

**Settlement Name** Madley

**Site Ref** HLAA/426/001

**Post Code** HR2 9LU

**Site Address** Land adjoining the eastern side of Rose Bank, Brampton Road, Madley

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.30	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 10	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" 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"/>

<b>Possible timescale for development?</b>		
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 checked="" 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, available headroom at present

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Site more remote, but visibility to right impeded by third party land, no footways.

Possible mitigation: Access via O/Mad/002 but this site also has access issues

Conclusion: There are some issues with this site.

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**Site Address** Land adjoining the eastern side of Rose Bank, Brampton Road, Madley

**Information Source** Call for sites

### **Landscape and Historic Environment information**

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a discrete parcel of land, with no obvious access but very limited visibility apart from the Public Right of Way and residential on edges. It could be considered for development, subject to constraints, particularly the important boundary vegetation and wildlife.

### **Site probability**

Low potential

### **Justification**

The site is discreet and could accommodate new development if there was retention of important boundary vegetation. There is a proposed access along a track close to the south west area of the site (which is the current access) but it is currently third party land.

**Settlement Name** Madley

**Site Ref** HLAA/435/002

**Post Code** HR2 8DA

**Site Address** Land south of the B4352

**Information Source** Call for sites

<b>Site Area (ha)</b> 3.52	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 35	<b>Brownfield</b> <input type="checkbox"/>	

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

<b>Possible timescale for development?</b>		
1-5 Years <input checked="" 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, available headroom at present

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Best access point in north east corner to adopted road with footways, though road here may need traffic calming due to children. Size of site might need secondary access point. This could be achieved via private track to The Forty Farm. Both access points have reasonable visibility.

Conclusion: There are no or minor issues with this site.

**Settlement Name** Madley

**Site Ref** HLAA/435/002

**Post Code** HR2 8DA

**Site Address** Land south of the B4352

**Information Source** Call for sites

### **Landscape and Historic Environment information**

Landscape Sensitivity: High - Moderate

Landscape Capacity: North part of site= Moderate Rest of site= Low - Moderate

Sensitivity & Capacity Analysis: Development of the whole site would extend the built form too far into the open countryside. The villagescape character is made up of clusters of lanes. There is a limited visual envelope, apart from Public Rights of Way & residential development. The moat, watercourses & existing vegetation are constraints, especially as there is potential for European Protected Species. Could consider the northern part of the site only, with the southern boundary on the same line as residential to the east, reinforced with planting.

### **Site probability**

High potential

### **Justification**

The whole site would extend far too much into open countryside therefore development of the northern section only would be more acceptable and in keeping with the village development. Therefore an access point in the north east corner onto the adopted road would be the appropriate choice.

**Settlement Name** Madley

**Site Ref** O/Mad/005

**Post Code** HR2 9

**Site Address** Land opposite Archenfield

**Information Source** LA officer identified

<b>Site Area (ha)</b> 2.70	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> 10	<b>Brownfield</b> <input type="checkbox"/>	

<b>Is the site suitable for development?</b>	<b>Is development achievable on the site?</b>	<b>Is the site available?</b>
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 checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

<b>Possible timescale for development?</b>		
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 checked="" 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, available headroom at present

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Improvement to pedestrian access required.

**Settlement Name** Madley

**Site Ref** O/Mad/005

**Post Code** HR2 9

**Site Address** Land opposite Archenfield

**Information Source** LA officer identified

### **Landscape and Historic Environment information**

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: In open countryside, separated from village edge by strong boundary vegetation to the East. Very visible from the road; would change character of the village gateway and extend built form too far into good quality open countryside. Also visible from Public Right of Way. Not an appropriate site in landscape terms but if ever developed, proposed North boundary should follow old (lost) boundary line instead & restore.

### **Site probability**

Medium potential

### **Justification**

The site is open in nature and consequently landscaping would be required to create a suitable boundary for development. Development here would change the character of village gateway and extend built form too far into good quality open countryside if the whole site was developed. The established hedgerow would need to accommodate an acceptable access. Improvements to pedestrian access required. There could be scope for a small development in the southern site section.

# Assessment of land with housing potential- Madley

- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period

Please note: This map includes sites assessed in previous SHLAA reviews.



Scale 1: 5500

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