	No				
372	Franklyn Drive, Staveley	No planning permission	Available	0.07		Yes	Unknown	The site has access constraints and there is insufficient evidence that mitigation would be feasible.	No				
373	Ireland Street, Staveley		Available	0.03		No	Unknown		No				
374	Middlecroft Road (North), Staveley	No planning permission	Available	0.11		Yes	Unknown	Access constrained and there is insufficient evidence that mitigation would be feasible.	No				
375	Middlecroft Road (South), Staveley		Unavailable (Owner Unwilling)	0.19		No	Unknown		No				
376	Albert Road, New Whittington	No planning permission	Available	0.12		Yes	Unknown	Access is constrained as is site topography.	No				
377	Roecar Close, Old Whittington		Available	0.01		No	Unknown		No				
378	Newbridge Street, Old Whittington		Unavailable (Owner Unwilling)	0.04		No	Unknown		No				

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
379	Hardwick Street, Stonegravels		Available	0.03		No	Unknown		No				
380	Old Road	No planning permission	Unavailable (Owner Unwilling)	0.10		Yes	Unknown	Access is constrained.	No				
382	Basil Close, Chesterfield, S41 7SL	Detailed planning permission	Available			Yes	Viable	Has extant planning permission. No SWFR on site, some on adjacent road (Brewery Street).	Yes	22	22	0	0
383	Ryro Engineering, Shaw Street, Chesterfield, Derbyshire, S41 9AY	Expired planning permission	Available			Yes	Viable		Yes	4	4	0	0
385	Former Social Club, Saltergate, Chesterfield, Derbyshire, S40 1NH	Detailed planning permission	Available	0.086		Yes	Unknown		Yes	10	10	0	0
386	Littlemoor Shopping Centre, Littlemoor Centre, S41 8QW	Detailed planning permission	Available	0.24		Yes	Unknown		Yes	11	11	0	0
387	Avondale Surgery, 3 - 5 Avondale Road, Chesterfield, Derbyshire, S40 4TF	Detailed planning permission		0.12		No	Unknown		No		6	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
388	Hady Miners Welfare Club, Houldsworth Drive, Hady, S41 0BS	Detailed planning permission	Available	0.12		Yes	Viable	Walking & cycling distance of Hasland district Centre.	Yes	6	6	0	0
389	Post Office, 1, Market Place, S40 1TL	Under Construction	Available	0.06		Yes	Unknown		Yes		7	0	0
390	Jacksons Bakery, New Hall Road, S40 1HE	Detailed planning permission	Available	0.08		Yes	Unknown		Yes	7	7	0	0
391	104 Storforth Lane, Chesterfield, Derbyshire, S41 0QA	Completed development	Available	0.15		Yes	Unknown		No				
392	102 Storforth Lane, Chesterfield, Derbyshire, S41 0QA	Completed development	Available	0.36		Yes	Unknown		No				
393	Fridays Chip Shop, 109 Highfield Road, Chesterfield, Derbyshire, S41 7HS	Outline planning permission	Available	0.09		Yes	Viable		Yes	5	5	0	0
394	44 - 46 Park Road, Chesterfield, Derbyshire	Under Construction	Available	0.07		Yes	Viable		Yes	8	8	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
396	Land at Whittington Road and Staveley Road	No planning permission	Unavailable (Owner Unwilling)	20.9	Green Belt. Put forward by a community organisation as a GT site but owner unwilling in this respect.	No	Unknown	Highway constraints are likely to be significant and there is insufficient evidence that mitigation would be feasible.	No	439			
397	Burns Close, Grangewood, Chesterfield	No planning permission	Available	0.14		Yes	Unknown		Yes	6	6	0	0
399	Markham Court, Duckmanton, Chesterfield		Available	0.04		No	Unknown		No	2	2	0	0
400	Rufford Close	Detailed planning permission	Available		Too small	No	Viable		No	4	4		
401	Inkersall Road (Land west of), Staveley (Site B)	No planning permission	Available	12.96		Yes	Viable	Considered in conjunction with site 30 there is potential for significant highway impacts. However it is unlikely that fundamental constraints exist.	Yes	200	0	75	125

