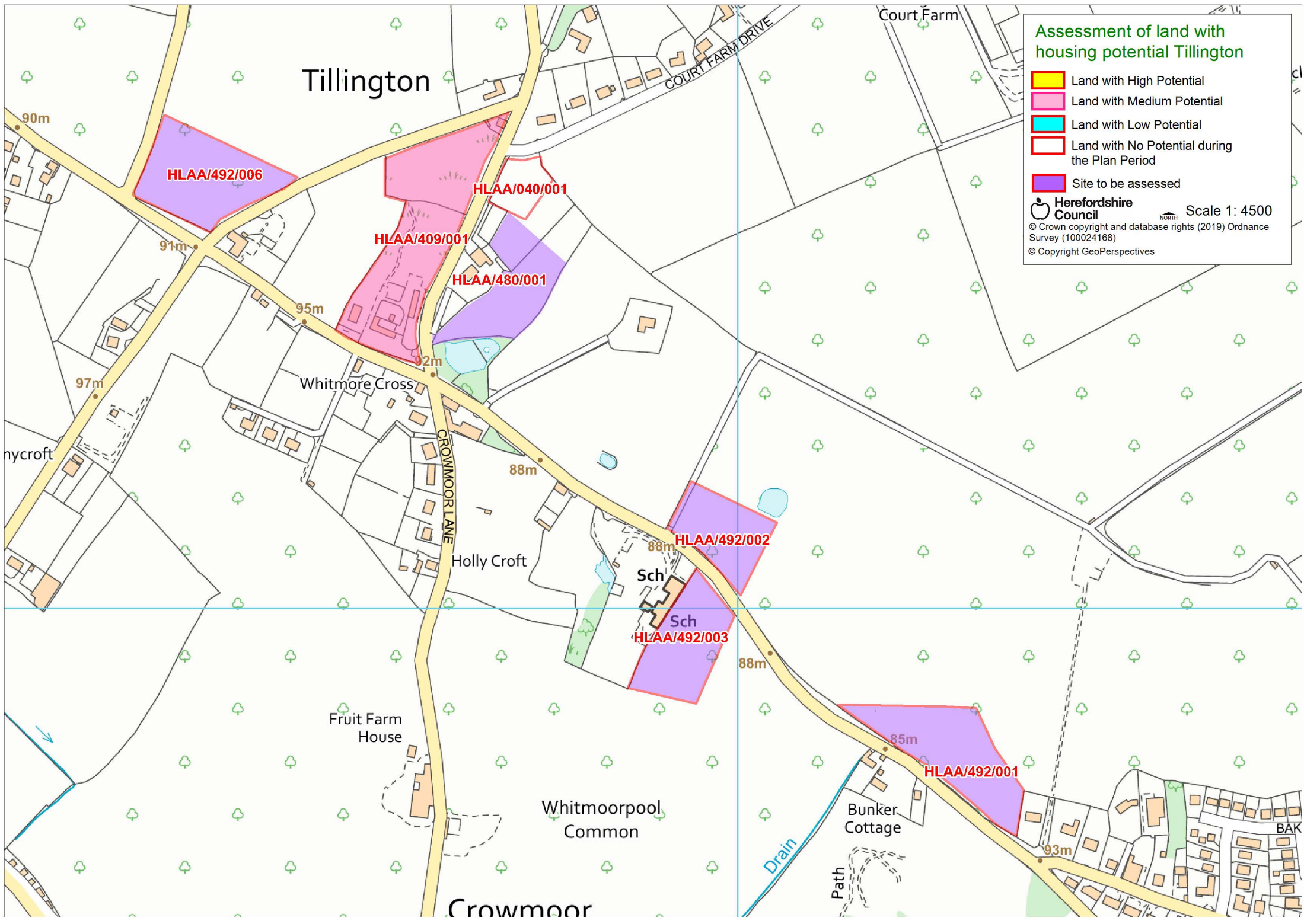


Tillington

Assessment of land with housing potential Tillington

- Land with High Potential
- Land with Medium Potential
- Land with Low Potential
- Land with No Potential during the Plan Period
- Site to be assessed

Herefordshire Council
Scale 1: 4500
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HLAA/492/006

HLAA/040/001

HLAA/409/001

HLAA/480/001

HLAA/492/002

HLAA/492/003

HLAA/492/001

Whitmore Cross

Holly Croft

Fruit Farm House

Whitmoorpool Common

Bunker Cottage

Crowmoor

Drain

Path

nycroft

Court Farm

BAK

Settlement Tillington

Site Reference HLAA/409/001

Site Address Land including and north of Tillington
Business Park

Post Code HR4 8LE

Basic Information

Source Call for sites

Site Area (ha) 1.68

Greenfield/Brownfield?

Greenfield

Brownfield

Agricultural Land Classification 2

Technical Assessment

Flood Risk

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

Water Information

Operator(s): Dwr Cymru Welsh Water (WS); Severn Trent Water (WwTW)

Water Supply: No issues

Wastewater Treatment Works: No data available

Biodiversity Information

UK BAP Priority Habitats (Habitats of Principal Importance)- Traditional Orchard & some Deciduous Woodland - abandoned & unmanaged with high wildlife potential especially EPS- covering north part of site.

Highways Information

Comments: Access to three roads: north satisfactory, south east satisfactory, south east unsatisfactory, access to east limited by width of lane, existing access maybe satisfactory in south east corner.

Conclusion: There are some issues with this site.

Landscape Information

Landscape Sensitivity: North part of site= High - Moderate South part of site= Moderate - Low

Landscape Capacity: North part of site = Moderate - Low South part of site = Moderate - High

Sensitivity & Capacity Analysis: North part of site is situated on elevated land, so is therefore more visible. Development could adversely affect the character of the lane to the East, the route of Three Rivers Ride and at the edge of an Unregistered Historic Park and Garden. South part of site has potential for improvement with a new development, but with possible effects on historic character and biodiversity.

[Site appraisal on next page...](#)

Settlement Tillington

Site Reference HLAA/409/001

Site Address Land including and north of Tillington
Business Park

Post Code HR4 8LE

Deliverability

Is the site suitable for development?

Yes No Partly

Is development of the site achievable?

Yes No Partly

Is the site available for development?

Yes No Don't know

What is the potential timescale for development of this site?

1-5 years

6-10 years

11-15 years

Not in current plan period

Potential site capacity 14

Potential of the site coming forward for development

Probability Medium potential

Justification

Development best suited to southern part of site where existing buildings are. This is a business park and the buildings do have potential for residential conversion and access would likely be via the existing entrance in the south east area of the site. There could be possible effects on historic character and biodiversity which will require mitigation. *Please note that this is based on the 2015 SHLAA, this site's inclusion is in order to publish a subsequent change in land classification.