

**Appendix 11 – Summary table of all assessed and rejected sites: Hereford/Market Towns/Rural Service Centres and Hubs**

**Hereford**

Site Ref	Settlement	Site Address	Reason for rejection
ELR/05	Hereford	Foley Trading Estate	Small employment site within residential area
ELR/06	Hereford	Land at Holmer Road	Small employment site within residential area
ELR/07	Hereford	Beech Business Park	Small employment site within residential area
ELR/08	Hereford	Burcott Road	Small employment site within residential area
ELR/09	Hereford	Special Metals	Small employment site within residential area
ELR/10	Hereford	Land at Rockfield Road	Small employment site within residential area
ELR/11	Hereford	Holmer Trading Estate	Small employment site within residential area
FRP6	Hereford	Land to the north of Highfield, Holywell Gutter Lane	Site is not considered viable as it is landlocked
P258	Hereford	Broomy Hill Waterworks	Site is not available
MKC7	Hereford	County Records Office and TA Centre	Relocation would be costly. Site is therefore undeliverable
H/A1/3	Hereford	Vaga Street	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
H/A1/4	Hereford	Land adjacent to Villa Street	Site is constrained by topography and flood risk
H/A1/5	Hereford	Golden Post Street	Site is rejected as unlikely to yield 5 dwellings
H/A2/2	Hereford	Sydwall Road	Public open space should be retained for community and school use
H/A3/3	Hereford	Empty shop in use, Brampton	Site is rejected as unlikely to yield 5 dwellings
H/B4/1	Hereford	Holme Lacy Industrial Estate	Site is within the flood plain
H/C/10	Hereford	Herefordshire Council Museum Resource Centre	Site provides important amenity which has just been refurbished
H/C/13	Hereford	Rear of Bridge	Site is in multiple ownership
H/C/30	Hereford	Snooker Club, Ryelands Street	Site is rejected as unlikely to yield 5 dwellings
H/C/41	Hereford	Land to rear of 55 St Owen Street	Site is rejected as unlikely to yield 5 dwellings
H/C/42	Hereford	Land to rear of 38 St Owen's Street	Site is rejected as unlikely to yield 5 dwellings
H/C/43	Hereford	Land adjacent to 50 East Street	Site is rejected as unlikely to yield 5 dwellings
H/C/44	Hereford	Buildings west of Barroll Street	Site is rejected as unlikely to yield 5 dwellings
H/C/45	Hereford	Land to rear of 21 St Owen's Street	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
H/C/46	Hereford	Land adjacent to 79 East Street	Site is rejected as unlikely to yield 5 dwellings
H/C/52	Hereford	Land north of Crozen Lane	Site is rejected as unlikely to yield 5 dwellings
H/C/53	Hereford	Former Scout Hut	Site is rejected as unlikely to yield 5 dwellings
H/C/54	Hereford	Land between 117 and 127 Park Street	Site is rejected as unlikely to yield 5 dwellings
H/C/57	Hereford	Land adjacent to 39 Park Street	Site is rejected as unlikely to yield 5 dwellings
H/C/58	Hereford	Land around 5 Park Street	Site is rejected as unlikely to yield 5 dwellings
H/C/61	Hereford	Land north of Nelson Street	Site is rejected as unlikely to yield 5 dwellings
H/D/10	Hereford	Garage Court, Whitecross Road	Site is rejected as unlikely to yield 5 dwellings
H/D/13	Hereford	Large garden fronting Moor Farm Lane	Site is rejected as unlikely to yield 5 dwellings
H/D/14	Hereford	Garden on lane north side of Kings Acre Road	Site is rejected as unlikely to yield 5 dwellings
H/D/15	Hereford	Large garden to north side of Kings Acre Road	Site is rejected as unlikely to yield 5 dwellings
H/D/18	Hereford	Infill plot, King's Acre Road	Site is rejected as unlikely to yield 5 dwellings
H/D/20	Hereford	Land on north side of Kings Acre Road, adjacent to Bay Horse Pub	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
H/D/23	Hereford	Area west of Bulmers Cottages, Kings Acre Road	Site is rejected as unlikely to yield 5 dwellings
H/D/26	Hereford	Large rear gardens, Fayre Oakes Green	Site is constrained by poor access and land assembly issues, both of which prevent it from being considered viable
H/D/27	Hereford	Garage Court, Marlowe Drive	Site is rejected as unlikely to yield 5 dwellings
