



Orcop Neighbourhood Development Plan

Site Options and Assessment

Orcop Parish Council

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FINAL

Quality information

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Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
GLVIA	Guidelines for Landscape and Visual Impact Assessment
Ha	Hectare
HC	Herefordshire Council
HLAA	Housing Land Availability Assessment
HMA	Housing Market Area
LGS	Local Geological Sites
LHMA	Local Housing Market Assessment
MHCLG	Ministry of Housing, Communities and Local Government
NA	Neighbourhood Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
OPC	Orcop Parish Council
PDL	Previously Developed Land
PPG	Planning Policy Guidance (MHCLG)
PRoW	Public Right of Way
RASA	Rural Area Site Allocation
SAC	Special Areas of Conservation
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Local Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SSSI	Site of Special Scientific Interest
UDP	Unitary Development Plan

1. Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Orcop Neighbourhood Development Plan on behalf of Orcop Parish Council. The work was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government in March 2019.

The Neighbourhood Development Plan is being prepared in the context of the adopted Herefordshire Local Plan Core Strategy (2015).

The Herefordshire Local Plan Core Strategy sets a target for the delivery of 1,150 dwellings in the Ross-on-Wye Housing Market Area, in which Orcop parish is located, to 2031. On this basis, Herefordshire Council have advised that 26 homes are required in the Neighbourhood Plan area over the Plan period¹. Taking into account 8 existing permissions at the time of writing, this leaves a requirement of 18 dwellings by the end of the Local Plan period.

The sites to be considered through this site appraisal have been identified through a Call for Sites exercise undertaken by Orcop Parish Council in 2018, and a review of Herefordshire Council's 2015 Strategic Housing Land Availability Assessment. From these two sources, 18 potential sites were identified ('known sites'). Two sites were discounted for being duplicates of existing SHLAA site, leaving a total of 16 sites. One of these 16 sites was submitted without a redline boundary, rendering AECOM unable to complete a site visit or full site assessment for it. Therefore, this report considers 16 sites for their potential suitability for allocation for housing in the Orcop Neighbourhood Development Plan, fully assessing 15 of them and assessing the principle of development for the remaining site.

The report concludes that there is one site that is constraint free under the condition of retaining the Fountain Inn pub that has significant community value and eight sites that have potential suitability with constraints. These sites have a combined capacity of approximately 33-34 dwellings (based on a target net density of 30 dwellings per hectare in line with the Local Plan or, where this was available, on SHLAA, landowner information or AECOM advice based on constraints). The capacities of individual sites may change pursuant to detailed design work and engagement with stakeholders.

If the site boundary of Call for Sites site 12 were to be confirmed and it was assessed to be suitable for allocation (which is not possible as part of this report), this could potentially provide capacity for further dwellings.

Based on the currently available evidence, this report concludes that there are sufficient potentially suitable sites to deliver the required 18 homes for Orcop. However, seven of eight potentially suitable sites, for which AECOM's assessment finds capacity, are reliant on identified constraints, in relation to location, access, landscape, views, ecology, and any further constraints which may come to light after our site assessment, being fully assessed and mitigated as part of any future planning application on these sites. One site has been deemed suitable without constraint, with a condition to retain the facility of a public house on site that has significant community value.

The Herefordshire Local Plan Core Strategy does not allocate land or sites directly but proposes broad strategic directions for growth in sustainable locations. Neighbourhood plans should follow the Core Strategy and allocate sites to meet the identified development requirements.

Core Strategy Policy RA2 states that Neighbourhood Development Plans can allocate land for new housing. It also prioritises brownfield sites over greenfield sites and assigns Orcop Hill as being one of the settlements which should be the main focus of growth, while Orcop is listed as one of the other settlements where proportionate housing is appropriate. Two of the potentially suitable sites are mixed (part greenfield, part brownfield), one site is brownfield and six sites greenfield. Call for Sites site 7 is located at a moderate distance near Orcop, sites 11 and HLAA/424/001 (Duplicates of the site include Site 4 and Site 10) are located in Orcop Hill and site 14 is located at a moderate distance near Orcop Hill. Sites 2, 3, 6, 8 and 9 are located outside of the settlement boundary, at a substantial distance from Orcop Hill, and are therefore more highly constrained. The group are advised to take the relevant NPPF and Core Strategy policies into account when allocating sites through their Neighbourhood Development Plan, especially when considering more constrained sites.

¹ See Policy RA1 of the adopted Core Strategy (2015), available at: https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy/2

Please note that this AECOM Site Assessment report is a high-level assessment which does not in itself make site allocations. Site allocations are made by Orcop Parish Council through its Neighbourhood Development Plan. The purpose of the AECOM site assessment is to determine whether sites are suitable, available and achievable, based on national and local policy criteria. The site assessment's conclusions are based on the information available to AECOM and are a starting point for OPC's consideration of sites for allocation. Any further information which can be obtained by the parish council on specific local issues can and should be used to refine AECOM's advice as part of the process of selecting sites for allocation.

Once the shortlist of potentially suitable sites is finalised by Orcop Parish Council (either based on the conclusions of this report or amended in line with the conclusions of this report and other evidence available to the parish council), Orcop Parish Council should engage with Herefordshire Council and the community to select a site or sites to be included as allocations in the draft Neighbourhood Development Plan which best meets the objectives of the Neighbourhood Development Plan.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Orcop Neighbourhood Plan on behalf of Orcop Parish Council (OPC). The work undertaken was agreed with the Group and the Ministry of Housing, Communities and Local Government (MHCLG) in March 2019.
- 2.2 OPC is in the process of preparing a Neighbourhood Development Plan (NDP) for the parish of Orcop, which includes the settlements of Orcop Hill and Orcop, and falls within the administrative area of Herefordshire Council (HC). The boundary of the Neighbourhood Development Plan area and OPC, as the qualifying body, were designated by HC in July 2013.
- 2.3 The parish had a combined population of 417 in 2011. The area lies about 8.7 miles (14km) south of Hereford and 8 miles (13km) west of Ross-on-Wye. These nearest larger settlements are the main sources of employment, services and facilities for Orcop residents. Orcop Parish Area consists of a number of small settlements these include Orcop, Orcop Hill, Bagwyllydiart and Garway Hill. These settlements have a low number of dwellings and all have very limited access to public transport or to facilities and services in walking distance. Much of the village consists of single-track lanes, without suitable footpaths for pedestrians. This limits the transport options for rural communities and focuses dependency on car ownership for residents. An increase of traffic through substantial development would result in increased pressure on the already constrained infrastructure of Orcop. This needs to be discussed with the local authority and taken into account as part of the site allocation process, to seek to reduce environmental impacts of transport as part of the Neighbourhood Development Plan.
- 2.4 16km to the east of Orcop is the River Wye which is a Special Area of Conservation (SAC). Garren Brook flows west to east through Orcop and acts as a tributary feeding into to the River Wye. This river system is within the Wye Valley Area of Outstanding Natural Beauty (AONB).
- 2.5 OPC have highlighted that the parish experiences issues with drainage and accommodating waste water, especially around Orcop Hill, as well as with traffic impacts and road capacity. Drainage issues stem from silty clay soil retaining water and creating high water table levels which prevent adequate dissipation for storm water or treated effluent. However, at the time of the site assessment, AECOM did not have access to more detailed information on these matters. In the absence of further investigation, and in line with advice from the local authority, AECOM considered all parts of the settlement equally in terms of drainage and traffic and considered available flood zones, surface water flooding and site access information. If more detailed investigations are carried out after this Site Assessment is concluded, results should be used by OPC to inform the final site selection process, to refine AECOM's advice and to make suggestions about appropriate mitigation measures.
- 2.6 Orcop Parish Area includes two churches (St John the Baptist Church and Orcop Baptist Church), the Orcop Village Hall and the Fountain Inn Pub. The closest train station to Orcop is Hereford Railway Station, situated 14km north of Orcop, which provides a number of services to Wales and England. Bus services across Orcop parish area run only once or twice a day providing services to Hereford, Board Oak and Kings Hill.
- 2.7 St Weonards Primary School (catering for ages 4 to 11) is the closest primary school to Orcop, situated 2.8km to the south-east. The Steiner Academy Hereford (for children aged 3 to 16) is the closest secondary school to Orcop, situated 3.5km to the north. The Hereford Academy

- (ages 16 to 18) is the closest secondary school which continues to the age of 18. This is located 14km to the north of the parish, in the town of Hereford. The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre), 14km north of Orcop. The closest GP (Much Birch Surgery) is located approximately 5km north-east in the village of Wormelow. The closest Hospital is Ross-on-Wye Community Hospital, 13km east in the town of Ross-on-Wye. The nearest pharmacy (Benjamin Pharmacy) is located 8km to the east, in Ross-on-Wye.
- 2.8 The Neighbourhood Development Plan (NDP) is being prepared in the context of the Herefordshire Local Plan Core Strategy 2011 – 2031². The Core Strategy was adopted by HC on 16 October 2015. It shapes future development and sets the overall strategic planning framework for the county. The Core Strategy balances environmental issues with economic and social needs to ensure that development is sustainable and does not cause irreversible harm to important resources and features.
- 2.9 HC are currently in the process of producing the Rural Areas Site Allocation (RASA) Development Plan Document (DPD). The RASA DPD Issues and Options document³ was consulted on during the summer of 2017 and a number of responses were received⁴. It is intended that the RASA DPD will contain more detailed proposals to ensure the full delivery of the rural growth targets within the Core Strategy. However, the RASA DPD will not contain policies and proposals for growth in parishes for which an NDP is being prepared, such as Orcop.
- 2.10 The adopted Local Plan is important in setting the framework for the development of NDPs, which are required to be in conformity with the strategic policies of the adopted development plan. NDPs add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Core Strategy to provide a clear overall strategic direction for development in Orcop Parish, whilst enabling finer detail to be determined through the neighbourhood planning process. The Core Strategy supports the production of NDPs and the allocation of sites for development therein (Core Strategy Policy RA2) and it is the intention of OPC to allocate sites to address their identified need through the NDP.
- 2.11 Core Strategy Policy RA2 sets out that the minimum growth target in each rural Housing Market Area (HMA) will be used to inform the level of housing development to be delivered in the various settlements. Policy RA1 on Rural Housing Distribution sets out that for Ross-on-Wye HMA (in which the NA is located) the indicative housing growth target is 14%, with approximately 1,150 dwellings to be delivered between 2011 and 2031.
- 2.12 Orcop Hill is identified in Figure 4.14 of the Core Strategy as one of the settlements which will be the main focus of proportionate housing development. Orcop is identified as one of the other settlements where proportionate housing is appropriate (Core Strategy Figure 14.2). Core Strategy Policy RA2 states that sustainable growth will be supported in or adjacent to settlements outside Hereford and the market towns. This applies to the settlements of Orcop and Orcop Hill. Development must reflect the size, role and function of each settlement and be located within or adjacent to the main built up area.
- 2.13 NPPF paragraph 79 states that development of isolated homes in the countryside should be avoided unless one or more of the following circumstances apply:

² Available at: https://www.herefordshire.gov.uk/downloads/file/1788/core_strategy_sections_combined [Date Accessed: 02/05/2019].

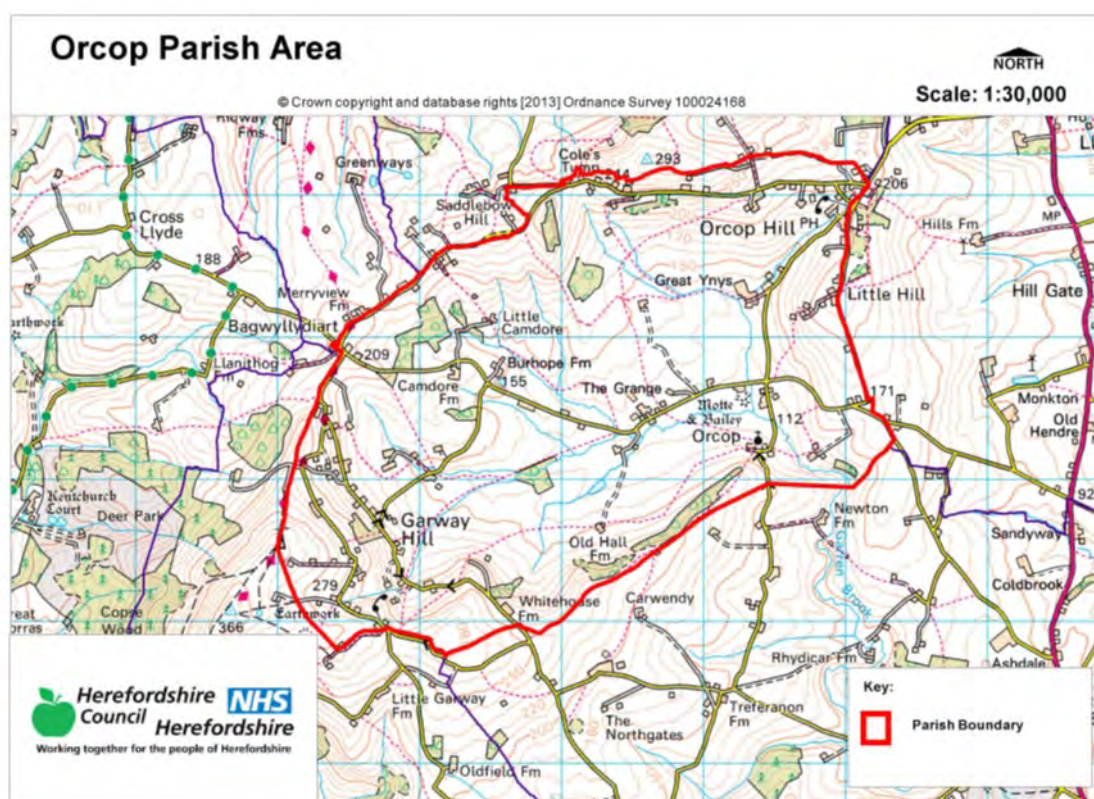
³ Available at: https://www.herefordshire.gov.uk/downloads/file/8524/rural_areas_site_allocation_dpd [Date Accessed: 02/05/2019].

⁴ Available at: https://www.herefordshire.gov.uk/download/downloads/id/11911/rasa_dpd_consultation_responses.pdf [Date Accessed: 02/05/2019].

