

Settlement Name Burley Gate

Site Ref HLAA/322/001

Post Code HR1 3QS

Site Address Former J & B Motors, Burley Gate

Information Source Call for sites

| | | |
|-------------------------------------|---|---|
| Site Area (ha) 0.36 | Greenfield <input type="checkbox"/> | Agricultural Land Classification 3 |
| Potential Housing Capacity 5 | Brownfield <input checked="" 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 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"/> |

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 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

Water Supply – DCWW Water only

Biodiversity information

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

Highways information

Comments: Visibility to the right may be slightly restricted by third party land although approaching vehicles are slowing for the junction.

Conclusion: There are some issues with this site.

Settlement Name Burley Gate

Site Ref HLAA/322/001

Post Code HR1 3QS

Site Address Former J & B Motors, Burley Gate

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Low

Landscape Capacity: Medium - High

Sensitivity & Capacity Analysis: The site is a brown field site with several existing buildings.

Site probability

Low potential

Justification

Limited capacity for small development subject to access issues being satisfactorily addressed.

Settlement Name Burley Gate

Site Ref O/Bgate/001

Post Code HR1 3QS

Site Address Land adjacent to Appletree Bungalow

Information Source LA officer identified

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.63 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| 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 type="checkbox"/> |
| Part <input type="checkbox"/> | Part <input 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 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

Water Supply – DCWW Water only

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: No pedestrian/cycle connection along road and this is needed. 'C' Class with 30mph limit.

Conclusion: There are major issues with this site.

Settlement Name Burley Gate

Site Ref O/Bgate/001

Post Code HR1 3QS

Site Address Land adjacent to Appletree Bungalow

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: Grassland with long distance views to the South. Screening is needed on Southern boundary.

Site probability

No potential

Justification

Access to the site is achievable but the site is limited by the lack of pedestrian and cycle ways along the roadside. It would be difficult to achieve because of narrow verges making it less safe for pedestrians.

Settlement Name Burley Gate

Site Ref O/Bgate/002

Post Code HR1 3QS

Site Address Land adjacent to Brick House

Information Source LA officer identified

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.73 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| 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 type="checkbox"/> |
| Part <input type="checkbox"/> | Part <input 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 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

Water Supply – DCWW Water only

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard.

Highways information

Comments: Site has limited frontage. 'C' class 30mph limit. No pedestrian/cycle connection along road and this is needed

Conclusion: There are major issues with this site.

Settlement Name Burley Gate

Site Ref O/Bgate/002

Post Code HR1 3QS

Site Address Land adjacent to Brick House

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Low

Sensitivity & Capacity Analysis: There is an Orchard BAP - priority habitat (Habitat of Principle Importance) on this site and there is potentially contaminated land aswell.

Site probability

No potential

Justification

The site has an orchard BAP which is a priority habitat as well as potentially contaminated land. Development on BAP site inappropriate.

Settlement Name Burley Gate

Site Ref O/Bgate/003

Post Code HR1 3QS

Site Address Land adjacent to Woodfields

Information Source LA officer identified

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 0.64 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| 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 type="checkbox"/> |
| Part <input type="checkbox"/> | Part <input 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 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

Water Supply – DCWW Water only

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard.

Highways information

Comments: No issues, but pedestrian/cycle connection along road needed. 'C' Class 30mph limit.

Conclusion: There are major issues with this site.

Settlement Name Burley Gate

Site Ref O/Bgate/003

Post Code HR1 3QS

Site Address Land adjacent to Woodfields

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: Orchard BAP

Site probability

No potential

Justification

There is an Orchard BAP in the Western portion of the site and therefore development would not be suitable there. A buffer would be required adjacent to the orchard if remainder of site developed which would reduce potential capacity of the site to yield 5 dwellings or more.

Settlement Name Burley Gate

Site Ref O/Bgate/004

Post Code HR1 3QS

Site Address Land at Moreton View

Information Source LA officer identified

| | | |
|-------------------------------------|---|---|
| Site Area (ha) 1.46 | Greenfield <input type="checkbox"/> | Agricultural Land Classification 3 |
| Potential Housing Capacity 5 | Brownfield <input checked="" type="checkbox"/> | |

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

Water Supply – DCWW Water only

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: The site has 3 possible access points, one to 'A' road and two to 'C' road. 'C' road 30mph. Visibility onto 'C' road to west of house in site is not good. Better visibility on frontage to east of house within site. 'A' road derestricted. Visibility satisfactory but access not recommended. Pedestrian access will be difficult to achieve.

Conclusion: There are some issues with this site.

Settlement Name Burley Gate

Site Ref O/Bgate/004

Post Code HR1 3QS

Site Address Land at Moreton View

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is well screened.

Site probability

Low potential

Justification

Development here would add to the continuation of this linear style development of the village. Access is best achieved on C road to east of house. Housing capacity would be determined by T junction capacity onto main A road.

Settlement Name Burley Gate

Site Ref P653

Post Code HR1 3QR

Site Address Land to east of Primary School

Information Source UDP Representation

| | | |
|---------------------------------------|---|---|
| Site Area (ha) 1.57 | Greenfield <input checked="" type="checkbox"/> | Agricultural Land Classification 3 |
| 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 type="checkbox"/> |
| Part <input type="checkbox"/> | Part <input 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 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

Water Supply – DCWW Water only

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Best access point at mid point of site. Footway fronts site but may require widening.'A' Road. 30mph limit.

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

Settlement Name Burley Gate

Site Ref P653

Post Code HR1 3QR

Site Address Land to east of Primary School

Information Source UDP Representation

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Low Moderate

Sensitivity & Capacity Analysis: There is a working orchard on this site, and it offers traditional landscape value in this area.

Site probability

No potential

Justification

Working orchard on this site and offers traditional landscape value in this area. Due to the site's landscape sensitivity, development would not be suitable in this location.

Assessment of land with housing potential- Burley Gate

- 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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