H/D/28	Hereford	Garage court south side of Westfaling Street	Site is rejected as unlikely to yield 5 dwellings
H/D/29	Hereford	Large garden south side of Breinton Road	Site is rejected as unlikely to yield 5 dwellings
H/D/3	Hereford	Rear gardens between Prior Street and Moor Street	Site is constrained by access and flood risk. There are land assembly issues which prevent it from being considered viable
H/D/30&31	Hereford	Large garden north of Breinton Road	Site is rejected as unlikely to yield 5 dwellings
H/D/32-39	Hereford	Large gardens Broomy Hill	Site is rejected as unlikely to yield 5 dwellings
H/D/40	Hereford	Land north of access road to Waterworks Museum, Broomy Hill	Site is constrained by topography and is therefore not considered viable
H/D/45	Hereford	Snooker Club, Ryelands Street	Site is rejected as unlikely to yield 5 dwellings
H/D/46	Hereford	Garages, Baysham Street	Site is rejected as unlikely to yield 5 dwellings
H/D/47	Hereford	The Buckingham Pub Car Park	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
H/D/48	Hereford	Infill plot south side of Baysham Street	Site is rejected as unlikely to yield 5 dwellings
H/D/50	Hereford	Infill plot north side of Kings Acre Road	Site is rejected as unlikely to yield 5 dwellings
H/D/6	Hereford	Rear gardens and parking area, Millbrook Street	Site is rejected as unlikely to yield 5 dwellings
H/D/7	Hereford	Underused garden areas adjacent to parking areas, Nolan Road	Site is rejected as unlikely to yield 5 dwellings
H/D/8	Hereford	Electrical Sub Station, Mostyn Street	Site is rejected as unlikely to yield 5 dwellings
H/D/9	Hereford	Rear garden Greenland Road	Site is rejected as unlikely to yield 5 dwellings
H/E1/1	Hereford	Land off Gurney Avenue	Site is rejected as unlikely to yield 5 dwellings
H/E1/2	Hereford	Infill plot north side of Hampton Park Road	Site is rejected as unlikely to yield 5 dwellings
H/E1/3	Hereford	Litley Court	Site is subject to a restrictive covenant which would preclude residential development
H/E1/4	Hereford	Infill plot south side of Hampton Park Road	Site is rejected as unlikely to yield 5 dwellings
H/E1/5	Hereford	Infill plot north side of Hampton Park Road	Site is rejected as unlikely to yield 5 dwellings
H/E1/8	Hereford	Infill plot, corner of Hampton Park Road and St Margarets Road	Site is rejected as unlikely to yield 5 dwellings
H/E2/5	Hereford	Infill plot east side of Church Road	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
H/E2/6	Hereford	Infill plot north side of Old Eign Hill	Site is rejected as unlikely to yield 5 dwellings
H/E4/2	Hereford	Infill plot north side of Southbank Road	Site is rejected as unlikely to yield 5 dwellings
H/E4/3	Hereford	Part car park/garden for Hill Rise Community Home	Site is rejected as unlikely to yield 5 dwellings
H/E4/5	Hereford	Part Garage Court off Whittern Way	Site is constrained by access and is unlikely to be deliverable in isolation. For those reasons it is not considered viable
H/E4/7	Hereford	Infill plot east side of Aylestone Hill	Site is rejected as unlikely to yield 5 dwellings
H/F/2	Hereford	Land adjacent to Tillington Road	Site is rejected as unlikely to yield 5 dwellings
H/F/6	Hereford	Land adjacent to Bridge Inn	Site is rejected as unlikely to yield 5 dwellings
H/F/9	Hereford	Land east of April Lodge and Brampton	Site is constrained by access and flood risk. For those reasons it is not considered viable
HLAA/019/001	Hereford	3 Holmer Terrace, Holmer	Site is rejected as unlikely to yield 5 dwellings
HLAA/032/001	Hereford	Land adjacent to Spinning Dog Brewery	Site is rejected as unlikely to yield 5 dwellings
HLAA/058/001	Hereford	Land opposite Tupsley Court	Site is constrained by landscape and access. For those reasons it is not considered viable
HLAA/058/002	Hereford	Land adjacent to Cock of Tupsley Public House	Site is constrained by landscape and access. For those reasons it is not considered viable
HLAA/058/003	Hereford	Land off Queenswood Drive, Tupsley	Site is constrained by landscape and access

