

Site Reference:	37	Site Location:	Land at Markham Vale (Site for Rail Freight Access)
Ward:	Hollingwood & Inkersall	Greenfield /Brownfield:	Brownfield
Site Size (ha):	15.49	Grid Reference:	SK 45038 72281
Location:	<i>Outside Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Cleared Lane, Business Development and Units	
Surrounding Land Use:		Motorway, M1 commerce park and closely located to Duckmanton	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>Not on site. Alongside Motorway</i>
Access:	<i>30/40mph. Access from new M1 J29a Markham Road</i>
Flood Risk:	<i>A very small part of the site falls within the boundaries of Environment Agency's Flood Zone 3 (July 2008)</i>
Hazardous Risks:	<i>FALLS WITHIN COALITE MAJOR HAZARD CONSULTATION ZONE</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>1980-1999 Markham Colliery. 1960-1979 Markham Colliery. Possible Spoil and disturbed ground 1940-1959 Markham Colliery No1, Railway Line, Spoil Heap. 1930-1939 Markham Colliery No1. Spoil Heap, 1901-1929 Markham Colliery No1, disturbed ground, Waste ground</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 30 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	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: **70%**
Potential number of dwellings: **325.29**
Potential number of dwellings (suitable sites): **325**

Potential delivery of dwellings:

*Windfall -
Potential 5 Year Supply -
Potential additions to 5 year supply -
Developable Year 6-10 -
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>Land owner may not be willing to develop</i>
Suitability:	<i>Not suitable - adjoining uses</i>
Suitability Comments:	<i>Site within new sub-regional business park</i>
Deliverability:	<i>highly unlikely</i>
Deliverability Comments:	<i>unlikely to be a popular site; some abnormals , may not be deliverable</i>
Why?	
Conclusion	<i>Allocated as strategic business site</i>