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling; or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 2.14 Core Strategy Policy RA3 further states that in rural locations outside settlements such as Orcop and Orcop Hill, residential development will be limited to proposals that meet an agricultural or forestry need, support a rural enterprise, are replacement dwellings, involve the sustainable re-use of a redundant or disused building(s), are rural exception sites in line with Core Strategy policy H2 (see chapter 3), are of an exceptional design or meet the need of gypsies or other travellers.
- 2.15 On the basis of the indicative housing growth target, HC have advised that 26 homes are required in the NA over the Core Strategy period to 2031. There are 7 existing permissions within the NA (Planning reference: 142561/F, P161771/O, P160489/F, P171542/F, P172769/F, and P172896/O) and 1 permission (P163265/F) that has been completed built out. This leaves OPC with the need to identify suitable land to accommodate a housing requirement of 18 dwellings by the end of the Local Plan period.
- 2.16 For this purpose, OPC undertook a 'call for sites' exercise which concluded in June 2018 and identified 14 sites within the NA. The Herefordshire SHLAA (2015)⁵ identified four sites in Orcop Hill. The SHLAA deemed three of these sites to have no development potential (SHLAA sites HLAA/072/001; HLAA/020/001; and HLAA/020/001a) and one site to be suitable for 12 dwellings over the medium term of 6-10 years (SHLAA site reference HLAA/424/001 12).

⁵ Available at:
https://www.herefordshire.gov.uk/downloads/download/181/strategic_housing_land_availability_assessment_2015 [Date Accessed: 02/05/2019].

Figure 2-1 Orcop Parish Area (Herefordshire Council)



- 2.17 In this context, OPC asked AECOM to undertake an independent and objective review of a total of 18 known sites, 14 from the call for sites and 4 from the SHLAA. However, upon closer examination, three of the sites in question (two identified in the call for sites exercise and the one suitable site identified in the HC SHLAA) were identical. This left 16 sites to be assessed, one of which (site 12 of the call for sites) was submitted to the 'Call for Sites' without a red-line boundary, which prevented AECOM from undertaking a full site assessment or site visit. At the request of OPC, this site is still included in the report. Therefore, 16 sites are included in this report and 15 sites have been fully assessed.
- 2.18 The purpose of this site appraisal is to produce a clear assessment of whether the identified sites are appropriate for the allocation of housing in the NDP, in particular whether they comply with both the National Planning Policy Framework (NPPF) and the strategic policies of the adopted Core Strategy (2015). The site assessment determines whether sites are suitable, available and achievable, based on national and local policy criteria. The site assessment forms a starting point for OPC's consideration of sites for allocation. Any further information which can be obtained by the parish council on specific local issues, such as traffic or drainage, can and should be used by OPC to refine AECOM's advice as part of the process of selecting sites for allocation. Equally, information from landowners and developers to demonstrate that these issues can be overcome should be sought as part of the site selection process.
- 2.19 It is anticipated that the neighbourhood planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

3. Policy Context

Planning Policy and Evidence Base

- 3.1 As previously highlighted, the Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the development plan.
- 3.2 The key document making up the planning framework for Orcop Parish is the Herefordshire Core Strategy adopted in September 2015.
- 3.3 The most relevant policies are highlighted below.

Herefordshire Core Strategy

- 3.4 The Core Strategy plans for the years up to 2031 to deliver against the social, economic and environmental needs of the district.

Policy SS1 – Presumption in favour of sustainable development

- 3.5 This policy supports sustainable development in accordance with national policy.

Policy SS2 – Delivering new homes

- 3.6 SS2 supports the delivery of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.
- 3.7 In the rural areas of Herefordshire, such as Orcop Parish, in line with Core Strategy Policy SS2, new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural area, new housing will be carefully controlled, reflecting the need to recognise the intrinsic character and beauty of the countryside.
- 3.8 The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be lower in sensitive areas. Considering the rural nature of the parish, AECOM have therefore adopted a target net density of 30 dwellings per hectare to estimate indicative site capacity.

Policy SS4 – Movement and transportation

- 3.9 New developments should be designed and located to minimise the impacts on the transport network, ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.

Policy SS6 – Environmental quality and local distinctiveness

- 3.10 Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.
- 3.11 Within the Orcop Parish Area there are no designated Areas of Outstanding Natural beauty (AONB), Special Areas of Conservation (SACs), Site of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Geological Sites (LGS) or Site of Importance for Nature Conservation (SINCs).

3.12 The following environmental designations are within or in the general proximity to the Orcop Neighbourhood Area⁶:

- o Special Wildlife Sites:
 - Orcop Church;
 - Old Hall and Little Old Hall Woods;
 - Garway Hill Common (border)⁷;
 - Handy Wood;
 - Saddlebow Common (border);
 - Maryvale Common (border);
 - Garran Brook; and
 - Burnt House Wood (border);
- o Ancient Woodlands:
 - Scudamore Hill Woods (border);
 - Cocksfoot Wood Tredway Wood;
 - Handy Wood;
 - Old Hall Wood;
 - Burnt House Wood (border); and
 - Charity Orals Wood (border).
- o Local Nature Trails:
 - The Herefordshire Trail runs along the western border of the Parish.

3.13 Additionally, there are a number of heritage designations within the Parish area, including the following:

- o Scheduled Monuments:
 - Orcop Castle; and
 - Churchyard cross in St John the Baptist's churchyard.
- o Listed Buildings:
 - Church of St John the Baptist – Grade II*;
 - Barn approximately 20 metres west of old Hall Farmhouse – Grade II*;
 - Base of Churchyard Cross approximately 8 metres south of Church of St John the Baptist – Grade II; and
 - Orcop War Memorial – Grade II.

3.14 The majority of these heritage assets are in the centre of Orcop.

3.15 Specific references to these designated features are listed within the Hereford Local Plan Core Strategy 2011-2031 Appendices⁸.

Available at:⁶ Herefordshire Council, Strategic Environmental Assessment, Scoping Report for: Orcop Neighbourhood Area, Available at: http://orcopparishcouncil.org/wp-content/uploads/2018/02/Orcop_Scoping_Report_October_2017.pdf [Date Accessed: 02/05/2019].

⁷ "Borders" refer to those special wildlife sites that are adjacent to the parish boundary.

⁸ Available at: Herefordshire Council, Herefordshire Local Plan Core Strategy 2011-2031 Appendices, Available at: https://councillors.herefordshire.gov.uk/documents/s50028641/CS_for_Council.pdf [Date Accessed: 07/05/2019]. Available at: https://www.herefordshire.gov.uk/download/downloads/id/1789/core_strategy_appendices_combined.pdf [Date Accessed: 02/05/2019].

Policy RA1 – Rural housing distribution

- 3.16 The county's rural areas are divided into seven housing market areas (HMAs). The NA is located within the Ross-on-Wye HMA, which has been allocated an indicative housing growth target of 14%.

Policy RA2 – Housing in settlements outside of Hereford and the market towns

- 3.17 Sustainable growth will be supported in or adjacent to settlements outside Hereford and the market towns. Development must reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. Brownfield sites will be prioritised over greenfield sites.
- 3.18 Orcop Hill is assigned by the Core Strategy as being one of the settlements which are the main focus of growth. Orcop is listed in the Core Strategy as one of the other settlements where proportionate housing is appropriate.
- 3.19 RA2 also states that NDPs can allocate land for new housing.

Policy RA3 – Herefordshire's countryside

- 3.20 In rural locations outside settlements, residential development will be limited to proposals that meet an agricultural or forestry need, support a rural enterprise, are replacement dwellings, involve the sustainable re-use of a redundant or disused building(s), are rural exception sites (see policy H2 below), are of an exceptional design or meet the need of gypsies or other travellers.

Policy H2 - Rural exception sites

- 3.21 Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing, subject to a series of conditions:
- The proposal would assist in meeting proven local need for affordable housing; and
 - The affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
 - The site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2.
- 3.22 Subject to financial appraisal evidence, some market housing may be allowed on such sites, only where it is demonstrated to be necessary to subsidise the affordable housing.

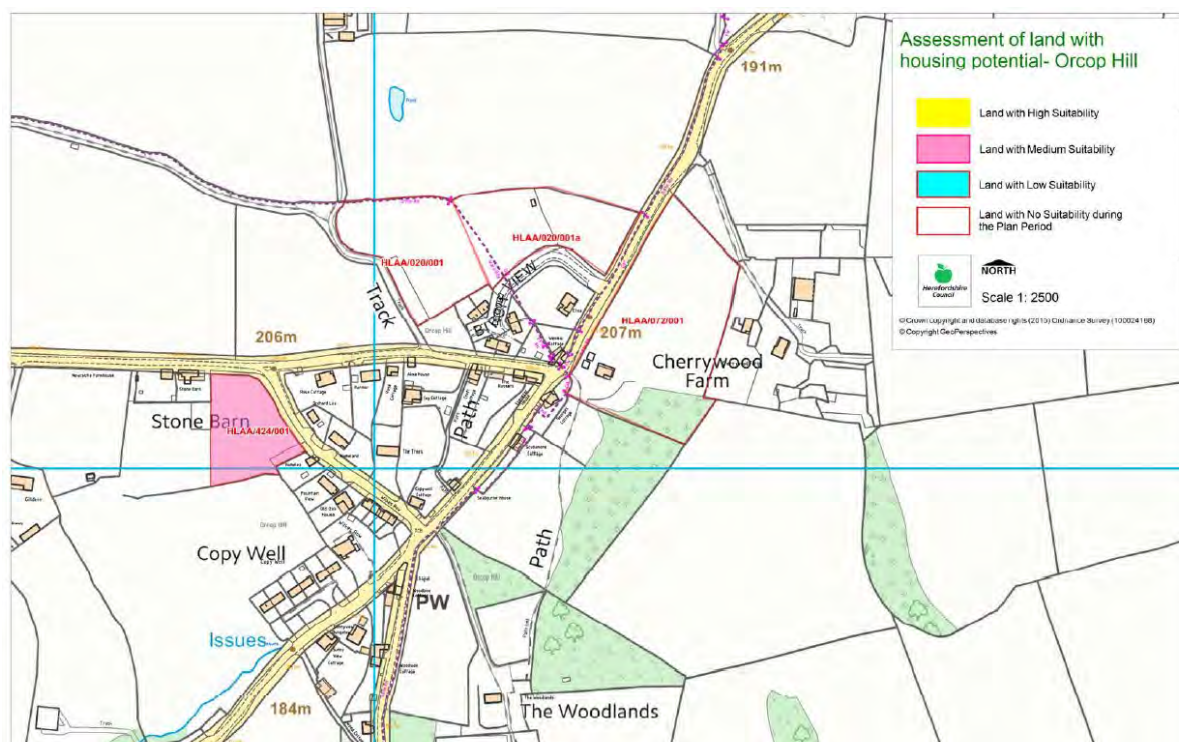
Evidence Base

Herefordshire Strategic Housing Land Availability Assessment (SHLAA) 2015

- 3.23 The 2015 Herefordshire Strategic Housing Land Availability Assessment (SHLAA) document, based on information compiled in the summer of 2015, seeks to identify and assess available land with housing potential to inform future housing allocations.
- 3.24 The SHLAA considered four sites in Orcop Hill and concluded that three of these sites did not have development potential (sites HLAA/072/001; HLAA/020/001; and HLAA/020/001a). One site of 0.52 ha, named "Land adjacent east of Newcastle Farm", was shown by the SHLAA as having medium development potential for 12 units over 6-12 years (site HLAA/424/001 12⁹).
- 3.25 The AECOM site assessment takes all four SHLAA sites into account.

⁹ Available at: https://www.herefordshire.gov.uk/download/downloads/id/2591/orcop_hill.pdf [Date Accessed: 17/05/2019].

Figure 3-1 Land with Housing Potential at Orcop Hill (Source: Herefordshire SHLAA)



Herefordshire Local Housing Market Assessment (LHMA) 2013

3.26 The 2013 Herefordshire Local Housing Market Assessment (LHMA) builds on an earlier Strategic Housing Market Assessment (SHMA). It provides an indication of housing needs and affordability within the different Herefordshire housing market areas (HMAs). It provides evidence which could be used to inform policies or housing requirements for the Orcop Neighbourhood Plan.

3.27 Orcop falls within the Ross-on-Wye Housing Market Area (HMA), where

- 55% of households are unable to afford market housing;
- There is an annual requirement for 58 affordable dwellings between 2012-2017;
- In rural parts of the HMA, there is need for 690 market houses and 490 affordable homes, so 58.5% market and 41.5% affordable housing;
- Estimated housing need by size for 2012-2017 was as follows:
 - 1 Bed - 54.4%,
 - 2 bed - 18.4%,
 - 3 bed - 28.2%
 - 4+ bed - 1.1%

3.28 These figures are now out of date but are still useful as indicative guidelines which should be used by OPC to inform the Neighbourhood Plan, if no more up to date evidence is available on the local housing market.

Herefordshire Local Housing Requirements Study 2012

3.29 This study provides an indication of housing requirements in the rural areas of Herefordshire, including in the Ross-on-Wye HMA.

3.30 Amongst other information, it contains demographic forecasts, predicting that growth in the population of rural areas such as Orcop Parish is likely to be primarily through an increase in

residents over the age of 75. Moderate growth is expected in the 30-44 and 60-74 age brackets. The study particularly anticipates significant growth of the over 80's age group, with the existing population in their 40s and 50s moving into retirement. Rural areas are projected to face a particular need for more 3-bedroom homes with more 1- and 2-bedroom homes required in affordable tenures.

- 3.31 As with the LHMA, this document is now out of date but could be used as evidence to inform the content of the NDP regarding the provision of the right types of homes in the right places, if no more up to date evidence becomes available.

Draft Gypsy and Travelers' Sites Development Plan Document (DPD)

- 3.32 The Council is preparing a Draft Gypsy and Travellers' Sites DPD as part of its Local Plan. At the time of writing, this is about to commence consultation on Major Modifications post Examination in Public and contains no site allocations in Orcop Parish.
- 3.33 There are also no current Gypsy or Traveller sites in Orcop Parish. The nearest site is an unauthorised but tolerated site near Much Birch, which was counted in a previous assessment from 2013 as unmet need for accommodation, as this site does not have planning permission.

