

Site Reference:	63	Site Location:	Markham Works, Piccadilly Road
Ward:	St Leonards	Greenfield /Brownfield:	Brownfield
Site Size (ha):	9.981	Grid Reference:	SK 38934 71160
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: 4 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:			Developed within the last year
Surrounding Land Use:			Railway, Residential, River Rother

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>SITE COMPLETE</i>
Flood Risk:	<i>Through the length of the middle of the site, the area falls within the boundaries of Environment Agency's Flood Zone 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>-1900 Broad Oaks Foundry, Railway. 1901-1929 Markham Works. 1930-1939 Broad Oaks Foundry. 1940-1959 Broad Oaks foundry. 1960-1979 Works, Refuse Tip, Slag Heap</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH037 - Picadilly Cottages Scrub adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>4901.262 4901.263</i>	Ancient Woodland: Registered Historic Parks and Gardens:	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Conservation Areas:	<i>None identified</i>
Listed Buildings:	<i>Hollis Lane, Offices of Markham Company Limited within site</i>		

Site identified through Call for Sites?

Density:
Gross to net calculation:
Potential number of dwellings: **0**
Potential number of dwellings (suitable sites): **0**

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)

Availability: *Available now*

Availability
Comments: *Developer has secured planning consent*

Suitability: *Suitable*

Suitability
Comments: *Planning consent now implemented*

Deliverability: *highly likely*

Deliverability
Comments: *likely to be a popular site; no specific abnormalities, deliverable within 5 years*

Why?

Conclusion *Unsuitable environment for housing*