

**Settlement Name** Dilwyn

**Site Ref** HLAA/364/001

**Post Code** HR4 8

**Site Address** Orchard land adjacent to Woodcock House

**Information Source** Call for sites

<b>Site Area (ha)</b> 3.34	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 2
<b>Potential Housing Capacity</b> N/A	<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 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"/>

<b>Possible timescale for development?</b>		
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

Waste water & treatment –No capacity (improvements required) Recommend liason with water company

### **Biodiversity information**

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

### **Highways information**

Comments: No footways, single track road. Visibility only just acceptable at mid point of short straight. Speed limit not obvious (presumed 30mph) but no repeaters.

Possible mitigation: Would need to investigate potential for a pedestrian link in south west corner to existing development.

Conclusion: There are some issues with this site.

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

Landscape Sensitivity: Low - Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: Development across the southern section of the site is in keeping with the existing pattern of development. Adjacent to the North West boundary is open fields on lower land, views to Listed Building are clear and the landscape is considered to be of higher sensitivity. If development were to extend Northwards this could affect the conservation area and setting, and development of this scale would not be in keeping with the historical pattern of development of the settlement.

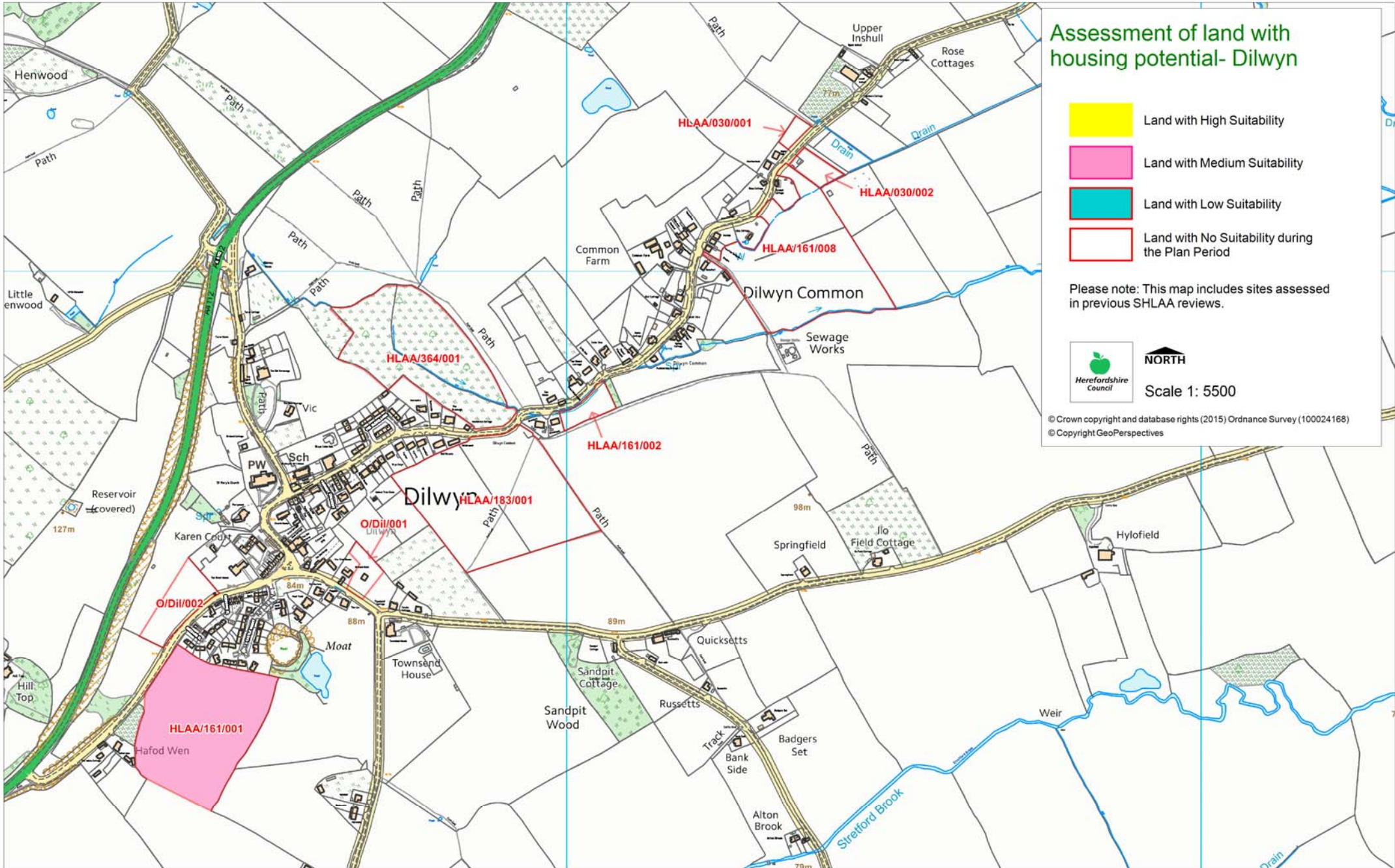
### **Site probability**

No potential

### **Justification**

Site is covered by a Traditional Orchard BAP worthy of protection therefore development is inappropriate on this site.

## Assessment of land with housing potential- Dilwyn



- 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.



**NORTH**

Scale 1: 5500

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