Landscape Character Assessment

- 3.34 The Herefordshire Landscape Character Assessment Supplementary Planning Guidance 2004¹⁰ provides guidance necessary to comply with the landscape policies of the Herefordshire Unitary Development Plan (UDP), which is now superseded by the Local Plan Core Strategy in October 2015. It is intended to promote the use of landscape assessment as part of development and to ensure that future development is compatible with the countryside's character.
- 3.35 All of the identified sites in Orcop Parish fall within two landscape types in the Herefordshire Landscape Character Assessment. The AECOM analysis of the identified sites assesses whether each specific site displays the landscape's key characteristics, providing a conclusion of the site's sensitivity. Figure 3-2 shows the Orcop Parish landscape character assessment map.
- 3.36 The following landscape types from the Herefordshire Landscape Character Assessment cover the proposed sites AECOM are investigating in this site assessment:

Landscape Type: Forest Small Holdings and Dwellings

- 3.37 This landscape type is defined by the Herefordshire Landscape Character Assessment as comprising of *'intimate, densely settled landscapes characterised by strings of wayside cottages and associated smallholdings. They nestle within a complex matrix of pastoral fields and narrow lanes, often defined by prominent dense hedges with hedgerow trees. The consistency of human activity in these distinctive, small scale landscapes has resulted in a unified, palpably domestic character'*.
- 3.38 Key characteristics of this landscape type are:
- o field boundary hedgerows are prominent, dense and well structured;
 - o tree cover provided by individual densely scattered trees in hedgerows and gardens;
 - o intimate landscape of domestic scale;
 - o densely settled pattern of smallholdings and wayside cottages separated by small orchards and pasture;

Available at:¹⁰ Herefordshire Council, Landscape Character Assessment – Supplementary Planning Guidance 2004, Available at: https://www.herefordshire.gov.uk/download/downloads/id/2069/landscape_character_assessment_for_herefordshire.pdf, [Date Accessed: 17/05/2019].

- o distinctive individual small dwellings constructed out of red brick or stone;
- o complex, intimate network of narrow intersecting lanes which form a distinctive pattern on plan;
- o non-conformist chapels, often constructed of corrugated iron;
- o heathy/acid grassland ground vegetation; and
- o pastoral landscape.

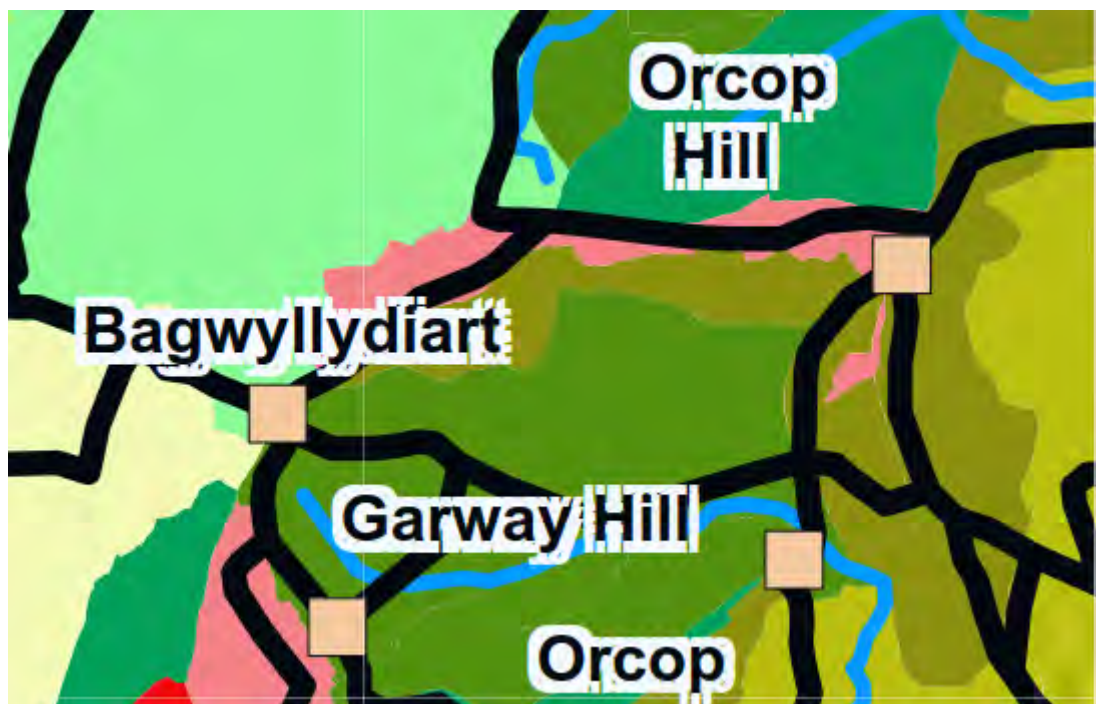
Landscape Type: Principle Timberland Farmland

3.39 This landscape type is defined by the Herefordshire Landscape Character Assessment as consisting of *'rolling lowland landscapes with occasional steep sided hills and low escarpments. They have a small scale, wooded, agricultural appearance characterised by filtered views through densely scattered hedgerow trees. These are complex, in places intimate, landscapes made up of a mosaic of small to medium sized fields, irregularly shaped woodlands and winding lanes'*.

3.40 Key characteristics of this landscape type are as follows:

- o hedgerows define field boundaries;
- o ancient wooded character portrayed by the hedgerow trees and woodland;
- o densely scattered hedgerow trees, predominately of oak; and
- o filtered views between the hedgerow oaks.

Figure 3-2 Landscape Character Assessment Map of Orcop (Source: Herefordshire Council LCA)



KEY	
	Ancient Border Farmlands Pg 53
	Ancient Timbered Farmlands Pg 51
	Enclosed Moors & Commons Pg 33
	Enclosed Settled Commons Pg 35
	Estate Farmlands Pg 59
	Forest Smallholdings & Dwellings Pg 45
	High Hills & Slopes Pg 29
	High Moors & Commons Pg 31
	Plateau Estate Farmlands Pg 61
	Principal Settled Farmlands Pg 69
	Principal Timbered Farmlands Pg 47
	Principal Timbered Farmlands Pg 47
	Principal Wooded Hills Pg 39
	Riverside Meadows Pg 55
	Sandstone Estatelands Pg 65
	Sandstone Farmlands Pg 67
	Settled Farmlands on River Terrace Pg 71
	Timbered Plateau Farmlands Pg 49
	Unenclosed Commons Pg 37
	Urban
	Wet Pasture Meadows Pg 57
	Wooded Estatelands Pg 63
	Wooded Forest Pg 43
	Wooded Hills & Farmlands Pg 41

Other Evidence Base Documents

3.41 Other documents which have been produced for Herefordshire Council, which may be of relevance, include:

- **Herefordshire Employment Land Study 2012** – Orcop does not contain any designated employment land which needs protecting and the study makes no recommendations regarding employment need in the area. However, the NDP process may wish to explore whether there is any employment need locally which needs addressing.
- **Herefordshire Economic Development Strategy 2011-2016** – This document is aimed at fostering economic vitality in Herefordshire. It mentions that compared to national figures, Herefordshire has a higher proportion of people who work from home. This is consistent with the profile of high levels of self-employment, including sole traders and family firms in the area. Disadvantages mentioned, which can create barriers to economic growth, include issues with the local transport infrastructure and congestion in and around Hereford.
- **Herefordshire Local Transport Plan 2013-2015** – The plan does not mention transport issues in the area specifically, but any new development proposed should seek to reduce environmental impacts of transport, especially as access and remoteness is an issue in the local area.
- **Understanding Herefordshire Report 2014** – This report does not mention Orcop specifically but discusses the need to offer a more diverse range of transport options, which is of local relevance.

Emerging Development Plan

3.42 At the time of writing, the Council's website is not currently showing any plans for imminently updating its Local Plan. Therefore, this report does not taking into account any new draft Local Plan documents.

4. Methodology

- 4.1 The approach undertaken in the site appraisal is based primarily on the Government's Planning Practice Guidance (Assessment of Land Availability) published in 2019 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.
- 4.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 4.3 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 4.4 The first task is to identify which sites should be considered as part of the assessment.
- 4.5 OPC undertook a 'Call for Sites' exercise which concluded on in the summer 2018 and identified 14 sites. In addition, 4 sites were submitted to the HC SHLAA. This resulted in a total for 18 known sites to be considered.

Task 2: Pro-Forma

- 4.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the NDP. This has been developed, based on the Government's Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015¹¹) and the knowledge and experience gained through previous neighbourhood planning site assessments AECOM has undertaken. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 4.7 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability
- 4.8 One pro-forma was completed for each site considered through this site assessment and is included in Appendix A.

¹¹ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/> [Date Accessed: 17/05/2019].

- 4.9 The pro-formas were completed following a desk top assessment which draws upon a range of sources of information including Google Maps¹² and Google Earth¹³, the MAGIC map¹⁴, Historic England mapping¹⁵ and the EA's Flood Map for Planning¹⁶.
- 4.10 Judgements have been made on the landscape sensitivity of each site by considering the landscape value of the site and its sensitivity to change if developed.
- 4.11 These judgements have been informed by best practice guidance contained within Guidelines for Landscape and Visual Impact Assessment 3rd Edition¹⁷ (GLVIA3). Specifically, the range of factors in Box 5.1 of GLVIA3 to identify landscape value have been used to make judgements on the value of individual sites.
- 4.12 Consideration has also been given to the HC Core Strategy: Market Towns and Villages Landscape Assessment¹⁸ when assessing the landscape capacity of each site.

Task 3: Consolidation of Results

- 4.13 The desktop assessment was corroborated and verified following a site visit which allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the NA.
- 4.14 Following this exercise, conclusions have been drawn about the potential suitability of sites to be included as allocations for housing in the NDP.
- 4.15 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the NDP. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially appropriate if issues can be resolved and 'red' for sites which are not currently suitable, available and/or achievable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

¹² Available at: <https://www.google.co.uk/maps> [Date Accessed: 17/05/2019].

¹³ Available at: <https://earth.google.com/web/> [Date Accessed: 17/05/2019].

¹⁴ Available at: <http://magic.defra.gov.uk/magicmap.aspx> [Date Accessed: 17/05/2019].

¹⁵ Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True> [Date Accessed: 17/05/2019].

¹⁶ Available at: <https://flood-map-for-planning.service.gov.uk/> [Date Accessed: 17/05/2019].

¹⁷ Landscape Institute and Institute for Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment 3rd Edition. Routledge: Abingdon.

¹⁸ Available at: <http://www.rother.gov.uk/CHttpHandler.ashx?id=11822&p=0> [Date Accessed: 17/05/2019].

Indicative Housing Capacity

- 4.16 This report includes a capacity analysis of each site where no specific information on site capacity was provided by the site promoter or the SHLAA. The capacity analysis is based on net housing densities and developable site area. The relevant assumptions are detailed in Table 4-1 below. Policy SS2 sets out a target net density across the county of between 30 and 50 dwellings per hectare. The sites have therefore been assessed on the basis of 30 dwellings per hectare, given the rural nature of the NA. It is important to note that this is a high level assessment. The net housing density calculated for the sites is an initial approach to calculating the indicative housing capacity.
- 4.17 The indicative housing capacities have been calculated so that all the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified requirement (in this case 18 homes).

Table 4-1 AECOM Net Housing Assessment

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

- 4.18 If landowners, developers or the SHLAA assessment have identified a housing figure this has been stated.
- 4.19 The indicative densities and capacities stated for each site in this high-level assessment should be considered as a starting point only. Different densities than suggested in this report may be appropriate to apply to some or all of the sites in the NDP (resulting in different capacities) due to the rural nature of the NA.
- 4.20 AECOM recommends that OPC works collaboratively with the local authority and local landowners to determine appropriate dwelling numbers for allocations. The number of houses allocated per site should be consistent with the existing density of the settlements built area, appropriate for the context, size and setting of the site, taking into account all known site specific characteristics and constraints. In determining an appropriate number of houses for each allocated site, OPC may decide to allocate sites for a smaller number of dwellings or to only allocate part of an identified site.

5. Site Assessment

Sites Considered through the Site Appraisal

5.1 The sites to be considered as part of this site appraisal have been identified through:

- o The call for sites exercise undertaken by OPC; and
- o A review of the HC SHLAA.

5.2 The known sites are set out in Table 5-1 and Figure 5-1 below.

Table 5-1 Sites Identified in the Orcop Parish Call for Sites and the Herefordshire SHLAA

Reference	Site Name/Address	Method of Site Identification	Gross Site Area (ha) ¹⁹	Indicative Housing Capacity (AECOM calculation)	Indicative Housing Capacity (landowner or SHLAA information)
Site 1	Old Orchard, Little Hill, Orcop, HR28SE	Call for Sites	0.5	12	Not provided
Site 2	The village of Bagwyllydiart, Orcop	Call for Sites	0.13	4	1 (Landowner information)
Site 3	Corner Field, Windrush Meadow, Orcop, HR28EU	Call for Sites	0.20	5	1 (Landowner information)
Site 4 (Duplicate of Site 10 and SHLAA site HLAA/424/001)	Land formerly part of Newcastle Farm, Orcop, HR28SF	Call for Sites	0.52	14	12 (SHLAA potential housing capacity calculation)
Site 5	Homelands, Gardendale Road, Herefordshire, HR28RS	Call for Sites	0.80	19	Not provided
Site 6	Green Farm, Orcop, Herefordshire, HR28ES	Call for Sites	0.01	0.3	Not provided
Site 7	Treherne Cottage, Little Hill, Orcop, HR28SE	Call for Sites	0.13	4	Not provided
Site 8	Hondys Farm, Orcop, Herefordshire, HR28HD	Call for Sites	0.10	3	Not provided
Site 9	Bracken House, Saddlebow, Orcop	Call for Sites	0.42	10	Not provided
Site 10 (Duplicate of Site 4 and HLAA/424/001)	Land adjacent east of Newcastle Farm, Orcop Hill, HR28EW	Call for Sites	0.52	14	12 (SHLAA potential housing capacity calculation)
Site 11	Fountain Inn, Orcop Hill, Herefordshire, HR2 8EP	Call for Sites	0.22	6	1 (landowner information)
Site 12	Alma House, Orcop, Herefordshire, HR28SQ	Call for Sites	(Red line boundary not provided)	N/A	Not provided
Site 13	Little Ynys, Tomlinsfield Road, Orcop, HR28EP	Call for Sites	0.32	9	Not provided
Site 14	Stalion House - St Devereux, Herefordshire, HR29DL	Call for Sites	0.30	7	Not provided
HLAA/020/001	Etna Bungalow, Orcop Hill, HR28EW	SHLAA	0.82	20	Not provided

¹⁹ Sites: 6, 7, 8, 9, 11 gross area calculated through Google Earth as the Gross Site Area (ha) was not provided in the Call for Sites application.