Site Ref	Settlement	Site Address	Reason for rejection
HLAA/059/002	Hereford	Land south of Coldwells Road	Site is constrained by landscape and access
HLAA/087/001	Hereford	Land adjacent to Rose Gardens Public House	Site is constrained by landscape and access
HLAA/087/002	Hereford	Land adjacent to Meadow Bank	Site is constrained by landscape and access
HLAA/090/001	Hereford	Field adjoining Hampton Dene	Significant landscape impact
HLAA/096/001	Hereford	Land at Yazor Road	This local wildlife site needs to be protected as open space and provides added amenity to the wider grassed park area
HLAA/108/001	Hereford	Lyde Cross Tree Farm, Lyde	Site is constrained by landscape and access. Too far removed from settlement
HLAA/112/001	Hereford	Land adjacent to Playing Fields, Straight Mile Road	Site is within the Rotherwas Industrial Estate and very much in an employment zone where neighbouring buildings are not residential. Site is within the flood plain
HLAA/120/001	Hereford	Land adjoining Munstone Cottage	Significant landscape impact
HLAA/174/001	Hereford	Land adjacent to the Rose Gardens Public House	Site is constrained by landscape and access. Site comprises a number of fields with the southern field (ref 3244) within the Crest Nicholson Holmer development site and is to be used for drainage purposes.
HLAA/175/001	Hereford	Land at Attwood Lane, Munstone	Site is constrained by topography and access
HLAA/197/002a	Hereford	Land to south west of Lower Hill Farm, Whitecross	Site is constrained by access and is too far removed from settlement

Site Ref	Settlement	Site Address	Reason for rejection
HLAA/197/003	Hereford	Land at Bartonsham Farm Dairy	Site is classified as functional flood plain and is constrained by access
HLAA/215/001	Hereford	Land between Holme Lacy Road and Watery Lane Farm	Site is adjacent to a Scheduled Ancient Monument and is partially within the floodplain.
HLAA/215/002	Hereford	Land opposite Poplar Cottage, Watery Lane	Site is rejected as unlikely to yield 5 dwellings
HLAA/215/003	Hereford	Land adjacent to Poplar Cottage, Watery Lane	Site is rejected as unlikely to yield 5 dwellings
HLAA/215/004	Hereford	Land adjacent to The White House, Watery Lane, Lower Bullingham	Site is rejected as unlikely to yield 5 dwellings
HLAA/215/006	Hereford	Farm buildings at Manor Farm, Bullingham Lane	Site is within the flood plain
HLAA/215/007	Hereford	Watery Lane Farm, Lower Bullingham	Site is within the flood plain
HLAA/215/008	Hereford	The Ricky Yard, Watery Lane Farm, Lower Bullingham	Site is within the flood plain
HLAA/219/001	Hereford	Land adjacent to Bishop's Meadow, to rear of St Martins Street	Site is within functional flood plain
HLAA/221/001	Hereford	Land at Clehonger Court	Significant landscape impact and too far removed from settlement
HLAA/248/001	Hereford	Land at Merryhill Farm, Belmont	Significant landscape impact and too far removed from settlement
HLAA/283/001	Hereford	Land adjacent to Walney House Farm, Aylestone Hill	Significant landscape impact
HLAA/310/001	Hereford	Home Farm	Significant landscape impact



