

### Assessment of land with housing potential Orcop

- Land with High Potential
- Land with Medium Potential
- Land with Low Potential
- Land with No Potential during the Plan Period

Herefordshire Council Scale 1: 3000  
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**Settlement** Orcop

**Site Reference** O/Orc/001

**Site Address** Land at Green Farm

**Post Code** HR2 8ES

## Basic Information

**Source** LA officer identified      **Site Area (ha)** 0.67      **Greenfield/Brownfield?**  Greenfield  Brownfield      **Agricultural Land Classification** 2

## Technical Assessment

### Flood Risk

Zone 1- Development is appropriate. A flood risk assessment will be required for sites greater than 1 ha in size. Nearby ordinary water courses and other sources of flooding, such as surface water flooding, should be explored for potential flood risk.

### Water Information

Operator(s): Dwr Cymru Welsh Water (WS)

Water Supply: Welsh Water will provide comment as part of the Rural Areas Site Allocation Development Plan Document consultation.

Wastewater Treatment Works: Not known- private sewer

### Biodiversity Information

No protected species or statutory habitats are recorded at this location.

### Highways Information

Access: Yes

Connectivity: Poor

Access comments: The plot is down a long and narrow road. The best access is to the north, though the frontage to the east is still OK.

Other comments: Poor site layout.

Conclusion: There are some issues with this site.

### Landscape Information

Description: The site is pastoral land, situated around a farmstead and existing wayside properties. There are several remnant fruit trees located opposite Orchard Cottage. The Landscape Character Type is Principal Timbered Farmlands. The site and its immediate surroundings form an attractive landscape with several features, including a watercourse and the Scheduled Ancient Monument- Orcop Castle.

Capacity: There is potential capacity for redevelopment of the farmstead. The capacity upon the pastoral land is lower and confined to 1/2 dwellings. There are concerns over cumulative impact on the SAM.

Mitigation: Retaining the dispersed pattern of development, as well as retaining the orchard space which relates to orchard cottage.

[Site appraisal on next page...](#)

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## Deliverability

**Is the site suitable for development?**

Yes  No  Partly

**Is development of the site achievable?**

Yes  No  Partly

**Is the site available for development?**

Yes  No  Don't know

**What is the potential timescale for development of this site?**

1-5 years

6-10 years

11-15 years

Not in current plan period

**Potential site capacity** 0

## Potential of the site coming forward for development

**Probability** No potential

### Justification

Concerns have been raised on the potential cumulative impact of any development on Orcop Castle SAM. Access is also constrained. Added to this there is poor connectivity with regard to public transport services. At present, there is no knowledge of it's availability. Therefore the site is wholly unsuitable.