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|------------------------------|---------------------------|--|---|
| Site Reference: | 205 | Site Location: | Land North of Chesterfield Waterside |
| Ward: | St Helens | Greenfield /Brownfield: | Brownfield |
| Site Size (ha): | 1.359 | Grid Reference: | SK 38671 72443 |
| Location: | <i>Edge of Settlement</i> | Agricultural Land Use Classification: | Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area |
| Current Land Uses: | | Industry | |
| Surrounding Land Use: | | | |

Possible Constraints

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| Greenbelt: | <i>NO</i> |
| Steep Slopes: | <i>STEEP BANK ON EAST BOUNDARY (RIVER ROTHER)</i> |
| Location of any pylons: | <i>None</i> |
| Access: | <i>MELTHAM LANE- OFF A61/LOCKOFORD LANE ROUNDABOUT 40% of the site falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i> |
| Flood Risk: | <i>None known</i> |
| Hazardous Risks: | <i>None known</i> |
| Pollution: | <i>Part of the site is within the AQMA -1900 Sewage Farm. 1901-1929 Sewage Farm. 1930-1939 Sewage Farm. 1940-1959 Sewage Farm. 1960-1979 Refuse Tip, Cleansing Depot</i> |
| Possible contamination from past land use: | <i>None known</i> |
| Ground conditions: | <i>None known</i> |
| Accession Composite total: | <i>Within 20 minutes</i> |

Environmental Designations

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|-------------------------------|------------------------|--|------------------------|
| Local Wildlife sites: | <i>None known</i> | Sites of Special Scientific Interest (SSSIs): | <i>None known</i> |
| Protected Trees: | <i>NONE</i> | Ancient Woodland: | <i>None known</i> |
| Local Nature Reserves: | <i>None known</i> | Registered Historic Parks and Gardens: | <i>None identified</i> |
| Listed Buildings: | <i>None identified</i> | Conservation Areas: | <i>None identified</i> |

Site identified through Call for Sites?

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **40.77**
Potential number of dwellings (suitable sites): **41**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 - **41**
Developable Year 11-15 -
Developable Year 16+ -*

| | |
|--|---|
| Replacement CBC Local Plan compatibility? Potential number of dwellings (suitable sites and RCBLP compliant) | <i>False</i> |
| Availability: | <i>Uncertain</i> |
| Availability Comments: | <i>multiple ownerships part may be available subject to relocation</i> |
| Suitability: | <i>Suitable for mixed use</i> |
| Suitability Comments: | <i>Part of regeneration area site currently occupied by industrial buildings and open storage and some woodlandThe site is adjacent to a major traffic route. Issues of noise and air quality could make creation of a pleasant living environment difficult Site</i> |
| Deliverability: | <i>Highly unlikely</i> |
| Deliverability Comments: | <i>likely to be a popular site following relocation; specific abnormalities , potentially deliverable after 5 - 10 years</i> |
| Why? Conclusion | <i>Allocated site</i> |