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
Potential Housing Capacity: N/A
Greenfield: ✓
Brownfield: □
Agricultural Land Classification: 2

Is the site suitable for development?  
Yes: □  
No: ✓  
Part: □

Is development achievable on the site?  
Yes: □  
No: ✓  
Part: □

Is the site available?  
Yes: ✓  
No: □  
Don't Know: □

Possible timescale for development?  
1-5 Years: □  
6-10 Years: □  
11-15 Years: □
16-20 Years: □
Not In Current Plan Period: ✓

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.
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  □  Agricultural Land Classification  2
Potential Housing Capacity  14  Brownfield  ✔

Is the site suitable for development?  Yes  □  No  □  Part  ✔
Is development achievable on the site?  Yes  □  No  □  Part  ✔
Is the site available?  Yes  ✔  No  □  Don’t Know  □

Possible timescale for development?

<table>
<thead>
<tr>
<th>Duration</th>
<th>Option</th>
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<tr>
<td>1-5 Years</td>
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<td>11-15 Years</td>
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<td>16-20 Years</td>
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</tbody>
</table>
Not In Current Plan Period  □

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.
Landscape and Historic Environment information

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