

**Sites over 5 dwellings with low/minor constraints**

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reasons for inclusion/notes
Staunton-on-Wye	StoW/2	School/Jarvis building, Staunton-on-Wye	0.12	10	Likely that a redevelopment proposal will follow the relocation of the existing primary school. This will almost certainly involve conversion of the main school building, which is listed into apartments.
			<b>Total</b>	<b>10</b>	

**Sites over 5 dwellings with significant constraints**

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Detail of Significant Constraint
	P940	Land north of Bliss Hill, Staunton-on-Wye	0.38	5	The major constraint is the visibility at the junction U90404/C1090, which is not suited to intensification. Otherwise a low-density scheme, in recognition of the attractive, predominantly rural surroundings would be appropriate.
	HLAA/213/001	Lower House Farm, Staunton-on-Wye	1.23	35	No room to provide requisite footpath link to the village centre
	HLAA/213/002	Land at Rhyddwr Farm, Staunton-on-Wye	0.96	30	No obvious suitable access. Visibility to the right is poor and the land required to improve the situation is not within the site area. There is insufficient width to provide a footpath link to the village centre.
	HLAA/279/002	Hembridge, Staunton-on-Wye	0.26	5	As per P940, although this site is considered less appropriate as it is further removed from the settlement boundary. Access would also appear to rely upon shared use of the bridle way.
	O/Stow/004	Land to the north of the Surgery, Staunton-on-Wye	2.40	50	Good mature roadside to the U90404 so access onto the C1090 would be necessary. <b>Low density</b> scheme may be appropriate having regard to the rural nature of the site and the physical separation from the village.
	O/Stow/007	Land to the east of New Inn, Staunton-on-Wye	0.84	25	No room to provide footpath link to the village centre. Otherwise a viable site.
	P1131	School Playgrounds, Staunton-on-Wye	4.62	90*	The new school provides an edge to the settlement and development beyond this would be divorced from the existing settlement. Vehicular access would have to be via the C1090, which is narrow and without sufficient width to provide a footpath link.
	O/Stow/002	Land behind Birtley House, Staunton-on-Wye	0.37	8	Inaccessible unless paired with P940, although aggregation may not be acceptable having regard to the highway officer's observations around the junction of the C1090 and the U90404
	O/Stow/005	Land south of Pengrove, Staunton-on-Wye	0.30	5	No room to provide footpath link to the village centre. Road traffic noise from the A438 is also a consideration.
			<b>Total</b>	<b>257</b>	
		*this supposes that intensification of use of C1090 on such a scale would be acceptable, particularly when aggregated with other sites that would make similar demands. Also, the available site, accounting for the primary school relocation, is nearer 3ha than the 4.62 given and the capacity figure reflects this.			

**Rejected SHLAA sites over 5 dwellings within the Rural Settlements**

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reason for ruling site out
	O/Stow/001	Field to the east of Buck Cottage, Staunton-on-Wye	2.49		No suitable means of access.
	O/Stow/006	Bulmers fields to the east of Orchard Corner, Staunton-on-Wye	0.61		No obvious means of access.