

**Settlement Name** Orcop Hill

**Site Ref** HLAA/020/001

**Post Code** HR2 8EW

**Site Address** Etna Bungalow

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.82	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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- Feasibility study is required (To identify if improvements are required).

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Site access onto a C class road via track with poor visibility.

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

**Settlement Name** Orcop Hill

**Site Ref** HLAA/020/001

**Post Code** HR2 8EW

**Site Address** Etna Bungalow

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The landscape type is highly vulnerable to change. There is a limited visual envelope to the South, but likely to be visible from the East. The site is in open countryside away from the village, which will have adverse effects on the landscape and villagescape character. Development is inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Site is in open countryside away from village therefore development would not be appropriate.

**Settlement Name** Orcop Hill

**Site Ref** HLAA/020/001a

**Post Code** HR2 8EW

**Site Address** Etna Bungalow, Orcop Hill, Wormelow,  
Much Dewchurch

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.79	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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. Feasibility study required (to identify if improvements required).

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Access via Birch View if agreed. Visibility good.

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

**Settlement Name** Orcop Hill

**Site Ref** HLAA/020/001a

**Post Code** HR2 8EW

**Site Address** Etna Bungalow, Orcop Hill, Wormelow,  
Much Dewchurch

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The landscape type is highly vulnerable to change. There is a limited visual envelope to the South, but the site is visible from the East, including mid-distance views. The site is in open countryside away from the village, which will have adverse effects on the landscape, villagescape character and gateway. Development is inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Due to the site's open countryside location away from the village, development here would have adverse effects on land and villagescape.

**Settlement Name** Orcop Hill

**Site Ref** HLAA/072/001

**Post Code** HR2 8EW

**Site Address** Parry's Patch, Llanwarne

**Information Source** Call for sites

<b>Site Area (ha)</b> 1.72	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<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"/>

**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 operational area, Feasibility study required (to identify if improvements required).

### Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland on part of site.

### Highways information

Comments: Existing field access onto Lyston Lane at south west of the site, visibility can improve by removing tall hedges (subject to hedgerow regulations). Access can be achieved all along road frontage, visibility good.

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

**Settlement Name** Orcop Hill

**Site Ref** HLAA/072/001

**Post Code** HR2 8EW

**Site Address** Parry's Patch, Llanwarne

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site currently benefits from good screening by boundary vegetation, without it visual effects would be much higher - in a prominent elevated location on a hill. The site is in open countryside away from the village, with potential for adverse effects on land, villagescape character and gateway to village. Development would unacceptably increase the size of the village & would be inappropriate in this location.

### **Site probability**

No potential

### **Justification**

Due to the site's prominent hill location, presence of a BAP and poor relationship with the village, new development would be unacceptable in this location.

**Settlement Name** Orcop Hill

**Site Ref** HLAA/424/001

**Post Code** HR2 8EW

**Site Address** Land adjacent east of Newcastle Farm,  
Orcop

**Information Source** Call for sites

<b>Site Area (ha)</b> 0.52	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Agricultural Land Classification</b> 3
<b>Potential Housing Capacity</b> 12	<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 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. Feasibility study required (to identify if improvements required)

### **Biodiversity information**

No protected species or statutory habitats recorded at this location.

### **Highways information**

Comments: Existing field access onto 'C' class road at north west corner of the site. Visibility satisfactory. Access can be achieved all along road frontage, visibility satisfactory.

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

**Settlement Name** Orcop Hill

**Site Ref** HLAA/424/001

**Post Code** HR2 8EW

**Site Address** Land adjacent east of Newcastle Farm,  
Orcop

**Information Source** Call for sites

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

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The landscape character type is highly vulnerable to change. It is a key viewpoint from the village across the site - with fine views to the South West that would be lost if developed. There is limited potential for development in the North East half of the site along lanes, in the existing settlement context: stone-built to the North to match the existing cottages.

### **Site probability**

Medium potential

### **Justification**

Development best located along roadside due to highly vulnerable landscape.



# Assessment of land with housing potential- Orcop Hill

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



Scale 1: 2500

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