Reference	Site Name/Address	Method of Site Identification	Gross Site Area (ha) ¹⁹	Indicative Housing Capacity (AECOM calculation)	Indicative Housing Capacity (landowner or SHLAA information)
HLAA/020/001a	Etna Bungalow, Orcop Hill, HR28EW	SHLAA	0.79	19	Not provided
HLAA/072/001	Parry's Patch, Llanwarne, Orcop Hill, HR28EW	SHLAA	1.72	41	Not provided
HLAA/424/001 (Duplicate of Call for sites Site 4 and Site 10 above)	Land adjacent east of Newcastle Farm, Orcop Hill, HR28EW	SHLAA	0.52	14	12 (SHLAA potential housing capacity calculation)

5.3 Of the 14 sites taken from the Call for Sites, AECOM's site assessment has considered 12 sites for their potential suitability for housing within the Orcop NDP. Sites 4 and 10 are discounted for being duplicates of the SHLAA site HLAA/424/001. The suitability of Site 12 for allocation for housing has not been assessed as no red line boundary has been provided through the Call for Sites information.

5.4 The Herefordshire SHLAA (2015) identified four sites in Orcop Hill, of which three were deemed by the SHLAA to have no development potential (SHLAA sites HLAA/072/001; HLAA/020/001; and HLAA/020/001a) and one site was shown as suitable for 12 dwellings over the medium term of 6-10 years (SHLAA site reference HLAA/424/001). These four SHLAA sites were reviewed in our assessment. Therefore, the total number of known sites to be assessed is 16 (12 from the Call for Sites and four from the SHLAA).

Figure 5-1 Sites considered through this Site Appraisal (Map Source: 2018 Google, 2019, DigitalGlobe, 2019 Getmapping plc)



Summary of the Site Assessment

- 5.5 AECOM has assessed the sites in Table 5-1 for their potential to be appropriate for allocation for housing within the Orcop NDP.
- 5.6 Table 5-2 presents a summary of the site assessment results for each site. The final column is a 'traffic light' rating for each site, indicating whether or not the site is appropriate for allocation. Red indicates the site is not appropriate for allocation within the NDP. Amber indicates that the site is potentially appropriate for allocation within the NDP, subject to the mitigation of constraints. Green indicates the site is appropriate for allocation within the NDP.
- 1.1 All sites are considered to be available for development, as they were submitted through the Call for Sites or assessed as available in the SHLAA. If a site's availability is withdrawn at a later point after this assessment and before an allocation, even if it is rated a 'green' or 'amber' in its suitability rating, it cannot be allocated in the NDP.
- 5.7 Table 5-2 should be read alongside the completed pro-formas presented in Appendix A.
- 5.8 It is important to note that the whole NDP area has very limited access to public transport or to facilities and services in walking distance. Thus, when referring to location of the sites in the assessment, AECOM are referring to its position in relation to Orcop Hill, which is the most developed area within the parish that has a concentrated settlement pattern. Infill development would occur here more naturally than the rest of the parish which is more rural and, accordingly, more constrained. Development outside of Orcop Hill has the potential to have a greater impact on the natural environment and landscape of the parish due to its more undeveloped setting. Therefore, sites adjacent to or within the existing settlement boundary, are considered as more sustainable locations for growth, in line with local and national policy. Sites outside of the settlement boundary should only be allocated and developed if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and other constraints mitigated.
- .

Table 5-2 Summary of Site Assessment

Site Ref.	Gross Site Area	Indicative Capacity (based on net site area and a density of 30 DPH) or based on landowner/SHLAA information where available	Site Type	Suitable?	Conclusions	Traffic Light Rating
Site 1	0.5 – 1.0	12 (figure calculated from 0.5 ha)	Greenfield	No	- The site is a greenfield, pastoral field, poorly located in open countryside, at a moderate distance from the built-up area of Orcop Hill. - No existing access available to the site. New access would need to be provided through unnamed road north-east of site. - The site has existing community value as a Public Right of Way (PRoW) runs through the middle of the site, linking to fields beyond the site. - The site is of medium landscape sensitivity to change due to its location in open countryside away from the main area of settlement, the presence of woodland and due to the site displaying the key characteristics of its specific landscape type (Forest small Holding and Dwellings). - The site is of low to moderate ecological value, due to being a densely wooded site but with predominately young trees; If the site was developed, this could result in the loss of biodiversity and some loss of versatile agricultural land. - The site has been rated as red (unsuitable for development) due to the following reasons: it's a greenfield site which is not within nor adjacent to the settlement boundary, no existing access is available, the site has an existing PRoW crossing the site, it has moderate landscape sensitivity due its location in open countryside, potential biodiversity value.	
Site 2	0.13	1	Greenfield	No	- This site is a greenfield site (residential garden) at the back of an existing dwelling. - The site is poorly located in the hamlet of Bagwyllydiart, which is a significant distance from the built-up area of Orcop Hill. - Access would require modification as it is currently only possible via the existing dwelling; removal of a hedgerow would be necessary. - The site is of low landscape sensitivity; it is located next to an existing dwelling, with no internal boundary features or woodland on the site. It offers long views but is partially screened, limiting its exposure. - The site has potential for protected species and ecological value within the pond on site and development would involve some loss of versatile agricultural land. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: It is a greenfield site which is not within nor adjacent to the settlement boundary. Development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to access, views, loss of agricultural land and potential for species and ecological value can be mitigated.	
Site 3	0.2	1	Greenfield	Yes – subject	The site is a greenfield, pastoral field adjacent to a dwelling but poorly located outside of the	

Site Ref.	Gross Site Area	Indicative Capacity (based on net site area and a density of 30 DPH) or based on landowner/SHLAA information where available	Site Type	Suitable?	Conclusions	Traffic Light Rating
				to constraints	settlement boundary in the hamlet of Bagwyllydiart, which is a substantial distance from the built-up area of Orcop Hill. • Direct access to the site is available via an existing gateway, although this would require upgrading to be suitable for a new dwelling(s) and removal of hedgerows. • Site is of medium landscape sensitivity to change as a result of its location in open countryside with no internal boundary features across the site and access to long range views. • Site has low potential for protected species and/or ecological value and development would involve some loss of versatile agricultural land. • Low voltage power lines run through the site. • This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: The site is greenfield located outside the settlement boundary, a substantial distance from the built-up area of Orcop Hill. It also has medium landscape sensitivity to change due to its location and long-range views and constraints relating to a power line that run through the site and potential for ecological value. Development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating landscape can be mitigated.	
Site 5	0.80	19	Greenfield	No	• The site is a greenfield, pastoral field located in open countryside. • The site is poorly located outside of the settlement boundary, which is a substantial distance from the built-up area of Orcop Hill. • Access is available via a gateway. • The site is rural with long range views over the unspoilt and largely undeveloped landscape to the north and east and is considered to have a medium landscape sensitivity. • Site has low potential for protected species and/or ecological value and development would involve some loss of versatile agricultural land. • The site has been rated as red (potentially appropriate for development if issues can be resolved) due to the following reasons: the site is a greenfield site located in open countryside that is a substantial distance from the built-up area of Orcop, with moderate landscape sensitivity due to long range views.	
Site 6	0.01	0.3	Greenfield (agricultural buildings do not constitute	No	• This site is a greenfield site (farm buildings are excluded from the NPPF definition of brownfield/previously developed land) located at a substantial distance from the built-up area of Orcop Hill. • The site is adjacent to a functioning farm; the barn is no longer in use, however, there could be	

Site Ref.	Gross Site Area	Indicative Capacity (based on net site area and a density of 30 DPH) or based on landowner/SHLAA information where available	Site Type	Suitable?	Conclusions	Traffic Light Rating
			'brownfield' in planning terms) ²⁰		challenges associated with separating the access and functions of the farm from any future development. - Site has low landscape sensitivity and low ecological value due to being in previous use as a farm building. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: It is a greenfield site which is not within nor adjacent to the settlement boundary. Development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to separating the dwelling from the access and function of the farm can be addressed.	
Site 7	0.13	4	Mixed	Yes – subject to constraints	- This site is a mixed site, partly consisting of hedgerows and heathy/acid grassland and partly displaying evidence of previous development. - The site is a moderate distance (400m 10 minutes walk from the Fountain Inn Pub) from the built-up area of Orcop but adjacent to existing dwellings. - The site has suitable existing access that requires minor amendment. - The site supports long range views to the south east, although is considered to have low landscape sensitivity, as the surrounding landform is elevated and the site is not overlooked by higher ground. Site is screened by planting. - Development would not involve any loss of versatile agricultural land. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: the site is mixed, partly consisting of vegetation and evidence of previous development, it is a moderate distance from the built-up area of Orcop. 4 dwellings would be appropriate here if constraints relating to landscape sensitivity can be mitigated and screening maintained.	
Site 8	0.10	3	Greenfield	No	- This site is a greenfield, pastoral field/residential garden. It is poorly located outside of the settlement boundary, close to the hamlet of Bagwyllydiart, which is a substantial distance from the built-up area of Orcop Hill. - Direct access to the site is available via an existing gateway, although this may require upgrading. - The site is of low-medium landscape sensitivity as a result of its location in open countryside with	

²⁰ Agricultural buildings are an exception to the definition of brownfield/previously developed land in planning terms. The National Planning Policy Framework (NPPF) definition is as follows: *Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

Site Ref.	Gross Site Area	Indicative Capacity (based on net site area and a density of 30 DPH) or based on landowner/SHLAA information where available	Site Type	Suitable?	Conclusions	Traffic Light Rating
					no internal boundary features across the site; the site also has access to long range views. - The site has low potential for protected species and/or ecological value and development would involve some loss of versatile agricultural land. - This site is located in proximity to an existing cluster of dwellings, but this is not an identified settlement as referred to in local plan policy. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: It is a greenfield site which is not within nor adjacent to the settlement boundary. Development of 1-3 dwellings would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to access, landscape sensitivity, views and loss of agricultural land can be mitigated.	
Site 9	0.42	10 (1 - 2 dwelling AECOM advice due to significant constraints)	Greenfield	Yes – subject to constraints	- The site is a greenfield, pastoral field. It is poorly located outside of the settlement boundary close to the hamlet of Bagwyllydiart, which is a substantial distance from the built-up area of Orcop Hill. - Direct access to the site is available and is suitable for traffic. - It is considered to have a medium degree of landscape sensitivity due to its rural character, its openness and its prominent elevated position. The northern section of the site has more suitable screening (buffer) to reduce the visual impact on the surrounding landscape. The site in total has the indicative capacity for 9 dwellings but for landscape reasons this would have to be significantly reduced. - Development would involve some loss of versatile agricultural land. - The site has been rated amber (potentially appropriate for development if issues can be resolved) due to the following reasons: the site is a greenfield site located at a substantial distance from the built-up area of Orcop, with moderate landscape sensitivity due its rural character, openness and prominent elevated position. Limited development (1-2 dwellings) would only be appropriate towards the northern corner of the site if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if constraints relating to landscape can be mitigated through design and siting.	
Site 11	0.22	1	Brownfield	Yes	- This site is a brownfield site situated in a favourable location within the built-up area of Orcop Hill. - The site has suitable existing access that requires minor amendments. - It is considered to have a low degree of landscape sensitivity due to being a brownfield site with limited landscape character and situated at a lower elevation that obstructs views. Development would involve no loss of agricultural land. - Previous planning applications were refused due to the site having potential for community value as the Fountain Inn pub. Orcop as a whole has limited services and facilities. Therefore, removal of this facility would cause substantial social impact on the community. However, the landowner	

Site Ref.	Gross Site Area	Indicative Capacity (based on net site area and a density of 30 DPH) or based on landowner/SHLAA information where available	Site Type	Suitable?	Conclusions	Traffic Light Rating
					intends to retain the Fountain Inn pub as part of its planning application for a development. On this basis the traffic light rating is green with the condition that any proposal must retain the public house. The site has been rated Green (suitable for development) due to its lack of constraints. It is a brownfield site located in a favourable position within the built-up area of Orcop Hill, has suitable existing access, low biological value and low landscape sensitivity. Development of 1 dwelling will be suitable under the condition of retaining the community value asset of the Fountain Inn pub.	
Site 12				Insufficient information to determine suitability	- The site is an orchard or garden within favourable proximity to Orcop Hill. - No red line boundary was provided for this site therefore the assessment is limited and a traffic light rating cannot be determined.	
Site 13	0.32	9	Mixed	Yes – subject to constraints	- This site is a mixed greenfield and caravan site that is at a moderate distance from the built-up area of Orcop Hill (400m, approx. 10 minutes walk from the Fountain Inn Pub). - The site contains semi-mature woodland and hedgerows that screen the site from views to the south-east. The site displays only limited characteristics of the 'Principle Timberland Farmland' landscape type and is therefore considered to have low landscape sensitivity. - The site has potential for ecological value due to the semi-mature woodland on site. Impact would need to be mitigated. - The existing vehicular access to the site would need to be improved. Access requirements would need to be discussed with Highways England and the Highways Authority in terms of visibility. - Development would involve some loss of agricultural land. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: The site is mixed and located at a moderate distance from the built-up area of Orcop Hill. The site contains semi-mature woodland that screens the site. 9 dwellings would be appropriate here if constraints relating to its potential ecological value, agricultural land and access can be mitigated.	
Site 14	0.30	7	Greenfield	No	- This site is a greenfield site (paddock and woodland), located at a moderate distance from built-up area of Orcop Hill (200m, approx. 5 minute walk from Fountain Inn Pub). - The site appears notably unsuitable for development in respect of form and function and due to the lack of an established point of access. - The site is narrow, heavily wooded and slopes steeply down to a stream at the base of the vale, with the possibility of high ecological value. - The woodland on site is a deciduous woodland priority habitat. - The site is highly sensitive within the landscape thanks to views from surrounding high land.	

