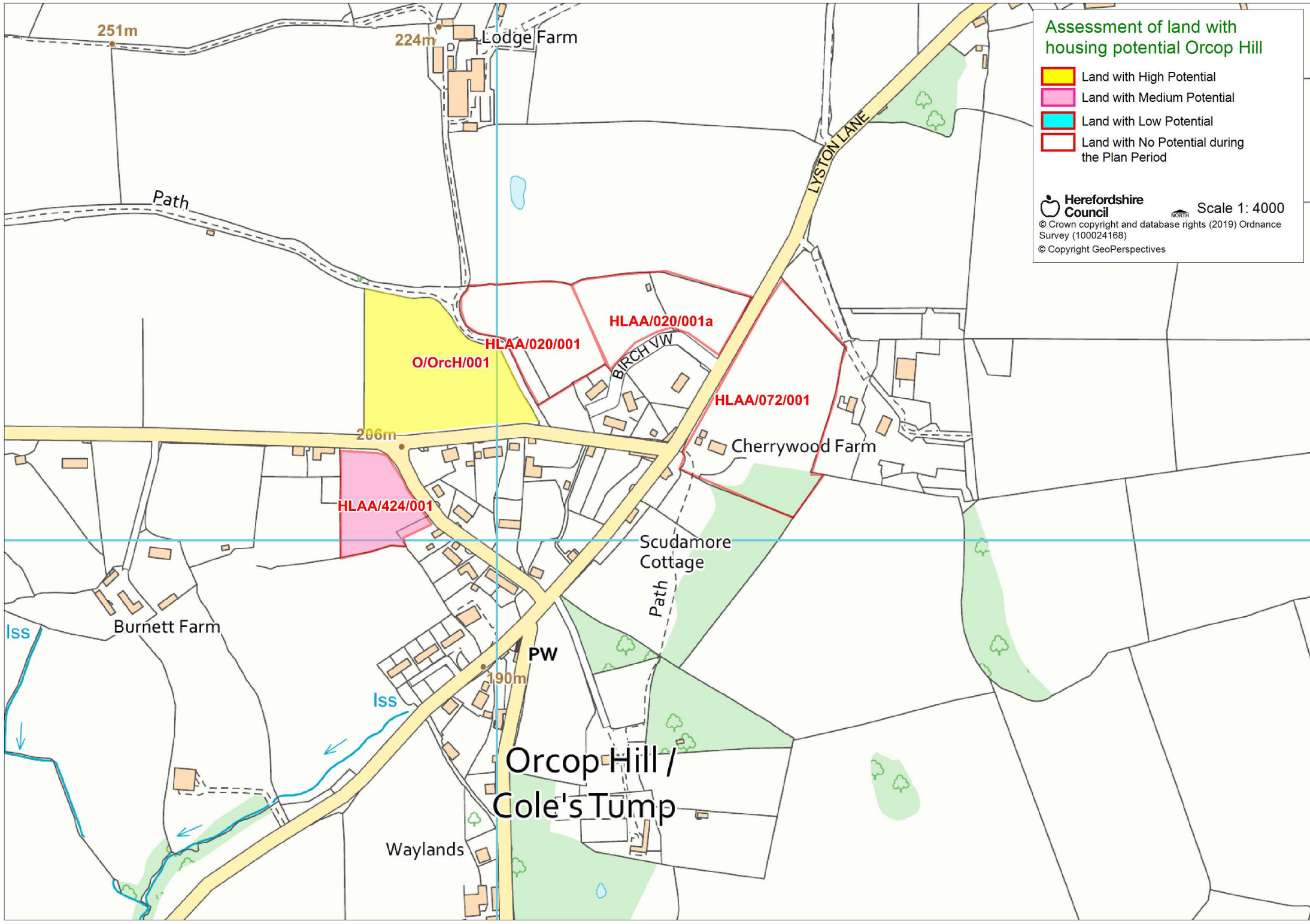


Assessment of land with housing potential Orcop Hill

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

Herefordshire Council
Scale 1: 4000
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Settlement Orcop Hill

Site Reference O/OrcH/001

Site Address Land opposite Rose Cottage

Post Code HR2 8SD

Basic Information

Source LA officer identified **Site Area (ha)** 1.35 **Greenfield/Brownfield?** Greenfield Brownfield **Agricultural Land Classification** 3

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

Water Supply: No issues

Wastewater Treatment Works: Copywell Estate- Available headroom at present

Biodiversity Information

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

Highways Information

Access: Yes

Connectivity: Reasonable

Access comments: Fair distance from the main road, however access road is okay.

Conclusion: There are no significant issues with this site.

Landscape Information

Description: The site forms an arable field, bounded by hedgerow with a south facing slope. There is an existing access off an adjacent track. The Landscape Character Type is Forest Smallholdings. In the main, existing built form is confined to the south side of the land on lower ground.

Capacity: There is some capacity for development. Medium. This should be consistent with the wayside pattern.

Mitigation: Relating roof heights to the existing built form, single storey dwellings. Material selection to reflect existing buildings.

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

Settlement Orcop Hill

Site Reference O/OrcH/001

Site Address Land opposite Rose Cottage

Post Code HR2 8SD

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 8

Potential of the site coming forward for development

Probability High potential

Justification

There is some capacity for development, which continues the existing wayside pattern. No significant issues have been identified with access. At present, there is no knowledge of its availability.