

<b>Site Reference:</b>	<b>132</b>	<b>Site Location:</b>	<b>Tesco Superstore, Meltham Lane</b>
<b>Ward:</b>	<b>Moor</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>3.472</b>	<b>Grid Reference:</b>	<b>SK 38694 72692</b>
<b>Location:</b>	<i>In Settlement</i>	<b>Agricultural Land Use Classification:</b>	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		<b>Supermarket</b>	
<b>Surrounding Land Use:</b>		<b>River Rother, Chesterfield Canal, Public House, Motel, Petrol Station, Dema Glass Site and Residential</b>	

### **Possible Constraints**

<b>Greenbelt:</b>	<i>NO</i>
<b>Steep Slopes:</b>	<i>GENTLE SLOPE</i>
<b>Location of any pylons:</b>	<i>None</i>
<b>Access:</b>	<i>access would come from current point on Meltham Lane and Tapton Lock Hill 30 mph</i>
<b>Flood Risk:</b>	<i>70% 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. 1901-1929 Sewage Farm. 1930-1939 Sewage Farm. 1940-1959 Sewage Farm. 1960-1979 Refuse Tip. 1980-1999 Depot.</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>None known</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: **30**  
Gross to net calculation: **90%**  
Potential number of dwellings: **93.74**  
Potential number of dwellings (suitable sites): **94**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply -  
Potential additions to 5 year supply -  
Developable Year 6-10 - **30**  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant)

*False*

Availability:  
Availability  
Comments:  
Suitability:

*Uncertain  
Existing use in course of relocation*

Suitability  
Comments:

*Not suitable  
Site situated between major traffic routes to the north and west. River Rother and Chesterfield Canal to the east. Employment uses to the south. Not well related to existing housing development. Noise and air quality issues will make creation of a pleasa*

Deliverability:  
Deliverability  
Comments:

*Highly unlikely  
likely to be a very popular site;some abnormals , deliverable within 5 years*

Why?  
Conclusion

*Owner willing to develop 4.1ha for housing as whole or part  
Mixed development potentially suitable in longer term*