

<b>Site Reference:</b>	<b>31</b>	<b>Site Location:</b>	<b><i>Chesterfield Waterside</i></b>
<b>Ward:</b>	<b><i>St Helens</i></b>	<b>Greenfield /Brownfield:</b>	<b><i>Brownfield</i></b>
<b>Site Size (ha):</b>	<b><i>23.17</i></b>	<b>Grid Reference:</b>	<b><i>SK 38767 72109</i></b>
<b>Location:</b>	<b><i>In Settlement</i></b>	<b>Agricultural Land Use Classification:</b>	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Cleared Land</b>	
<b>Surrounding Land Use:</b>		<b>A61, River Rother, Railway and Industrial sites</b>	

### **Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>Flat</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>'B' Road- Bus route. A61 Inner relief Road</i>
<b>Flood Risk:</b>	<i>The Eastern part of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
<b>Hazardous Risks:</b>	<i>None known</i>
<b>Pollution:</b>	<i>Part of the site is within the AQMA</i>
<b>Possible contamination from past land use:</b>	<i>-1900 Sewage Farm, Malthouse. 1901-1929 Sewage Works. 1930-1939 Railway Line. 1940-1959 Railway Line. 1960-1979 Timber Yard. 1980-1999 Timber Yard.</i>
<b>Ground conditions:</b>	<i>None known</i>
<b>Accession Composite total:</b>	<i>Within 20 minutes</i>

### **Environmental Designations**

<b>Local Wildlife sites:</b>	<i>CH064 - Chesterfield Canal adjoins site</i>	<b>Sites of Special Scientific Interest (SSSIs):</b>	<i>None known</i>
<b>Protected Trees:</b>	<i>NONE</i>	<b>Ancient Woodland:</b>	<i>None known</i>
<b>Local Nature Reserves:</b>	<i>None known</i>	<b>Registered Historic Parks and Gardens:</b>	<i>None identified</i>
<b>Listed Buildings:</b>	<i>None identified</i>	<b>Conservation Areas:</b>	<i>None identified</i>
<b>Site identified through Call for Sites?</b>	<i>True</i>		

Density: **90**  
Gross to net calculation: **80%**  
Potential number of dwellings: **1656**  
Potential number of dwellings (suitable sites): **1500**

<b>Potential delivery of dwellings:</b>	<i>Windfall - Potential 5 Year Supply - 1500 Potential additions to 5 year supply - Developable Year 6-10 - Developable Year 11-15 - Developable Year 16+ -</i>
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Replacement CBC  
Local Plan  
compatibility?  
Potential number of  
dwellings (suitable  
sites and RCBLP  
compliant)

*True*

Availability:

*Available now*

Availability

*Land owner has put site forward for development*

Comments:

Suitability:

*Suitable*

Suitability

*Part of urban area subject to masterplan well related to existing facilities*

Comments:

Deliverability:

*highly likely*

Deliverability

*likely to be a popular site; some abnormalities , first phase deliverable within 5 years*

Comments:

Why?

*developer wishes to develop this site with up to 1500 dwellings*

Conclusion

*Allocated site*