Site Ref.	Gross Site Area	Indicative Capacity (based on net site area and a density of 30 DPH) or based on landowner/SHLAA information where available	Site Type	Suitable?	Conclusions	Traffic Light Rating
					- The site is likely to have protected species and/or ecological value. - The site has been rated as red (unsuitable for development) due to the following reasons: the site is greenfield, that is a moderate distance from the built-up area of Orcop, notably unsuitable for development in respect to form, function and lack of established point of access. The site is covered by deciduous woodland with a brook that runs across the entirety of the site with a possibility of high ecological value and high landscape sensitivity due to surrounding high land.	
HLAA/020/001	0.82	20	Greenfield	No	- This site is a greenfield site, situated in open countryside away from the village of Orcop Hill. - The existing vehicular access to the site would need to be improved. - The landscape is subject to open views of the natural countryside and has a medium to high landscape sensitivity to change. Development would have adverse effects on the landscape character. - The site is unlikely to have substantial ecological value and development would not involve loss of versatile agricultural land. - AECOM are in agreement with the HDC SHLAA conclusion that this site is unsuitable for development. - AECOM has assessed the site as red (unsuitable for development) due to the following reasons: the site is greenfield in open countryside away from the village of Orcop with medium to high landscape sensitivity and open views of the natural countryside.	
HLAA/020/001a	0.79	19	Greenfield	No	- This site is a greenfield site, situated away from the village of Orcop Hill. - The existing vehicular access to the site has good visibility. Minor amendments would be required. - The site is subject to open views of the country side and has medium to high landscape sensitivity. - Development would involve no loss of versatile agricultural land. - SHLAA conclusion for this site stated that <i>"Due to the site's open countryside location away from the village, development here would have adverse effects on land and villagescape"</i>. - AECOM are in agreement with the HDC SHLAA conclusion that this site is unsuitable for development. - AECOM have assessed the site as red (unsuitable for development) due to the following reasons: the site is a greenfield site in open countryside away from the village of Orcop with medium to high landscape sensitivity and open views of the natural countryside and development would result in loss of versatile agricultural land.	
HLAA/072/001	1.72	41	Greenfield	No	- The site is a greenfield site situated in an unfavourable in the open countryside away from the defined settlement boundary. - Two PRoW are present across the site. - Site has the potential for protected species as a section to the south of the site is a UK BAP	

Site Ref.	Gross Site Area	Indicative Capacity (based on net site area and a density of 30 DPH) or based on landowner/SHLAA information where available	Site Type	Suitable?	Conclusions	Traffic Light Rating
					Priority Habitat (Habitat of Principle Importance) – Deciduous Woodland. - The existing vehicular access to the site has good visibility, although amendments would be required. - The site has moderate to high landscape sensitivity as it is in a prominent elevated location away from the settlement boundary but with good screening trees. Without this screening, the landscape impact of development of the site would be much greater. - Development would involve some loss of versatile agricultural land. - AECOM are in agreement with the HDC SHLAA conclusion that this site is unsuitable for development. - AECOM have assessed the site as red (unsuitable for development) due to the following reasons: the site is a greenfield site in open countryside away from the village of Orcop with two PRow that cross the site providing community value and UK BAP Priority Habitat with potential for protected species.	
HLAA/424/001 (Duplicates include Site 4 and Site 10)	0.52	12	Greenfield	Yes – Subject to constraint	- The site is a greenfield, pastoral field, favourably located within the built up area of Orcop. - The site has existing vehicular access that would require improvements to facilitate a development. - There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development. - The site is located in a prominent position and is a key viewpoint from the village across the site. However, there is potential for development in the north east half of the site. - Development of the site would best be located along the roadside towards the northern boundary. - AECOM are in agreement with the HDC SHLAA conclusion that this site is of medium potential for development. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: it is a greenfield site situated within the built up area of Orcop, with existing vehicle access and no designated nature assets. Development should be located to avoid or mitigate constraints relating to the site's landscape sensitivity.	

6. Conclusions

- 6.1 The Herefordshire Local Plan Core Strategy sets the overall strategic planning framework for the county including key policies. It supports the production of NDPs and the allocation of sites for development therein (Policy RA2). It is the intention of OPC to allocate sites to address their identified need through the NDP.
- 6.2 Core Strategy Policy RA1 sets out the indicative housing growth target for Ross-on-Wye HMA (in which the NA is located) as 14% with approximately 1,150 dwellings 2011-2031. The NA has a housing requirement of 26 homes over the local plan period between 2011 to 2031. 8 dwellings have been permitted so far according 2018 figures, leaving the OPC with a need to identify land suitable for accommodating 18 dwellings.
- 6.3 Orcop Hill is identified in the Core Strategy as one of the settlements which will be the main focus of proportionate housing development, while Orcop is identified as one of the other settlements where proportionate housing is appropriate.
- 6.4 In addition, HC are currently in the process of producing a Rural Areas Site Allocations (RASA) Development Plan Document (DPD). The RASA DPD will however not contain policies for or allocate sites in designated Neighbourhood Plan Areas such as Orcop, instead deferring site allocation to the Neighbourhood Planning process.
- 6.5 Eight sites are potentially suitable for allocation within the Orcop NDP, subject to the mitigation of constraints and one site is suitable for development with no constraints, subject to the condition to retain the Fountain Inn pub, which has important community value to Orcop. The sites which are suitable or potentially suitable are as follows:
- 6.6 **Site 2** has been assessed as potentially suitable for allocation with constraints. The site is a greenfield site which is not within nor adjacent to the settlement boundary, located in the hamlet of Bagwylydiart. This is at a significant distance from the built-up area of Orcop Hill. It has the potential indicative capacity for one dwelling, in line with information from the landowner. However, due to its location and constraints, development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to access, views and potential for species and ecological value can be mitigated. Access would require modification as it is currently only possible via the existing dwelling and removal of a hedgerow would be necessary. The site is of low landscape sensitivity and is located next to an existing dwelling, with no internal boundary features or woodland on the site. It offers long views but is partially screened, limiting its exposure. Screening would have to be maintained for any new development. The site has potential for protected species and ecological value which would require assessment and mitigation of impact. Development would involve some loss of versatile agricultural land which would also require consideration.
- 6.7 **Site 3** has been assessed as potentially suitable for allocation with constraints. The site is greenfield, pastoral field that is a substantial distance from the built-up area of Orcop. The site has an indicative capacity of 1 dwelling in line with HC Core Strategy policy SS2 lower threshold net housing density of 30 dwellings per hectare. Direct access is available via an existing gateway although this would require upgrading. There is low potential for protected species and/or ecological value and development would result in some loss of versatile agricultural land. There are also infrastructure constraints as low voltage power lines run through the site. Due to its location and constraints, development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3

and H2 can be met and if other constraints relating landscape, access and power lines across the site can be mitigated.

- 6.8 **Site 4/Site 10/ HLAA/424/001** has been assessed as potentially suitable for allocation with constraints. The site is favourably located within the built-up area of Orcop Hill. It has the potential indicative capacity for 12 dwellings in line with SHLAA housing capacity calculation. However, the site has landscape constraints. AECOM advises that development should only take place on the northern boundary due to its prominent position which has key viewpoints from Orcop Hill. This is also in line with SHLAA advice. Careful consideration of landscape impacts would be required as part of the development. The site is unlikely to have substantial ecological value and development would not involve loss of versatile agricultural land. The site has existing vehicle access that would require minor improvements to facilitate the development.
- 6.9 **Site 6** has been assessed as potentially suitable for allocation with constraints. The site has the potential indicative capacity for 1 dwelling (0.3), in line with HC Core Strategy policy SS2 lower threshold net housing density of 30 dwellings per hectare. The site is a greenfield site as farm buildings are excluded from the NPPF definition of brownfield/previously developed land. The site is located at a substantial distance from the built-up area of Orcop. The site has minor constraints due to the adjacent functioning farm. The barn itself is no longer in use, however, there could be challenges associated with separating the access and functions of the farm from any future development. Access requirements would need to be discussed with Highways England and the Highways Authority. The site has low landscape sensitivity and low ecological value due to its previous use as a farm. Due to its location and constraints, development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to separating a development from the access and functions of the adjacent farm can be addressed.
- 6.10 **Site 7** has been assessed as potentially suitable with constraints for allocation within Orcop NDP. The site has the potential indicative capacity for 4 dwellings, in line with the HC Core Strategy policy SS2 lower threshold net housing density of 30 dwellings per hectare. Site 7 is located in a favourable position to the developed village of Orcop Hill, within a 10 minutes walk from the Fountain Inn pub. It has minor constraints with regards to landscape. Although the site is not overlooked by neighbouring dwellings it is in a prominent position, offering long range views. Therefore, careful consideration of landscape impacts would be required as part of any development. The site is mixed, partly greenfield with signs of previous development. Development of the site is unlikely to result in the loss of protected species or significant biodiversity. The site already has suitable access that would require only minor amendments.
- 6.11 **Site 8** has been assessed as potentially suitable for allocation within Orcop NDP. The site has the potential indicative capacity of 3 dwellings in line with HC Core Strategy policy SS2 lower threshold net housing density of 30 dwellings per hectare. The site is greenfield, pastoral/residential garden located outside of the settlement boundary, close to the hamlet of Bagwyllydiart, which is a substantial distance from the built-up area of Orcop Hill. Existing access is present however likely to need upgrading to be suitable for a proposed development. The site is of low-moderate landscape sensitivity as a result of its open countryside location with no internal boundary features across the site and access to long range views. The site has low ecological value therefore unlikely to cause a loss of biodiversity or protected species but would involve some loss of versatile agricultural land. The site is located in proximity to an existing cluster of dwellings, but this is not an identified settlement as referred to in the local plan policy. Due to its location and constraints, development of 1-3 dwellings would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to access and landscape, views and loss of agricultural land can be addressed.

- 6.12 **Site 9** has been assessed as potentially suitable for allocation within Orcop NDP. The site has a potential indicative capacity of 10 dwellings in line with HC Core Strategy policy SS2 lower threshold net housing density of 30 dwellings per hectare. However AECOM advises that due to the sites landscape constraints only much more limited development on the northern edge of the site would be potentially acceptable (1-2 dwellings). The site has direct access that would require upgrading and development would involve some loss of versatile agricultural land. The main constraint of the site is its moderate landscape sensitivity. AECOM advises that this site is only potentially suitable for very limited development (1-2 dwellings) towards the north corner of the site, as this location avoids prominent new buildings and roofscapes being introduced to the existing landscape. This northern section has suitable screening (buffer) to reduce the visual impact on the surrounding landscape. The quality and extent of landscape buffering to the open boundaries to the fields which forms part of the landscape strategy will determine the number of houses developed on site.
- 6.13 **Site 11** has been assessed as suitable for allocation within Orcop NDP. The landowner intends to retain the Fountain Inn pub as part of a planning application for development, therefore the site has been deemed suitable, subject to the condition that the public house be retained as part of any development. The parish of Orcop lacks services and facilities, therefore the pub is a focal point for residents as it provides a restaurant, hall for events and public use as well as a basic needs store. The site has the potential indicative capacity for 6 dwellings however the landowner intends to register an application for 1 dwelling. Therefore 1 dwelling has been used as the indicative site capacity. The site is brownfield situated in a favourable location within close proximity to Orcop Hill. The site already has a suitable existing access that requires minor amendments. It is considered to have a low degree of landscape sensitivity due to being a brownfield site with limited landscape character and situated at a lower elevation that obstructs views. Development would involve no loss of agricultural land or biodiversity. It is worth noting that the previous planning application on site did not propose to retain the pub and therefore there may be issues with viability in bringing this site forward for development while also retaining the pub.
- 6.14 **Site 13** has been assessed as potentially suitable with constraints for allocation within Orcop NDP. The site has the potential indicative capacity for 9 dwellings at an indicative capacity of 30 dwellings per hectare. Site 13 is a mixed site, part greenfield and part caravan site, with minor constraints with regards to ecological value, as it contains semi-mature woodland. AECOM would suggest limiting the number of houses to be developed, minimising the impact on the surrounding environment. This would of course affect the site's capacity. The site is a moderate distance from the built-up area of Orcop Hill, approximately a 10 minute walk to the Fountain Inn Pub. The site is screened by trees and hedgerows and has a low landscape sensitivity. The existing vehicular access to the site would need to be improved. Access requirements would need to be discussed with Highways England and the Highways Authority in terms of visibility.
- 6.15 Sites 1 and 5 are all greenfield sites which are not located within or adjacent to the existing settlement boundary. These sites have been assessed as unsuitable for housing, largely but not solely due to the fact that the NPPF and the Local Plan directs development to sustainable brownfield locations and seeks to protect the countryside for its intrinsic characteristics and beauty. Other constraints on these sites include Public Rights of Way on site, landscape sensitivity and views, potential for ecological and biodiversity value, issues with access, and loss of agricultural land.
- 6.16 Site 14 is the most constrained site and is assessed as unsuitable due to its ecological potential, landscape value, location, access and form. The site contains deciduous woodland which is a BAP Priority Habitat as well as a brook running down the length of the site. Therefore, the site is likely to be rich in biodiversity and ecological value. The site's high landscape sensitivity is due to the surrounding high land. The site also has no established access point.

- 6.17 AECOM has determined three of the four SHLAA sites it assessed, HLAA/020/001, HLAA/020/001a and HLAA/072/001, as unsuitable in agreement with the SHLAA conclusions. The sites have been rejected due to their location and landscape sensitivity and part of the HLAA/072/001 site contains deciduous woodland which is a BAP Priority Habitat. AECOM's assessment of HLAA/424/001 is in agreement with the SHLAA's conclusions that the site is suitable with landscape constraints (see above).
- 6.18 Site 12 was submitted without a redline boundary. AECOM therefore did not have access to sufficient information to enable a full site assessment or to determine a valid conclusion.
- 6.19 Orcop's original housing requirement was 26 dwellings over the Local Plan period from 2011 to 2031. 1 dwelling has been built and there are 7 further permissions in place leaving a requirement for OPC to identify land suitable for the delivery of 18 dwellings. Site 2, Site 3, Site 6, Site 7, Site 8, Site 9, Site 11, Site 13 and HLAA/424/001 (Duplicated Site 4 and Site 10) are all potentially suitable for development, subject to mitigation of constraints. These nine sites hold the combined capacity for approximately 33-34 dwellings, which is sufficient to address the NA's housing requirement. However, it is important to note that due to constraints and conditions on the sites, it is likely that the combined capacity could be lower. Sites outside of the settlement boundary should only be allocated and developed if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and other constraints mitigated. There is no site within Orcop NA that is completely free of constraints or conditions.

Next Steps

- 6.20 From the shortlist of potentially suitable sites, the group should engage with OPC and the community to select a site or sites for allocation in the NDP which best meets the objectives of the NDP.
- 6.21 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with HC;
 - Further information which becomes available to OPC on specific local issues relevant to the suitability, availability and achievability of sites;
 - The views and opinions of the local community;
 - The extent to which the sites support the vision and objectives for the NDP; and
 - The potential for the sites to meet identified infrastructure needs of the community.
- 6.22 The group should also consider whether site 12, which this report was unable to assess, could be assessed in future as potentially suitable in a future assessment. This may deliver additional capacity to address the NA's housing requirement.

Viability

- 6.23 As part of the site selection process, it is recommended that the Group discusses site viability with HC. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the NDP. This can be done by 'matching' site typologies used in existing reports with sites proposed by the group, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Appendix A Site Assessment Pro- formas

Site Assessment Proforma

General information

Site ID	Site 1
Site Name / Address	Old Orchard, Little Hill, Orcop, HR28SE
Current use	Unused field
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.5 - 1.0
Submitted sites reference (if applicable)	Site 1
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

None

1. Suitability

Suitability

Is the site:

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Outside

Site is in open countryside away from the settlement.

