

Appendix 6 - CHSF Proposed Site List

No	Site Name / Location	Acres	No's	Notes / Status	Ownership
Small/Medium sites					
1	Former Kimberworth Infant School & Garage Site (Ewers Rd)	0.7	8	Community facility use 2018 - opportunity to request or justify residential development following the demolition of the former school, as a new school with integrated community facilities has been provided.	RMBC
2	Rear of 77–81 Clough Road, Thornhill	0.44	5	Possible shared access with Bassingthorpe Farm; not included in BF	RMBC
3	Tenter Street, Thornhill (next to H8)	1.6	17	Former school playing field; reallocated as greenspace; Request reallocation for residential use - possible challenge from Sports England?	RMBC
4	Rear of 116 Thorpe Street, Thorpe Hesley	0.41	5	Mapping issues noted.	RMBC
5	Land behind Bradgate Club	0.86	10	Residential use - challenging topography and BNG part of this site is in RMBC o/ship	RMBC*
6	Derwent Road, Wingfield Garage Site	0.7	8	Garages on site; was considered for the Husk conversions.	RMBC
7	Wensleydale Road, Wingfield x2 garage sites	0.19	5	Two garage site both with garages still in-situ, both have narrow access and electric substations. Housing Estates confirmed ASB and low demand.	RMBC
Town Centre Sites – all included in SYMCA Pipeline					
8	Riverside Residential Quarter - Site 1 (SIG etc.) Sheffield Road, S60 1DA	0.4	5	Inc in SYMCA pipeline; a further 1.03 acres (12 units) will be enabled for development on the remaining privately owned site; no surveys have been carried out	RMBC & SIG
9	Riverside Residential Quarter - Site 2 (Westgate Carpark etc.) Sheffield Road, S60 1BQ	3.9	47	Inc in SYMCA pipeline; Excludes the Post Office building	RMBC
10	Primark, High Street	0.66	8	Inc in SYMCA pipeline; Desktop Survey only	RMBC
Larger Site with Cabinet approval - January 2024: Approval in principle to bring the site forward for development as part of the Housing Delivery Programme					
11	Boswell Street – H29	4.7	56	Local Plan allocation; option appraisal work in progress.	RMBC
Larger Sites					
12	Land of Fenton Road exc. adopted highways	6.5	78	Local Plan allocation - residential. Not included in Bassingthorpe Farm or SYMCA p/l	RMBC
13	Munsbrough Lane – H05	4.42	53	Inc in SYMCA p/l and in Local Plan - Former cricket club land; already identified	RMBC
14	H71 – Ivanhoe Road, Thurncroft	3.4	41	Inc in SYMCA pipeline and in Local Plan. Greenspace audit pending; Sports England challenge; pumping station needed	RMBC
15	Leisure Site (H78), Athorpe Road, Dinnington	3.4	41	Local Plan allocation - Majority Council owned; small section Town Council owned. NOT inc. in SYMCA pipeline	RMBC
SAFEGUARDED LAND					
16	SL14 - Land off Hazel Way/Stockwell Ave, Kiveton Park 16.5 (13 usable)	13	156	Joint ownership with RNN (education/training provider); access reserved; further 18.75 acres enabled. SAFEGUARDED LAND - Forward planning support	Mix
PRIVATE but in SYMCA Pipeline					
17	Land off Simonite Road (former International Centre)	2.1	25	Inc. in SYMCA pipeline, not in LP. Buy-back option in place. Likely BNG charge for tree removal. Possible underground grouting issue - surveys required to determine best stabilisation solution. Bridge-it Housing purchase in June 25.	Private
Total		47.38	569		