

Settlement Name Marden

Site Ref HLAA/448/001

Post Code HR1 3

Site Address Land adjacent Hawkersland Cross, Marden

Information Source Call for sites

Site Area (ha) 5.89	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 checked="" type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" 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 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, Capacity issues with network. No capacity improvements required.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Good visibility all through. Speed limit change 30mph to 40mph at east of Old School (last building opposite). Needs footway to frontage.

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

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Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The existing settlement pattern appears in the main to lie North of the highway, to the South it is generally confined to scattered dwellings and farmsteads at the Eastern edge of the village, save for the school. The site is on slightly raised land, and due to the low hedgerow and limited tree cover is open with views extending to The Wymm to the South and Burghill to the west.

Site probability

No potential

Justification

This is a large expansive open site on the edge of the village. O/Mard/003 is a large site with high potential adjacent to this site and is closer to the village centre and therefore it should come forward before this site.

Assessment of land with housing potential- Marden

-  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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