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

No

Currently no existing access to the site. New additional access would need to be provided through the unnamed road north-east of the site.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions

Assessment guidelines

Observations and comments

Is the site within or adjacent to the following policy or environmental designations:

- Green Belt
- Area of Outstanding Natural Beauty (AONB)
- National Park
- European nature site (Special Area of Conservation or Special Protection Area)
- SSSI Impact Risk Zone
- Site of Importance for Nature Conservation
- Site of Geological Importance
- Flood Zones 2 or 3

No

No environmental designations on site

Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Medium sensitivity to development	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment The development consists of notable characteristics of the Forest Small Holdings and Dwellings landscape character, acting as nestled pastoral field adjacent to a wayside cottage. The site is visible within the landscape due to its prominent position on the side of a slope facing across the valley to the west. Though the tree cover limits the site's exposure to an extent, tree removal would be necessary to facilitate development. This site has a medium landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	None

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 1.3km South of the site.

Bus Stop	>800m	Catch Corner bus stop's 1.0km north in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School (Age 4-11) is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford and/or Ross-on-Wye.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	No
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low - moderate	Unused field, There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders, however site is densely wooded with predominately young and unprotected trees.

Public Right of Way	Yes	Yes - PRoW runs across the site from east to south 'Orcop Footpath 3'. PRoW runs through the site linking to the fields beyond the site.	
Existing social or community value (provide details)	Yes	Yes - PRoW runs through the centre of the site	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Steep slope east to west
Coalescence Development would result in neighbouring settlements merging into one another.	No The site is at the dead-end of a low density residential road of largely rural character, though is not a natural extension of the built area due to the landform of the area and the existing dispersed pattern of development.
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☒	☐	Access would be required via existing dwelling

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	Unknown
Any other comments?	The site appears poorly suited to development. It is steep and densely wooded (though predominantly with young and unprotected trees).		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	12 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Red - The site is a greenfield, pastoral field, poorly located in open countryside, at a moderate distance from the built-up area of Orcop Hill. - No existing access available to the site. New access would need to be provided through unnamed road north-east of site. - The site has existing community value as a Public Right of Way (PRoW) runs through the middle of the site, linking to fields beyond the site. - The site is of moderate landscape sensitivity to change due to its location in open countryside away from the main area of settlement, the presence of woodland and due to the site displaying the key characteristics of its specific landscape type (Forest small Holding and Dwellings). - The site is of low to moderate ecological value, due to being a densely wooded site but with predominately young trees; If the site was developed, this could result in the loss of biodiversity and some loss of versatile agricultural land. - The site has been rated as red (unsuitable for development) due to the following reasons: it's a greenfield site which is not within nor adjacent to the settlement boundary, no existing access is available, the site has an existing PRoW crossing the site, it has moderate landscape sensitivity due its location in open countryside, potential biodiversity value.

Site Assessment Proforma

General information

Site ID	Site 2
Site Name / Address	The Hamlet of Bagwyllydiart, Orcop
Current use	Residential Garden
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.13
Submitted sites reference (if applicable)	Site 2
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Son of landowner



Context

Is the site:

Greenfield

Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None

1. Suitability

<i>Suitability</i>	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside Site adjacent to dwelling, however outside of main settlements of Orcop and Orcop Hill in the hamlet of Bagwyllydiart.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes The site is within the grounds of an existing dwelling, with access only currently achievable via the driveway of the existing dwelling New access could potentially be created by removing the established perimeter hedge which fronts onto the adjacent lane though this would represent significant hedgerow removal
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance	No	No environmental designations on site Hondy Wood - Ancient and Semi-natural woodland 200m to the east of the site.

Flood Zones 2 or 3		
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development	The site is located within the landscape character type 'Principle Timberland Farmland' as stated in the Herefordshire Landscape Character Assessment The site consists of a open large field with no internal boundary features. The site does not contain any woodland/ancient woodland internally however trees around the perimeter of the site. The site has long views out to the north east, though partial perimeter screening limits its exposure within the landscape and the site is considered to have low landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? - Conservation area - Scheduled monument - Registered Park and Garden - Registered Battlefield - Listed building - Known archaeology - Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 2.9km south-east.
Bus Stop	<400m	Bagwyllydiart bus stops 150m east: Bagwyllydiart, adj Farway Road provides

		services to Hereford once daily and Broad Oak once daily. Bagwyllydiart, Saddlebow Road (NW-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	No
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	Site is a residential garden, with garden pond, potentially contain protected species (i.e. Great Crested Newts). There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.
Public Right of Way	No	No
Existing social or community value (provide details)	No	No

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No Slight slope south to north away from the road
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years
Any other comments?	Although the site is large enough that new dwellings would not necessarily be overbearing on the existing dwelling, they would equally have little prospect of		

	functioning as completely independent properties owing to this shared and narrow access. Bagwyllydiart is tiny and has no services/facilities.
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	1 dwelling (landowner information) (4 dwellings – AECOM calculation (30 Net Housing Density))
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber - This site is a greenfield site (residential garden) at the back of an existing dwelling. - The site is poorly located in the hamlet of Bagwyllydiart, which is a significant distance from the built-up area of Orcop Hill. - Access would require modification as it is currently only possible via the existing dwelling; removal of a hedgerow would be necessary. - The site is of low landscape sensitivity; it is located next to an existing dwelling, with no internal boundary features or woodland on the site. It offers long views but is partially screened, limiting its exposure. - The site has potential for protected species and ecological value within the pond on site and development would involve some loss of versatile agricultural land. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: It is a greenfield site which is not within nor adjacent to the settlement boundary. Development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to access, views, loss of agricultural land and potential for species and ecological value can be mitigated.

Site Assessment Proforma

General information

Site ID	Site 3
Site Name / Address	Corner Field, Windrush Meadow, Orcop, HR28EU
Current use	Large open pastoral field
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.2
Submitted sites reference (if applicable)	Site 3
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Son of landowner





Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

None

1. Suitability

Suitability

Is the site:

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Outside

Site adjacent to dwelling, however outside of main settlement of Orcop and Orcop Hill (Bagwyllydiart).

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes

Direct access to the road is available via an existing gateway.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No
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Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	No	No environmental designations on site Hondy Wood - Ancient and Semi-Natural Woodland woodland 300m to the east of the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Medium sensitivity to development	The site is located within the landscape character type 'Principle Timberland Farmland' as stated in the Herefordshire Landscape Character Assessment. Large open field with no internal boundary features. The site is largely flat though rises gently to the south. There is existing screening from the road in the form of perimeter hedging though there is nothing to screen long views into and out of the site from the south and east, particularly from high ground further south which affords very long range views into the site. The site does not contain any woodland/ancient woodland. The site is considered to have medium landscape sensitivity. Rooftops of the three of four existing dwellings in the settlement are visible over the perimeter hedge, ensuring the site does not feel entirely remote and isolated, though in practice

		the settlement is tiny and has no services or facilities.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 3.0km south-east.
Bus Stop	<400m	Bagwyllydiart bus stops 50m east: Bagwyllydiart, adj Farway Road provides services to Hereford once daily and Broad Oak once daily. Bagwyllydiart, Saddlebow Road (NW-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.

Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site is agricultural land. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☒	☐	Low voltage power lines running through the field are a slightly urbanising feature.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No Flat

Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	The site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years
Any other comments?			

4.0. Summary

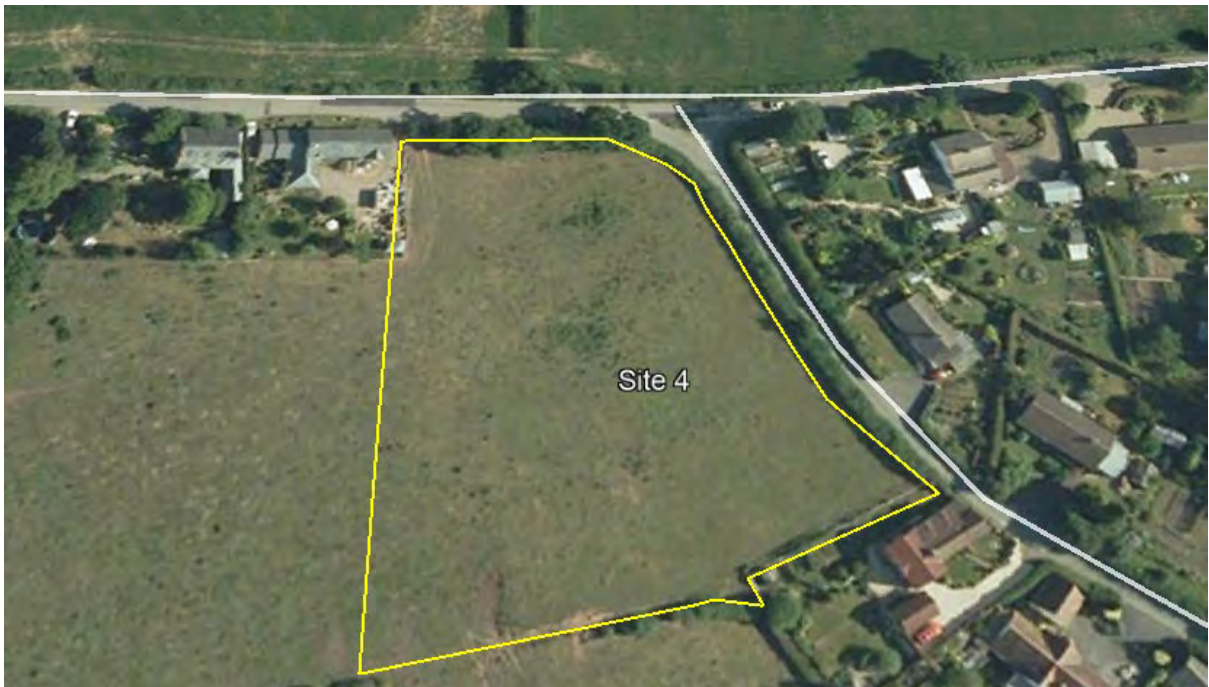
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	1 dwelling (Landowner information)

	(5 dwellings – AECOM calculation (30 Net Housing Density))
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber • The site is a greenfield, pastoral field adjacent to a dwelling but poorly located outside of the settlement boundary in the hamlet of Bagwyllydiart, which is a substantial distance from the built-up area of Orcop Hill. • Direct access to the site is available via an existing gateway, although this would require upgrading to be suitable for a new dwelling(s) and removal of hedgerows. • Site is of medium landscape sensitivity to change as a result of its location in open countryside with no internal boundary features across the site and access to long range views. • Site has low potential for protected species and/or ecological value and development would involve some loss of versatile agricultural land. • Low voltage power lines run through the site. • This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: The site is greenfield located outside the settlement boundary, a substantial distance from the built-up area of Orcop Hill. It also has medium landscape sensitivity to change due to its location and long-range views and constraints relating to a power line that run through the site and potential for ecological value. Development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to landscape, power lines, access and views can be mitigated.

Site Assessment Proforma

General information

Site ID	Site 4 / Site 10 / HLAA/424/001
Site Name / Address	Land formerly part of Newcastle Farm, orcop, HR28SF
Current use	Pastoral field
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.52
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	HLAA/072/001
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	



Context

Is the site:
Greenfield: land (farmland, or open space)
that has not previously been developed

Greenfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	173385/F: Proposed residential development of 3 dwellings (Appeal allowed) ¹ Decision: Refused – foul drainage and flooding issues.

1. Suitability

Suitability	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within Development best located along roadside due to highly vulnerable landscape
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes Existing access to the adjacent lane is available via a gateway. Currently site can be access through gate way to the north of the site. The existing vehicular access to the site would need to be improved to facilitate the proposed development. An adequate vehicular access is likely to be achievable; access requirements would need to be discussed with Highways England and the Highways Authority.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone	No	No environmental designations on site

¹https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173385

• Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3		
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Medium sensitivity to development	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment. The site is a large field north of Orcop Hill, slightly higher in the landscape than the majority of the settlement. The site is located in a prominent position and is a key viewpoint from the village across the site
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 2.2km south of the site.

Bus Stop	<400m	Catch Corner bus stop's 200m east in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The Site is in pastoral use. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.
Public Right of Way	No	

Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No Albeit slope north to south, elevated
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	12 dwellings (SHLAA calculation) (14 dwellings - AECOM calculation (30 Net Housing Density))
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber - The site is a greenfield, pastoral field, favourably located within the built up area of Orcop. - The site has existing vehicular access that would require improvements to facilitate a development. - There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development. - The site is located in a prominent position and is a key viewpoint from the village across the site. However, there is potential for development in the north east half of the site. - Development of the site would best be located along the roadside towards the northern boundary. - AECOM are in agreement with the HDC SHLAA conclusion that this site is of medium potential for development. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: it is a greenfield site situated within the built up area of Orcop, with existing vehicle access and no designated nature assets. Development should be located to avoid or mitigate constraints relating to the site's landscape sensitivity.

Site Assessment Proforma

General information

Site ID	Site 5
Site Name / Address	Homelands, Gardendale Road, Herefordshire, HR28RS
Current use	Agricultural field
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.80
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	

1. Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside Site is in open countryside away from the main settlement.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes Existing access to the adjacent lane is available via a gateway.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	No	No environmental designations on site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or	medium sensitivity to development	The site is located within the landscape character type 'Principle Timberland Farmland' as stated in the Herefordshire Landscape Character Assessment

townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		The site consists of pastoral field with woodland around the perimeter of the site. The site also has medium-open views characteristic of Principle Timberland Farmland The site is a perceptual distance from the existing development at Garway Hil however the site is much lower in the landscape and is strikingly rural in character. The site is tranquil and has long range rural views over the unspoilt and largely undeveloped landscape to the north and east A number of nearby dwellings are visible from the site and the site has a settlement fringe character The site is considered to have a medium landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 2.4km east of the site.