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
402	Bamford Road and Westcroft Court Drive(Land south of), Inkersall Green (Site C)	No planning permission	Available	15.8		Yes	Viable	Considered in conjunction with sites 273 and 274 as a strategic site, there are significant highway constraints but based on advice from the Highway Authority following consideration of information on highway impact it is likely that no fundamental constraints	Yes	331	75	125	111
403	land at Fields Farm, Dunston, Chesterfield	No planning permission	Available	0.61		Yes	Unknown	As part of a wider strategic site involving sites 294 and 295 no significant constraints at stage 2a are identified. As William Davis are progressing a scheme without the site the site is deemed to be unsuitable given the site has no independent access.	Yes	0			
404	Brookside Glen (Land at) Site A	No planning permission	Available	15.4	Green Belt	No	Unknown		No	323			
405	Brookside Glen (land at) Site B	No planning permission	Available	0.87		Yes	Unknown	The site has access constraints complicated by the proximity of Somersall Conservation Area and there is insufficient evidence that a safe and adequate access would be feasible.	No	23			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
406	Land To South Of Poplar Farm, Rectory Road, Duckmanton, Chesterfield	Outline planning permission	Available	1.43		Yes	Unknown	Site has and extant permission for residential development.	No		35	0	0
407	Commerce Centre, Canal Wharf, Chesterfield, Derbyshire, S41 7NA	Outline planning permission	Available	0.72	Site has an extant permission for residential development.	Yes	Marginal	The site has an extant planning permission for up to 30 dwellings.	Yes	31	30	0	0
409	325 Ashgate Road, Ashgate, S40, 4DB	Outline planning permission	Available	0.43	Site has an extant outline permission for residential development.	Yes	Viable	Site has an extant outline permission for residential development.	Yes	5		0	0
410	Apple Trees, Lancaster Road, Newbold, Derbyshire, S41 8TP	Detailed planning permission	Available	0.41	Site has an extant detailed permission for residential development.	Yes	Unknown	Site has and extant permission for residential development.	Yes			0	0
411	Moorlea Ashgate Road, Chesterfield, Derbyshire, S42 7JE	Outline planning permission	Available	0.41	Site has an extant outline permission for residential development.	Yes	Viable	Site has an extant outline permission for residential development.	Yes	7		0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
412	Handleywood Farm, Whittington Road, Barrow Hill, Derbyshire, S43 2PW	Detailed planning permission	Available	0.39	Site has an extant detailed permission for residential development.	Yes	Unknown	Site has and extant permission for residential development.	No		5	0	0
413	14A Spital Lane, Spital, Chesterfield	Detailed planning permission	Available		Passed as has permission for 5 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	5	5	0	0
414	Land At Wessex Close, Chesterfield, Derbyshire	Detailed planning permission	Available		Passed as has permission for 5 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	5	5	0	0
415	Land Used For Storage and Premises Goyt Side Road, Chesterfield, Derbyshire, S40 2BN	Outline planning permission	Available	0.22	Passed as has permission for 8 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	8	8	0	0
416	Land At Upper King Street, Chesterfield, Derbyshire	Detailed planning permission	Available	0.21	Passed as has permission for 6 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	6	6	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
417	Land adj. Trinity Court, Newbold, Chesterfield	Detailed planning permission	Available	0.21	Passed as has permission for 7 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	7	7	0	0
418	Land Adjacent Five Acres, Piccadilly Road	Detailed planning permission	Available	0.17	Passed as has permission for 6 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	6	6	0	0
420	The Elm Tree Inn, High Street, Staveley, S43 3UU	Detailed planning permission	Available	0.14	Passed as has permission for 23 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	23	23	0	0
421	246a Ashgate Road, Chesterfield, S40 4AW	Detailed planning permission	Available	0.16	Passed as has permission for 6 dwellings (LAA requires 5 or more).	Yes	Unknown	Site has and extant permission for residential development.	No	6	6	0	0
422	Land On Goytside Road Corner Factory Street Chesterfield Derbyshire	Outline planning permission	Available	0.12		Yes	Unknown	Site has and extant permission for residential development.	No	5	5	0	0
423	1 Tennyson Avenue, Chesterfield, S40 4SN	Detailed planning permission	Available	0.06		Yes	Unknown	Site has and extant permission for residential development.	No	5	5	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
424	10B Marsden Street, Chesterfield	Detailed planning permission	Available	0.05		Yes	Viable	Site has and extant permission for residential development.	No	5	5	0	0
425	1-3 Knifesmithgate, Chesterfield	Detailed planning permission	Available	0.03		Yes	Viable	Site has and extant permission for residential development.	No	10	10	0	0
426	land between the A61 and Midland Mainline, and south of Crow Lane and North of Hollis Lane.	No planning permission	Unavailable (Legal Constraints)	5.18ha		Yes	Marginal	Work is underway on a masterplan and commercial report to support regeneration. It is acknowledged that public sector investment is likely to be required to deliver the full potential of the site. The Hollis Lane Link Road would need to be constructed in order to improve access to the railway station, create development plots and reduce traffic on St Mary's Gate.	Yes	330			

