

Settlement Name Monkland

Site Ref O/Monk/001

Post Code HR6 9D

Site Address Site adjacent to Village Hall

Information Source LA officer identified

Site Area (ha) 1.07	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 10	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 checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input checked="" 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 checked="" type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 2 (NE area of site)- The sequential test is necessary to demonstrate that development is appropriate. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW water supply infrastructure only.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Best access from road to south which is wide and has footway opposite, road to east is narrow and visibility compromised by hedge.

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

Settlement Name Monkland

Site Ref O/Monk/001

Post Code HR6 9D

Site Address Site adjacent to Village Hall

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: There is limited but possible potential to develop - constraints include marshy area / biogas plant, important mature trees, overhead cables, and sensitive Monkland Common to the North West (but limited intervisibility). It has a very limited visual envelope, but there is visibility from public rights of way and residential development to the South.

Site probability

Medium potential

Justification

There is a risk of flood zone 2 in north east corner of the site. There may be scope for a limited amount of development due to marsh land on eastern half of site but drainage issues to be explored. A large development is best avoided as it would be out of keeping with the local landscape.

Settlement Name Monkland

Site Ref O/Monk/002

Post Code HR6 9DB

Site Address Land adjacent to Stone Rake

Information Source LA officer identified

Site Area (ha) 0.64	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 5	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 checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input checked="" 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 checked="" type="checkbox"/>	

Flood information

Zone 2 (N boundary)- The sequential test is necessary to demonstrate that development is appropriate

Water information

DCWW water supply infrastructure only.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access direct to A road not recommended. C Class road needs widening here, visibility satisfactory at kink in road but the bus shelter may need to be relocated. Footpath needed along site frontage.

Conclusion: There are major issues on this site.

Settlement Name Monkland

Site Ref O/Monk/002

Post Code HR6 9DB

Site Address Land adjacent to Stone Rake

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: There are few constraints to development. There is limited visibility of the site but in a sensitive, historic part of the village popular with tourists. It has potential for a very limited and sensitive development on the Southern half of the site. The boundary vegetation should be restored and improved.

Site probability

Low potential

Justification

The site is constrained. There are difficulties with achieving a suitable access for this site, the C class road would require widening to enable a safe access. The northern section of the site should be avoided for landscape reasons and risk of flood zone 2. The southern section of the site could be developed with a sensitive design scheme due to this being an historic part of the village.

Settlement Name Monkland

Site Ref O/Monk/003

Post Code HR6 9DB

Site Address Site to the east of the Laurels

Information Source LA officer identified

Site Area (ha) 0.56	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 4
Potential Housing Capacity 5	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 checked="" type="checkbox"/>	Part <input checked="" type="checkbox"/>	Don't Know <input checked="" 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 checked="" type="checkbox"/>	

Flood information

Zone 3 (N sections) & Zone 2- Exception test would be required (Z3), and the sequential test is necessary to demonstrate that development is appropriate (Z2). Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW water supply infrastructure only.

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility satisfactory at east or midpoint. No other issues.

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

Settlement Name Monkland

Site Ref O/Monk/003

Post Code HR6 9DB

Site Address Site to the east of the Laurels

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: There is limited but possible potential to develop subject to constraints, especially the adjacent watercourse (tributary of River Arrow), Public Right of Way and Listed Building setting. Any development must be in keeping with the sensitive villagescape character, especially its Listed Buildings, black and white cottages and a "cluster effect" must be avoided. There is limited visibility, but there is some from the public rights of way, lane & local properties.

Site probability

Low potential

Justification

There is some scope for development here but it is limited due to flooding. Flood zone 3 risk in northern central half of the site with further risk of zone 2 flooding. The site has acceptable access potential at two points.

Assessment of land with housing potential- Monkland

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



Scale 1: 2500

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