Bus Stop	>800m	Bagwyllydiart bus stops 1.0km north: Bagwyllydiart, adj Farway Road provides services to Hereford once daily and Broad Oak once daily. Bagwyllydiart, Saddlebow Road (NW-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The site is agricultural land with a large clump with mature trees and hedgerows around the perimeter of the site. Site has low potential for protected species and/or ecological value.
Public Right of Way	No	

Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown/ None visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope south-west to north-east
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	The site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	19 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Red • The site is a greenfield, pastoral field located in open countryside. • The site is poorly located outside of the settlement boundary, which is a substantial distance from the built-up area of Orcop Hill. • Access is available via a gateway. • The site is rural with long range views over the unspoilt and largely undeveloped landscape to the north and east and is considered to have a moderate landscape sensitivity. • Site has low potential for protected species and/or ecological value and development would involve some loss of versatile agricultural land. • The site has been rated as red (unsuitable for development) due to the following reasons: the site is a greenfield site located in open countryside that is a substantial distance from the built-up area of Orcop, with moderate landscape sensitivity due to long range views.

Site Assessment Proforma

General information	
Site ID	Site 6
Site Name / Address	Green Farm, Orcop, Herefordshire, HR28ES
Current use	Redundant farm buildings
Proposed use (in Neighbourhood Plan)	Site 6 is an existing barn and has been nominated for allocation to facilitate its conversion to a residential dwelling.
Gross area (Ha) Total area of the site in hectares	0.01
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None

1. Suitability

Suitability	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside Site adjacent to dwelling, however outside of main settlements of Orcop and Orcop Hill (South of Orcop Hill) away from associated facilities.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes Currently has existing access through the east of the site minor amendments would be needed, the access is suitable for two car widths. (Road potentially named Tarmac Lane).
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	No	No environmental designations on site
Landscape Is the site low, medium or high sensitivity in terms of landscape?	Low sensitivity to development	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment

Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		This site is an agricultural building and does not share the elements or features that are typical of the landscape character and is judge to be of low landscape character sensitivity The site is overlooked by high ground to the east though would have little landscape sensitivity as it is an existing structure and development would be unlikely to have a greater impact on its landscape setting The site is considered to have a low landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss Some loss	Loss

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No Heritage designations on site Orcop Castle scheduled monument 100m to the west of the site. Orcop War Memorial listed building 150m north of the site. Churchyard cross in St John the Baptist's churchyard, (scheduled monument), Church of St John the Baptist (Grade II* listed building) and Base of Churchyard Cross (Grade II listed building) are 250m south of the site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 700m south of the site.
Bus Stop	>800m	Catch Corner bus stop's 1.5km north in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily.

		Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Greenfield site in use as redundant agricultural building. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.
Public Right of Way	No	
Existing social or community value (provide details)	No	No

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☒	☐	Currently farm buildings adjacent to the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	The site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years
Any other comments?	The barn forms part of a functioning farmyard and has the character of a working farm. There could be challenges associated with creating a discrete		

	dwelling when the barn functions as part of the operational area of the farmyard. Parts of the structure appear to be in poor condition.
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No

Potential development capacity	0.30 (30 Density Per Hectare)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber - This site is a greenfield site (farm buildings are excluded from the NPPF definition of brownfield/previously developed land) located at a substantial distance from the built-up area of Orcop Hill. - The site is adjacent to a functioning farm; the barn is no longer in use, however, there could be challenges associated with separating the access and functions of the farm from any future development. - Site has low landscape sensitivity and low ecological value due to being in previous use as a farm building. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: It is a greenfield site which is not within nor adjacent to the settlement boundary. Development of 1 dwelling would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to separating the dwelling from the access and function of the farm can be addressed.

Site Assessment Proforma

General information	
Site ID	Site 7
Site Name / Address	Treherne Cottage, Little Hill, Orcop, HR285E
Current use	Foundations for a small structure are already in the ground, though work does not appear to be current/heathy/acid grassland
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.13
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:
Greenfield: land (farmland, or open space)
that has not previously been developed

Mixed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	DSO51766/O: Proposed dwelling in connection with Treherne Cottage ¹ Decision: appeal refused

1. Suitability

Suitability	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside Site adjacent to dwelling, however outside of main settlements. Moderate distance (400m 10 minutes walk from the Fountain Inn Pub) from the built-up area of Orcop but adjacent to existing dwellings.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes An existing access point to the road is already in situ, and there appears to be some historic hard standing, potentially consistent with a driveway, in place at the entrance. The existing accesses would need to be upgraded to facilitate the proposed development and this is considered to be achievable; although it is unclear whether the adjoining road would have the ability to accommodate traffic
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park	No	No environmental designations on site

¹

[https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=051766&search-term=POLYGON\(\(-2.7636%2051.9411,-2.7634%2051.9395,-2.7592%2051.9401,-2.7598%2051.9419,-2.7636%2051.9411\)\)&search-service=mapsearch&search-source=the&search-item=map+search](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=051766&search-term=POLYGON((-2.7636%2051.9411,-2.7634%2051.9395,-2.7592%2051.9401,-2.7598%2051.9419,-2.7636%2051.9411))&search-service=mapsearch&search-source=the&search-item=map+search)

- European nature site (Special Area of Conservation or Special Protection Area) - SSSI Impact Risk Zone - Site of Importance for Nature Conservation - Site of Geological Importance - Flood Zones 2 or 3		
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.	Low sensitivity to development	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment The site consists of hedgerows, heathy/acid grasslands ground vegetation characteristic to the specific landscape type. The site is considered to have low sensitivity - although it supports long range views out, there are limited opportunities for short range views in and the site is screened by planted screening. The site supports long range views to the south east, although is considered to have low landscape sensitivity, as the surrounding landform is elevated and the site is not overlooked by higher ground. Site is screened by planting.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? - Conservation area - Scheduled monument - Registered Park and Garden - Registered Battlefield - Listed building - Known archaeology - Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 1.4km south of the site.
Bus Stop	>800m	Catch Corner bus stop's 900m north in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
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Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The site is well-maintained private open space. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.	
Public Right of Way	No	However the northern perimeter of the site PRoW 'Orcop Footpath 3' run along side the boundary.	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope north to south, elevated
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Orcop parish Council Call for Sites and been subject to planning applications.
Are there any known legal or ownership problems such as unresolved	☐	☒	Unknown

multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years
Any other comments?	Site 7 appears to have some development potential in principle. Existing nearby dwellings in a linear, low density pattern create the perception of a loose association of dwellings, within which the site sits comfortably.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	4 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber - This site is a mixed site, partly consisting of hedgerows and heathy/acid grassland and partly displaying evidence of previous development. - The site is a moderate distance (400m 10 minutes walk from the Fountain Inn Pub) from the built-up area of Orcop but adjacent to existing dwellings. - The site has suitable existing access that requires minor amendment. - The site supports long range views to the south east, although is considered to have low landscape sensitivity, as the surrounding landform is elevated and the site is not overlooked by higher ground. Site is screened by planting. - Development would not involve any loss of versatile agricultural land. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: the site is mixed, partly consisting of vegetation and evidence of previous development, it is a moderate distance from the built-up area of Orcop. 4 dwellings would be appropriate here if constraints relating to landscape sensitivity can be mitigated and screening maintained.

Site Assessment Proforma

General information

Site ID	Site 8
Site Name / Address	Hondys Farm, Orcop, Herefordshire, HR28HD
Current use	Pastoral field/residential garden
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.10
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner





Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

None

1. Suitability

Suitability

Is the site:

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Outside

Site 8 is outside of Orcop Hill built up area.

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes

Access to the road from an existing access point. Site currently has existing vehicle access through the east of the site minor amendments would be needed, the access is suitable for two car widths.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No
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Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	No	No environmental designations on site
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low-moderate sensitivity to development	Site 1 is categorised as 'Forest Small Holdings and Dwellings (see Section 4: Landscape Character Assessment) The site consists of hedgerows, heathy/acid grasslands ground vegetation and dense tree cover characteristic to the specific landscape type. The site supports long views to the south east, though is not considered to have significant landscape sensitivity as the landform is elevated and not overlooked by higher ground. There is potential for the adjacent property to be overlooked by the development at the site or to overlook the site if it were developed. This site has a low-medium landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 1.8km south-east of the site.
Bus Stop	400-800m	Bagwylydiart bus stops 700m south-west: Bagwylydiart, adj Farway Road provides services to Hereford once daily and Broad Oak once daily. Bagwylydiart, Saddlebow Road (NW-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye.

		The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		The site is a residential garden. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.
Public Right of Way	No		
Existing social or community value (provide details)	No	No	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope west to east
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

significantly change size and character of settlement	
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3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	The site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	3 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber This site is a greenfield, pastoral field/residential garden. It is poorly located outside of the settlement boundary, close to the hamlet of Bagwyllydiart, which is a substantial distance from the built-up area of Orcop Hill.

	• Direct access to the site is available via an existing gateway, although this may require upgrading. • The site is of low-moderate landscape sensitivity as a result of its location in open countryside with no internal boundary features across the site; the site also has access to long range views. • The site has low potential for protected species and/or ecological value and development would involve some loss of versatile agricultural land. • This site is located in proximity to an existing cluster of dwellings, but this is not an identified settlement as referred to in local plan policy. • This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: It is a greenfield site which is not within nor adjacent to the settlement boundary. Development of 1-3 dwellings would be appropriate here only if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if other constraints relating to access, landscape sensitivity, views and loss of agricultural land can be mitigated.
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Site Assessment Proforma

General information

Site ID	Site 9
Site Name / Address	Bracken House, Saddlebow, Orcop
Current use	Pasture field
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.42
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:
Greenfield: land (farmland, or open space)
that has not previously been developed

Greenfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None.

1. Suitability

Suitability	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside Site 9 is outside of orcop hill built up area, however adjacent to existing dwellings although this is not an identified settlement it does create a development precedent and a localised character of rural development. The site has potential to be development in a manner consistent with both the pattern of development and the character of the immediate area'.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes There is currently access to the site via the eastern boundary this would require minor amendments, access is suitable for two cars.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	No	No environmental designations on site Habitat Inventory - Traditional Orchards 50m north across the unnamed A road.
Landscape	Medium sensitivity to development	Site 1 is categorised as 'Forest Small Holdings and Dwellings (see Section 4:

Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		Landscape Character Assessment). The site is a large and open field adjacent to the road with good access via an existing gateway. The site's openness and its views out over the countryside to the south give it a rural character, reflecting its location outside a settlement boundary Despite this, there is a degree of nearby development in the form of a handful of existing dwellings and farm structures clustered to the south of the road. However, the site is higher in the landscape and does not present as a natural or discrete extension of this existing development by virtue of its greater elevation and exposure It is considered to have a medium- degree of landscape sensitivity as a result, particularly as it occupies a prominent position.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 2.7km south-east.
Bus Stop	>800m	Saddlebow Common bus stop 1km east of the site: Orcop Hill, opp Saddlebow Common provides services to Hereford once daily and Broad Oak once daily Orcop Hill, adj Saddlebow Common provides services to Kings Thorn once daily and Hereford once daily
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support	Low	The site is in pastoral use. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree

protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?		protection orders within the site that would constrain development.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope west to east
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No

Potential development capacity	10 (30 Net Housing Density) (1-2 dwellings AECOM advice due to constraints)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber - The site is a greenfield, pastoral field. It is poorly located outside of the settlement boundary close to the hamlet of Bagwyllydiart, which is a substantial distance from the built-up area of Orcop Hill. - Direct access to the site is available and is suitable for traffic. - It is considered to have a medium degree of landscape sensitivity due to its rural character, its openness and its prominent elevated position. The northern section of the site has more suitable screening (buffer) to reduce the visual impact on the surrounding landscape. The site in total has the indicative capacity for 9 dwellings but for landscape reasons this would have to be significantly reduced. - Development would involve some loss of versatile agricultural land. - The site has been rated amber (potentially appropriate for development if issues can be resolved) due to the following reasons: the site is a greenfield site located at a substantial distance from the built-up area of Orcop, with moderate landscape sensitivity due its rural character, openness and prominent elevated position. Limited development (1-2 dwellings) would only be appropriate towards the northern corner of the site if the requirements of NPPF paragraph 79 and Core Strategy policy RA3 and H2 can be met and if constraints relating to

	landscape can be mitigated through design and siting.
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Site Assessment Proforma

General information

Site ID	Site 11
Site Name / Address	Fountain Inn, Orcop Hill, Herefordshire, HR2 8EP
Current use	Dwellings garden
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.22
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	S122072: Change of use from Public House to a dwelling house Decision: Refused due to loss of community facility ¹ P142753/F: Change of use of a redundant public house into one residential dwelling Decision: Refused application did not demonstrate that the Fountain Inn is no longer viable in its functioning as a public house ²

1. Suitability

Suitability	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within Site is within the existing built up area between dwellings, development of this site would act as natural infill.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes Currently has existing access through the east of the site minor amendments would be needed, the access is suitable for two car widths.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone	No	No environmental designations on site 100m to the east of the site is Sculamore Hill Wood ancient and semi-natural woodland

1

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=122072&search-term=HR2%208EP&search-service=postcode&search-source=Postcode&search-item=HR2+8EP

2

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=142753&search-term=HR2%208EP&search-service=postcode&search-source=Postcode&search-item=HR2+8EP

• Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3		
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment The site is situated at the top of Orcop Hill however is within a 'dip' at a lower elevation therefore the views from this site are limited. This site is a brownfield site and does not share the elements or features that are typical of the landscape character and is judge to be of low landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 1.6km south of the site.

Bus Stop	<400m	Catch Corner bus stop's 200m north-east in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Brownfield site in use. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.
Public Right of Way	No	

Existing social or community value (provide details)	Yes	Potential to have community value you as public house (Fountain Inn)	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope north to south, elevated
Coalescence Development would result in neighbouring settlements merging into one another.	No Development would result in natural infill within Orcop Hill
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Orcop parish Council Call for Sites and been subject to planning applications.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☒	☐	Previous application refused as Fountain Inn potentially still has community value in the town.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	6-10 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	No
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	1 dwelling (Landowner information) (6 dwellings – AECOM calculation (30 Net Housing Density))
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Green - This site is a brownfield site situated in a favourable location within the built-up area of Orcop Hill. - The site has suitable existing access that requires minor amendments. - It is considered to have a low degree of landscape sensitivity due to being a brownfield site with limited landscape character and situated at a lower elevation that obstructs views. Development would involve no loss of agricultural land. - Previous planning applications were refused due to the site having potential for community value as the Fountain Inn pub. Orcop as a whole has limited services and facilities. Therefore, removal of this facility would cause substantial social impact on the community. However, the landowner intends to retain the Fountain Inn pub as part of its planning application for a development. On this basis the traffic light rating is green with the condition that any proposal must retain the public house. - The site has been rated Green (suitable for development) due to its lack of constraints. It is a brownfield site located in a favourable position within the built-up area of Orcop Hill, has suitable existing access, low biological value and low landscape sensitivity. Development of 1 dwelling will be suitable under the condition of retaining the community value asset of the Fountain Inn pub..

