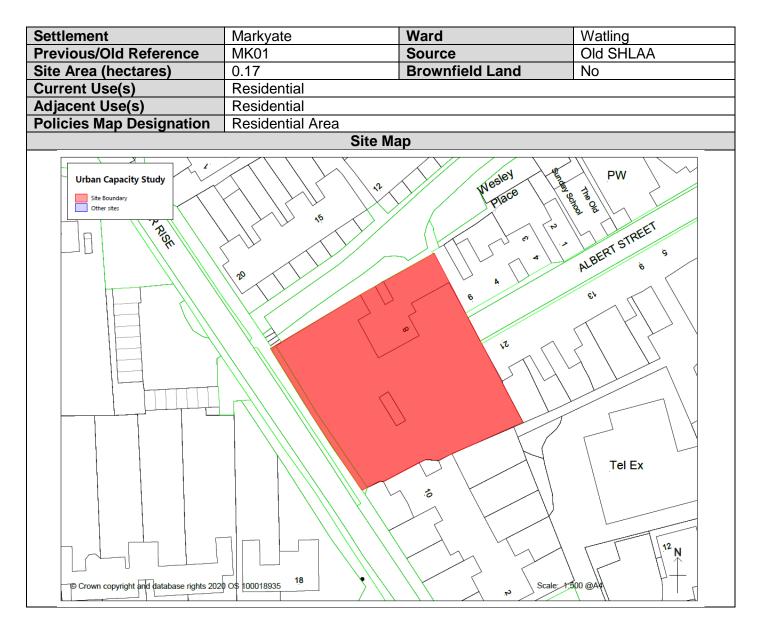
Markyate

Mark01 - 8 Albert Street	
Mark02 - Ver House	

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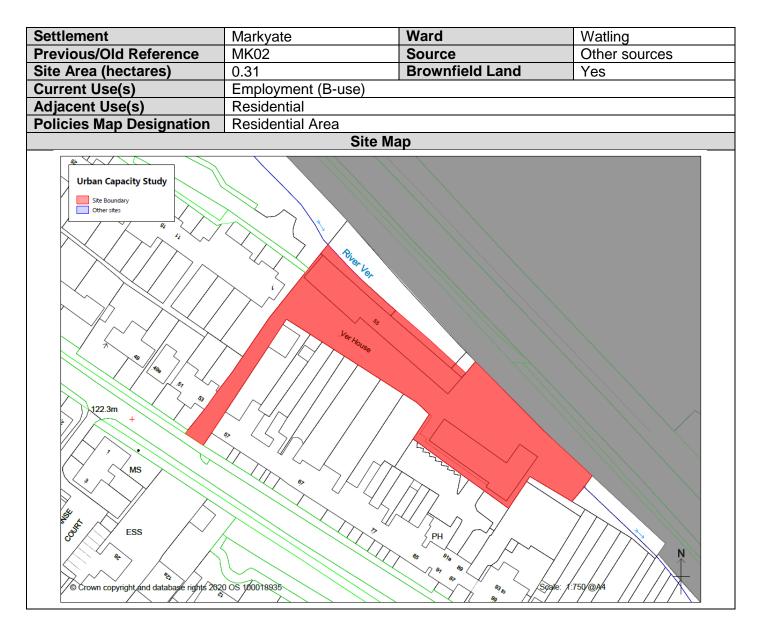
Mark01 - 8 Albert Street



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	Site is unlikely to impact up	on any Historic Parks and	d Gardens		
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	The site is not within 800m of a designated AQMA				
Areas					
Agricultural Land Quality	Grade 3				
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction				
Deduction for	0.17 hectares				
constraints					
Density (gross)	40 dwellings per hectare	Suitable types of	Houses		
attributed to site	O desa ll'a su	development			
Estimated Development Potential	0 dwellings				
Fotential					
Suitability	I Inquitable: The sumulative	impact of historic control	nte recult in the site		
Suitability	Unsuitable: The cumulative impact of historic contraints result in the site				
Availability	having limited or no development potential. 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				
Admerability					

Mark02 - Ver House



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	Site is unlikely to impact up	on any Historic Parks and	d Gardens		
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	0.31 hectares				
constraints					
Density (gross)	50 dwellings per hectare	Suitable types of	Houses/Flats		
attributed to site		development			
Estimated Development	0 dwellings				
Potential					
Suitability	Linewitchies. Cite is cignificantly constrained by flood zenes				
Suitability Availability	Unsuitable: Site is significantly constrained by flood zones 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				
Achievability					