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
427	Whitting Valley Road B, Old Whittington	No planning permission	Available	2.11	Site within employment zone and marketed for employment use. Site will be evaluated in LAA accordingly.	Yes	Unknown	Site unlikely to be able to achieve appropriate level of amenity for a residential development given the proximity of employment uses and a sewage treatment works. Site location is considered to be appropriate for employment use and passes Stage 2a with this use in mind.	Yes	0			
428	Whitting Valley Road C, Old Whittington	No planning permission	Available	0.74	Site within employment zone and marketed for employment use. Site will be evaluated in LAA accordingly.	Yes	Unknown	Flood risk too significant for residential development. Suitable for employment use.	Yes	0			
429	Former GKN Site, Sheepbridge Lane, Dunston	No planning permission	Available	3.6	Site within employment zone and will be evaluated in LAA accordingly.	Yes	Unknown		Yes	0	0	0	0

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
430	Markham Vale East	Outline planning permission	Available	0.8	Site within employment growth zone and will be evaluated in LAA accordingly.	Yes	Unknown		Yes	0			
431	Markham Vale East Plot 5 North	Outline planning permission	Available	0.75	Site within employment zone and will be evaluated in LAA accordingly.	Yes	Unknown		Yes	0			
432	Markham Vale West Plot 2, Markham Employment Growth Zone, Markham Lane, Duckmanton	Detailed planning permission	Available	1.47	Site within employment zone and will be evaluated in LAA accordingly.	Yes	Unknown	Within an employment area and suitable for employment uses.	Yes	0			
433	Markham Vale North Plot 1	Outline planning permission	Available	2.2	Site within employment zone and will be evaluated in LAA accordingly.	Yes	Unknown		Yes	0			
435	The Travellers Rest, 425 Sheffield Road, Whittington Moor, S41 8LT		Available	0.06	Extant outline permission for residential	Yes	Viable	Extant outline permission for residential	Yes	12	10		

LAA Ref	Address	Planning Status	Availability	Site Size (Ha)	Suitability Comments Stage 1	Stage 1 Passed	Viability	Suitability Comments (Stage 2a)	Stage 2a Passed	Housing Potential Capacity	Years 1 - 5	Years 6 - 10	Years 11 - 15
436	Victoria Hotel, Lowgates, Staveley		Available	0.08	Extant outline permission for residential	Yes	Viable	Extant outline permission for residential	Yes	10	10		
437	Knightsbridge Court, West Bars, Chesterfield, S40 1BA		Available	0.45	Extant detailed permission for residential	Yes	Viable	Extant outline permission for residential	Yes	30	30		
438	Land At Chester Street, Chesterfield, Derbyshire	Outline planning permission	Available	0.03	Extant outline permission for residential	Yes	Viable	Extant outline permission for residential	Yes	6	6		