

**Settlement Name** Titley

**Site Ref** HLAA/153/002

**Post Code** HR5 3RU

**Site Address** Land at the Balance Farm

**Information Source** Call for sites

<b>Site Area (ha)</b> 4.54	<b>Greenfield</b> <input type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> 20	<b>Brownfield</b> <input checked="" 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 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"/>

<b>Possible timescale for development?</b>		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input checked="" 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- Issues with sewerage capacity network. Limited capacity at present. Recommend liason with water company

### **Biodiversity information**

UK BAP (Habitat of Principal Importance) Traditional Orchard site to west of rear building

### **Highways information**

Comments: Access possible from both side roads. Road to south has good visibility at existing access to farm buildings and whilst road is narrow, verges are wide. Visibility to main road from side road is good to left, restricted to right. No footways. Derestricted. Access to road to east of site via field access opposite village hall car park has good visibility and whilst road is narrow past property by junction, visibility at the junction is better than at the other road.

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

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

Landscape Sensitivity: Low - Moderate

Landscape Capacity: Moderate - High

Sensitivity & Capacity Analysis: The existing village appears to have a dispersed settlement pattern, the scale of development appropriate to the village is therefore a consideration. The historic park adjacent to the Western boundary is marked by a gatehouse, the topography of the site is low but consideration as to how any proposals would relate to both the Historic Park & Garden and the farmhouse with outbuildings would be required. The Northern section of the site is arable field with a rolling topography that is at the Northern extremity of the village and relates to the open countryside.

### **Site probability**

Medium potential

### **Justification**

There is potential for a sensitively designed scheme to come forward where the existing buildings are situated. The historic park on the western boundary, the listed farmhouse and its curtilage should be taken into account should a scheme come forward. The BAP site should also be avoided.

