

Settlement Name Garway

Site Ref HLAA/132/001

Post Code HR2 8RQ

Site Address Field adjacent to Black House Common
beside the Garway to Pontrilas Road

Information Source Call for sites

Site Area (ha) 0.33	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1- Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Issues with water supply network.
Waste water & treatment –Feasibility study required (to identify if improvements required).

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

To be assessed

Settlement Name Garway

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beside the Garway to Pontrilas Road

Information Source Call for sites

Landscape and Historic Environment information

To be assessed

Site probability

TBC

Justification

For assessment

Settlement Name Garway

Site Ref HLAA/132/002

Post Code HR2 8RQ

Site Address Field adjacent to Court Cottage beside the
Garway to Pontrilas Road

Information Source Call for sites

Site Area (ha) 1.75	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1- Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Issues with water supply network.
Waste water & treatment –Feasibility study required (to identify if improvements required).

Biodiversity information

UK BAP Priority Habitat- Traditional Orchard adjacent to NE boundary

Highways information

To be assessed

Settlement Name Garway

Site Ref HLAA/132/002

Post Code HR2 8RQ

Site Address Field adjacent to Court Cottage beside the
Garway to Pontrilas Road

Information Source Call for sites

Landscape and Historic Environment information

To be assessed

Site probability

TBC

Justification

For assessment

Settlement Name Garway

Site Ref HLAA/403/001

Post Code HR2 8RQ

Site Address Myrtle House, Garway

Information Source Call for sites

Site Area (ha) 0.37	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Issues with water supply network.
Waste water & treatment –Feasibility study required (to identify if improvements required).

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland adjacent to North West boundary of site.

Highways information

Comments: Public Right of Way through the site. South east corner has access onto the main village road, 30mph, no footway frontage, visibility satisfactory. Close to the school, may causes parking issue.

Conclusion: There are some issues with this site.

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Site Address Myrtle House, Garway

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Low

Landscape Capacity: High

Sensitivity & Capacity Analysis: The site relates well to the existing settlement and could be perceived as infill. The site is located on rising land to the North and this links to open countryside. Development in the Northern section of the site would extend beyond the existing pattern of residential development and this is therefore not recommended. Development should relate to the existing pattern form and scale of the settlement.

Site probability

No potential

Justification

Planning permission granted for single dwelling covering majority of site (P151688/O), restricting a potential SHLAA yield of 5 or more dwellings. This gives the site no further capacity within the SHLAA.

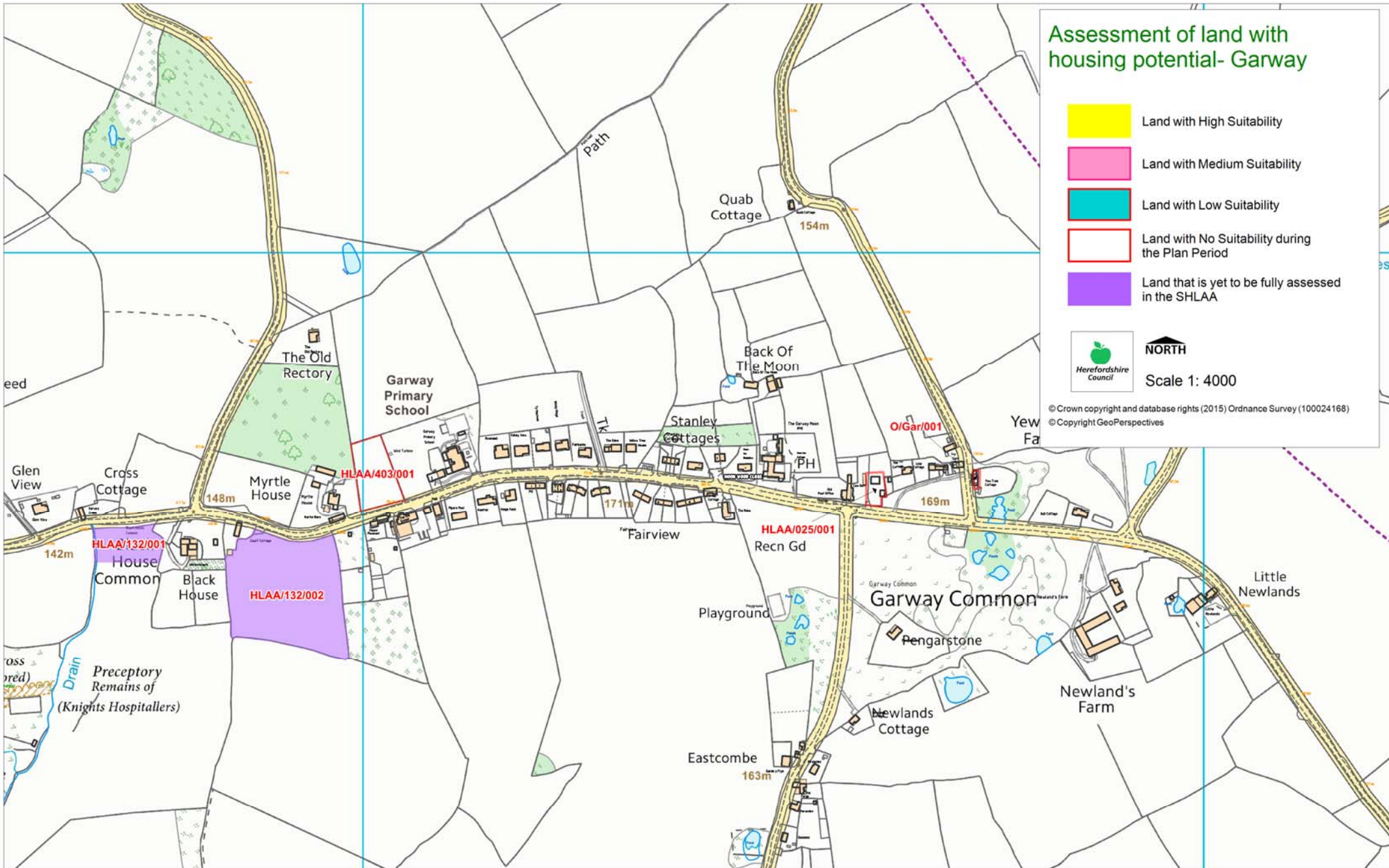
Assessment of land with housing potential- Garway

- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period
- Land that is yet to be fully assessed in the SHLAA



Scale 1: 4000

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