

Settlement Name Tillington

Site Ref HLAA/040/001

Post Code HR4 8LF

Site Address Pen-Y-Ploc, Tillington

Information Source Call for sites

Site Area (ha) 0.25	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 water supply infrastructure. Current sewerage capacity not known.

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Woodpasture and Parkland

Highways information

Comments: Access to west limited by high bank and trees. Access to north, lane narrow on site frontage and junction visibility poor and tight.

Conclusion: There are major issues with this site.

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Post Code HR4 8LF

Site Address Pen-Y-Ploc, Tillington

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is in open countryside / remnant parkland in an Unregistered Historic Park and Garden (URHPG), but the character of the park has been eroded due to farming practices and recent residential development along the access road to Tillington Court (commercial and recreational activities). There is currently a limited visual envelope, but there could potentially be views from Three Rivers Ride. The historic character of the lane, with important vegetation and an old stone boundary wall must be retained and protected if developed. Reconsider the site boundary so as to create a more locally characteristic pattern.

Site probability

No potential

Justification

Site forms part of URHPG and character has been eroded therefore opportunities for enhancement should be a priority. The site is also a Woodland and parkland BAP site. The access for the site is unsatisfactory due to narrow lane and poor visibility. The site is wholly unsuitable for new development.

Settlement Name Tillington

Site Ref HLAA/409/001

Post Code HR4 8L

Site Address Land including and north of Tillington
Business Park

Information Source Call for sites

Site Area (ha) 1.68	Greenfield <input type="checkbox"/>	Agricultural Land Classification 2
Potential Housing Capacity 14	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 checked="" type="checkbox"/>	Not In Current Plan Period <input 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 water supply infrastructure only. Current sewerage capacity not known.

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.

Settlement Name Tillington

Site Ref HLAA/409/001

Post Code HR4 8L

Site Address Land including and north of Tillington
Business Park

Information Source Call for sites

Landscape and Historic Environment 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

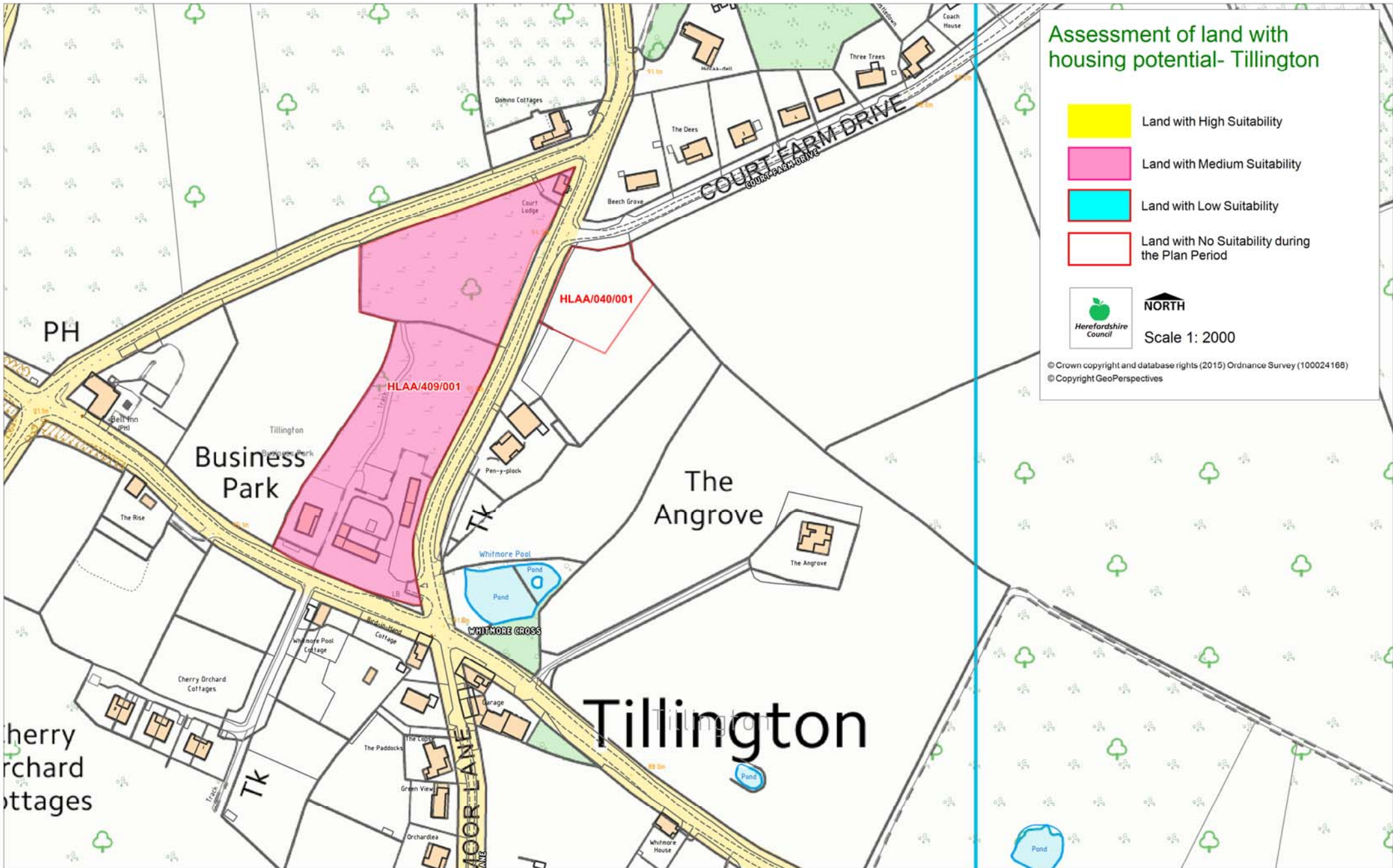
Sensitivity & Capacity Analysis: North part of site is situated on elevated land, so is therefore more visible. Development could adversely affect the character of the lane to the East, the route of Three Rivers Ride and at the edge of an Unregistered Historic Park and Garden. South part of site has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

Site 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.



PH

Business Park

Tillington

HLAA/040/001

HLAA/409/001

The Angrove

Cherry Orchard Cottages

Cherry Orchard Cottages

TK

WHITMORE CROSS

MOOR LANE

COURT FARM DRIVE

Dumno Cottages

The Dees

Beech Grove

Three Trees

Coach House

Court Lodge

Pen-y-plack

Whitmore Pool

Pond

Pond

Tillington

Business Park

The Rise

Cherry Orchard Cottages

Whitmore Pool Cottage

Whitmore Pool Cottage

The Paddock

The Lodge

Green View

Orchardlea

Garage

Whitmore House

The Angrove

Pond

Pond