

Markyate

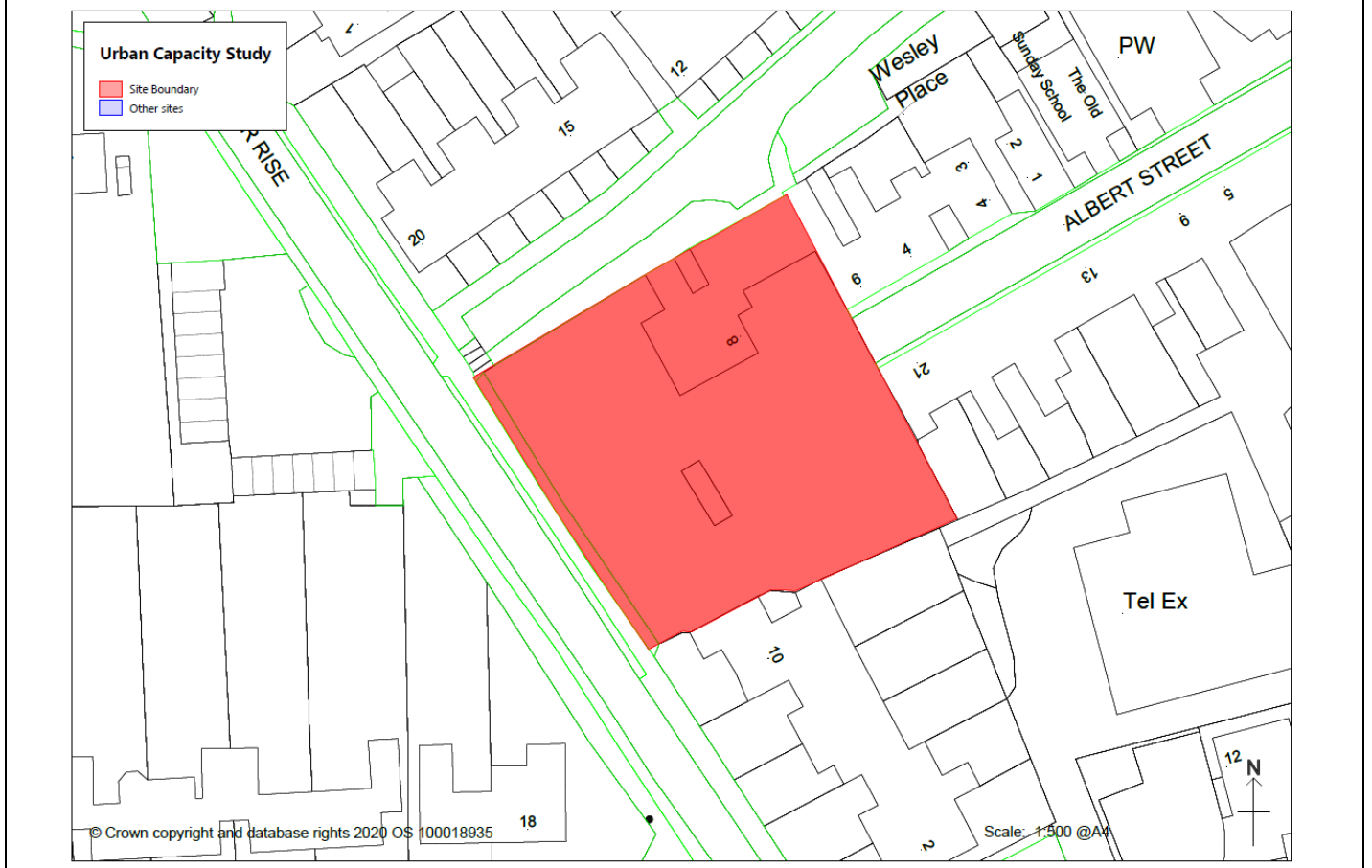
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Mark01 - 8 Albert Street

| | | | |
|---------------------------------|------------------|------------------------|-----------|
| 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 | | |