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  
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.
### 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

### 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.