

Markyate

Mark01 - 8 Albert Street	223
Mark02 - Ver House	225

This page is intentionally blank

Mark01 - 8 Albert Street

Settlement	Markyate	Ward	Watling
Previous/Old Reference	MK01	Source	Old SHLAA
Site Area (hectares)	0.17	Brownfield Land	No
Current Use(s)	Residential		
Adjacent Use(s)	Residential		
Policies Map Designation	Residential Area		

Site Map



Mark01 - 8 Albert Street

Assessment of Constraints			
Conservation Area	Site is wholly within Markyate conservation area		
Listed Buildings	Site contains the following listed buildings The Old Brewers Yard		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is adjacent to an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 3		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	It is unclear how suitable access can be provided to the site.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0.17 hectares		
Density (gross) attributed to site	40 dwellings per hectare	Suitable types of development	Houses
Estimated Development Potential	0 dwellings		
Suitability	Unsuitable: The cumulative impact of historic constraints result in the site having limited or no development potential.		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		

Mark02 - Ver House

Settlement	Markyate	Ward	Watling
Previous/Old Reference	MK02	Source	Other sources
Site Area (hectares)	0.31	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Residential		
Policies Map Designation	Residential Area		

Site Map



Mark02 - Ver House

Assessment of Constraints			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of Milestone opposite No.51		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 3		
Flood Zones 2/3	The whole of the site is affected by Flood Zones 2 and 3 (0.31 hectares)		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0.31 hectares		
Density (gross) attributed to site	50 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	0 dwellings		
Suitability	Unsuitable: Site is significantly constrained by flood zones		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		