Site Assessment Proforma

General information

Site ID	Site 12
Site Name / Address	Alma House, Orcop, Herefordshire, HR28SQ
Current use	Orchard and Garden
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	N/A
Submitted sites reference (if applicable)	N/A
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Unknown
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	N/A

1. Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area	Within Site is within the existing built up area of Orcop Hill.
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- Outside the existing built up area	
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	N/A
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	None

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	No	No environmental designations on site 100m to the east of the site is Sculamore Hill Wood ancient and semi-natural woodland
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	N/A	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	N/A	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 1.6km south of the site.
Bus Stop	<400m	Catch Corner bus stop's 200m north-east in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow.

		The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Unknown		
Public Right of Way		N/A	
Existing social or community value (provide details)		N/A	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	N/A
Coalescence Development would result in neighbouring settlements merging into one another.	N/A

Scale and nature of development would be large enough to significantly change size and character of settlement	.N/A
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3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Orcop parish Council Call for Sites and been subject to planning applications.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☒	☐	Previous application refused as Fountain Inn potentially still has community value in the town.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	6-10 years
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	N/A
This site has minor constraints	N/A
The site has significant constraints	N/A
The site is unsuitable for development / no evidence of availability ('reject')	N/A
Potential development capacity	N/A
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	- The site is an orchard or garden within favourable proximity to Orcop Hill. - No red line boundary was provided for this site therefore the assessment is limited.

Site Assessment Proforma

General information

Site ID	Site 13
Site Name / Address	Little Ynys, Tomlinsfield Road, Orcop, HR28EP
Current use	Dwellings garden/caravan
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.32
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:
Greenfield: land (farmland, or open space)
that has not previously been developed

Mixed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None

1. Suitability

Suitability	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside The site is very rural in character, and is both perceptually and actually separate from the nearest settlement. Site adjacent to dwelling, however outside of main settlement of Orcop and Orcop Hill.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes The site has direct access onto the laneway via a gate Vehicle: Currently site can be access through gate way to the south of the site. The existing vehicular access to the site would need to be improved to facilitate the proposed development. An adequate vehicular access is likely to be achievable; access requirements would need to be discussed with Highways England and the Highways Authority in terms of visibility.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes	Part of the site contains priority habitat deciduous woodland as well as being located between deciduous woodland.

Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development	The site is located within the landscape character type 'Principle Timberland Farmland' as stated in the Herefordshire Landscape Character Assessment The site contains semi-mature woodland and hedgerows that screens the site from views to the south-east. The site has limited characteristics to the Principle Timberland Farmland landscape type therefore considered to have low landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 1.7km south of the site.
Bus Stop	>800m	Catch Corner bus stop's 900m north-east in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily.

		Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	Medium - site appears to me mixed land set aside not in agricultural use. Site consists of mature trees along the edge of the brook that is located on site. This brook may contain protected species.
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No Flat however on high ground immediately to the east overlooks the entire site, though planted screening shields the site from views in or out to the north and west.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	0-5 years

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	Yes
This site has minor constraints	Yes
The site has significant constraints	No
The site is unsuitable for development / no evidence of availability ('reject')	No
Potential development capacity	9 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Amber - This site is a mixed greenfield and caravan site that is at a moderate distance from the built-up area of Orcop Hill (400m, approx. 10 minutes walk from the Fountain Inn Pub). - The site contains semi-mature woodland and hedgerows that screen the site from views to the south-east. The site displays only limited characteristics of the 'Principle Timberland Farmland' landscape type and is therefore considered to have low landscape sensitivity. - The site has potential for ecological value due to the semi-mature woodland on site. Impact would need to be mitigated. - The existing vehicular access to the site would need to be improved. Access requirements would need to be discussed with Highways England and the Highways Authority in terms of visibility. - Development would involve some loss of agricultural land. - This site has been rated as amber (potentially appropriate for development if issues can be resolved) due to the following reasons: The site is mixed and located at a moderate distance from the built-up area of Orcop Hill. The site contains semi-mature woodland that screens the site. 9 dwellings would be appropriate here if constraints relating to its potential ecological value, agricultural land and access can be mitigated.

Site Assessment Proforma

General information

Site ID	Site 14
Site Name / Address	Stalion House - St Devereux, herefordshire, HR29DL
Current use	Paddock and woodland
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.30
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None

1. Suitability

Suitability	
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside Site is in open countryside away from the main settlement.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	No There is currently no access to the site a new access would be required if the site were developed. It is possible that a new access could be created through the removal of vegetation at the southern boundary. Consideration to the brook would be needed that runs adjacent to the site. The site is on a bend so suitability of access via the unnamed road would need to be discussed with Highways England and the Highways Authority as there may be issues with visibility splay.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	No

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation	Yes	Entire site contains priority habitat inventory deciduous woodland

• Site of Geological Importance • Flood Zones 2 or 3		
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	High sensitivity to development	The site is located within the landscape character type 'Principle Timberland Farmland' as stated in the Herefordshire Landscape Character Assessment The site is narrow, heavily wooded with linear mature woodland, slopes steeply down to a stream at the base of the vale, is highly sensitive within the landscape thanks to views in from surrounding high land and has no established point of access. Therefore the site is considered to have a high landscape sensitivity.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 1.7km south of the site.

Bus Stop	<400m	Catch Corner bus stop's 400m north-east in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High	Existing priority habitat of deciduous woodland present on site as well as a brook running along the entire site that may sustain protected species.
Public Right of Way	No	

Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope north to south
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Orcop Parish Council Call for Sites. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	Unknown

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	7 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Red - This site is a greenfield site (paddock and woodland), located at a moderate distance from built-up area of Orcop Hill (200m, approx. 5 minute walk from Fountain Inn Pub). - The site appears notably unsuitable for development in respect of form and function and due to the lack of an established point of access. - The site is narrow, heavily wooded and slopes steeply down to a stream at the base of the vale, with the possibility of high ecological value. - The woodland on site is a deciduous woodland priority habitat. - The site is highly sensitive within the landscape thanks to views from surrounding high land. - The site is likely to have protected species and/or ecological value. - The site has been rated as red (unsuitable for development) due to the following reasons: the site is greenfield, that is a moderate distance from the built-up area of Orcop, notably unsuitable for development in respect to form, function and lack of established point of access. The site is covered by deciduous woodland with a brook that runs across the entirety of the site with a possibility of high ecological value and high landscape sensitivity due to surrounding high land.

Site Assessment Proforma

General information

Site ID	HLAA/020/001
Site Name / Address	Etna Bungalow, Orcop Hill, HR28EW
Current use	Unused agricultural land
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.82
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

None

1. Suitability

Suitability

Is the site:

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Outside

Site is in open countryside away from the main settlement.

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

No

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions

Assessment guidelines

Observations and comments

Is the site within or adjacent to the following policy or environmental designations:

- Green Belt
- Area of Outstanding Natural Beauty (AONB)
- National Park
- European nature site (Special Area of Conservation or Special Protection Area)
- SSSI Impact Risk Zone
- Site of Importance for Nature Conservation
- Site of Geological Importance
- Flood Zones 2 or 3

No

No environmental designations on site
200m to the east of the site is Sculamore Hill Wood ancient and semi-natural woodland

Landscape

Medium / High sensitivity to

The site is located within the landscape character type

Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	development	'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment. Landscape Sensitivity: High - Medium Landscape Capacity: Low - Medium 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.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 2.2km south of the site.
Bus Stop	<400m	Catch Corner bus stop's 100m south-east in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily.

		Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP Ewyas Harold Surgery is located 8km west in the village of Pontrilas. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site is a residential garden. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☒	☐	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No Flat, elevated
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Hereford SHLAA. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	Not in current plan period
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	20 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Red • This site is a greenfield site, situated in open countryside away from the village of Orcop Hill. • The existing vehicular access to the site would need to be improved. • The landscape is subject to open views of the natural countryside and has a medium to high landscape sensitivity to change. Development would have adverse effects on the landscape character. • The site is unlikely to have substantial ecological value and development would not involve loss of versatile agricultural land. • AECOM are in agreement with the HDC SHLAA conclusion that this site is unsuitable for development. • AECOM has assessed the site as red (unsuitable for development) due to the following reasons: the site is greenfield in open countryside away from the village of Orcop with medium to high landscape sensitivity and open views of the natural countryside.

Site Assessment Proforma

General information

Site ID	HLAA/020/001a
Site Name / Address	Etna Bungalow, Orcop Hill, Wormelow, Much Dewchurch, HR28EW
Current use	Garden
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.79
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	Greenfield
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Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None

1. Suitability

Suitability

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Outside Due to the site's open countryside location from the main settlement, development here would have adverse effects on land and villagescape.
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes Access via Birch View, visibility is good
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	No	No environmental designations on site 150m to the east of the site is Sculamore Hill Wood ancient and semi-natural woodland
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or	Medium / High sensitivity to development	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment.

townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.		Landscape Sensitivity: High - Medium Landscape Capacity: Low - Medium 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 main settlement, which will have adverse effects on the landscape, villagescape character and gateway. Development is inappropriate in this location.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 2.2km south of the site.
Bus Stop	<400m	Catch Corner bus stop's 100m south in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.

Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site is a residential garden. There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders within the site that would constrain development.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments

Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope north to south, elevated
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Hereford SHLAA. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	Not in current plan period
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	19 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Red • This site is a greenfield site, situated away from the village of Orcop Hill. • The existing vehicular access to the site has good visibility. Minor amendments would be required. • The site is subject to open views of the country side and has medium to high landscape sensitivity. • Development would involve no loss of versatile agricultural land. • SHLAA conclusion for this site stated that "Due to the site's open countryside location away from the village, development here would have adverse effects on land and villagescape". • AECOM are in agreement with the HDC SHLAA conclusion that this site is unsuitable for development. • AECOM have assessed the site as red (unsuitable for development) due to the following reasons: the site is a greenfield site in open countryside away from the village of Orcop with medium to high landscape sensitivity and open views of the natural countryside and development would result in loss of versatile agricultural land.

Site Assessment Proforma

General information

Site ID	HLAA/072/001
Site Name / Address	Parry's Patch, Llanwarne, Orcop Hill, HR28EW
Current use	Agricultural Land
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.72
Submitted sites reference (if applicable)	
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner



Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

Greenfield

Site planning history

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

None

1. Suitability

Suitability

Is the site:

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Outside

Site is open countryside away from the main settlement outside the defined settlement boundary. Development here would have adverse effect on land and villagescape.

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes

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

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

No

Environmental Considerations

Questions

Assessment guidelines

Observations and comments

Is the site within or adjacent to the following policy or environmental designations:

- Green Belt
- Area of Outstanding Natural Beauty (AONB)
- National Park
- European nature site (Special Area of Conservation or Special Protection Area)
- SSSI Impact Risk Zone
- Site of Importance for Nature Conservation
- Site of Geological Importance
- Flood Zones 2 or 3

Yes

Part of the site contains priority habitat deciduous woodland as well as being located between deciduous woodland.

Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Medium / High sensitivity to development	The site is located within the landscape character type 'Forest Small Holdings and Dwellings' as stated in the Herefordshire Landscape Character Assessment Landscape Sensitivity: High - Medium Landscape Capacity: Low - Medium 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 main settlement, with potential for adverse effects on land, villagescape character and gateway to the settlement. Development would unacceptably increase the size of the settlement & would be inappropriate in this location.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Some loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Limited or no impact or no requirement for mitigation	No heritage designations on site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Orcop Village Hall: 2.2km south of the site.

Bus Stop	<400m	Catch Corner bus stop's 50m south in Orcop Hill: Catch Corner (W-bound) provides services to Hereford once daily and Broad Oak once daily. Catch Corner (E-bound) provides services to Kings Thorn once daily and Hereford once daily.
Train Station	>800m	Closest train stations to Orcop include: Hereford Railway Station situated 14km north of Orcop, which provides a number of services to Wales and England.
Primary School	>1200m	St Weonards Primary School is the closest primary school to Orcop situated 2.8km south-east.
Secondary School	1600-3900m / >3900m	The Steiner Academy Hereford (Age 3-16) is the closest secondary school to Orcop situated 3.5km north. The Hereford Academy (Age 16-18) is the closest secondary school ages 16-18 to Orcop situated 14km north in the main town of Hereford.
Open Space / recreation facilities	>800m	The closest recreational facilities are located in Hereford (Halo Hereford Leisure Centre) situated 14km north of Orcop.
GP / Hospital / Pharmacy	>1200m	The closest GP is Much Birch Surgery located 5km north-east in the village of Wormelow. The closest Hospital Ross-on-Wye Community Hospital is 13km east in the town of Ross-on-Wye. The nearest pharmacy Benjamin Pharmacy is located 8km east in Ross-on-Wye.
Cycle route		N/A
Footpath	>800m	No
Key employment site	>1200m	All sites are beyond 1200m to the nearest employment site 14km north in Hereford.

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	The site is agricultural land with a large clump of deciduous woodland to the south-east of the site which may host protected species. UK BAP Priority Habitat (Habitat of Principal Importance)- Deciduous Woodland on part of site.
Public Right of Way	Yes	Two PRoW present:

		'LLANWARNE Footpath 8' runs across the site from east to east 'LLANWARNE Footpath 10' runs across the site from north to south	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	Unknown / none visible.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes Slope north to south, elevated
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No - The site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	Yes - site has been submitted through the Hereford SHLAA. No recent planning history.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	Unknown

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	Not in current plan period
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	No
This site has minor constraints	Yes
The site has significant constraints	Yes
The site is unsuitable for development / no evidence of availability ('reject')	Yes
Potential development capacity	41 (30 Net Housing Density)
Summary of key evidence explaining why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Red - The site is a greenfield site situated in an unfavourable in the open countryside away from the defined settlement boundary. - Two PRoW are present across the site. - Site has the potential for protected species as a section to the south of the site is a UK BAP Priority Habitat (Habitat of Principle Importance) – Deciduous Woodland. - The existing vehicular access to the site has good visibility, although amendments would be required. - The site has moderate to high landscape sensitivity as it is in a prominent elevated location away from the settlement boundary but with good screening trees. Without this screening, the landscape impact of development of the site would be much greater. - Development would involve some loss of versatile agricultural land. - AECOM are in agreement with the HDC SHLAA conclusion that this site is unsuitable for development. - AECOM have assessed the site as red (unsuitable for development) due to the following reasons: the site is a greenfield site in open countryside away from the village of Orcop with two PRoW that cross the site providing community value and UK BAP Priority Habitat with potential for protected species.