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HLAA/311/001	Hereford	Land behind Coldwells Road	Significant landscape impact and too far removed from settlement. Site is constrained by access
HLAA/317/001	Hereford	Land to the rear of Oak Willows, Roman Road	Site is designated as a Special Wildlife Site and is constrained by flood risk and poor access. For those reasons it is not considered viable
HLAA/317/002	Hereford	Land at Hampton Dene, Hampton Dene Road	Significant landscape impact
O/Her/014	Hereford	Land at Belmont Golf Course, Ruckall Lane	Too far removed from settlement
O/Her/015	Hereford	Land at Belmont Abbey	Significant landscape impact
O/Her/025	Hereford	Land south of River Wye and north of Rotherwas	Site is constrained by access and flood risk
O/Her/026	Hereford	Land north of Rotherwas, Chapel Road	Site is within functional flood plain
O/Her/027	Hereford	Land at Franchise Stone, Tupsley	Site is within the flood plain
O/Her/028	Hereford	Land adjacent to Whitten Way, Tupsley	Significant landscape impact
O/Her/029	Hereford	Land opposite The Swan, Aylestone Hill	Significant landscape impact. Site is within the flood plain
O/Her/032	Hereford	Land to east of Holmer Court, Holmer	Significant landscape impact
O/Her/037	Hereford	Wye Bridge Garage, St Martins Street	Site is within the flood plain

## Market Towns

Site Ref	Settlement	Site Address	Reason for rejection
By/18	Bromyard	Part of garden to rear of surgery, 2 Pump Street	Site is rejected as unlikely to yield 5 dwellings
By/21	Bromyard	Rear of 2 and 4 York Road (Corner of Old Road)	Site is rejected as unlikely to yield 5 dwellings
By/24	Bromyard	The Knapp	Site is rejected as unlikely to yield 5 dwellings
By/36	Bromyard	Gardens beside 30 and 34 Sherford Street	Site is rejected as unlikely to yield 5 dwellings
By/42	Bromyard	Former Dairy Shop, Cruxwell Street	Site is rejected as unlikely to yield 5 dwellings
By/44	Bromyard	Land at rear of Vicarage	Site is rejected as unlikely to yield 5 dwellings
By/48	Bromyard	Land at rear of Old Library, Church Street	Site is rejected as unlikely to yield 5 dwellings
By/49	Bromyard	Land south of Post Office	Site is rejected as unlikely to yield 5 dwellings
By/54	Bromyard	Workshop/depot to the rear of 21 Sherford Street	Site is rejected as unlikely to yield 5 dwellings
By/12	Bromyard	Rear garden, 22 Highwell Lane	Site is constrained by access and it therefore unviable
P520/1	Bromyard	Land south of Ashfield Way Estate, Hereford Road	Site is constrained by access and landscape
P520/2	Bromyard	Drythistle Farm	Site is constrained by access and landscape

Site Ref	Settlement	Site Address	Reason for rejection
ELR/01	Bromyard	Linton Trading Estate	Too far removed from settlement
ELR/02	Bromyard	Land south of Linton Trading Estate	Too far removed from settlement
HLAA/115/001	Bromyard	Longlands, Tenbury Road, Lower Hardwick Lane	Significant landscape impact
HLAA/125/001	Bromyard	Land north of Porthouse Farm, Tenbury Road	Site is constrained by landscape and flood risk
HLAA/154/001	Bromyard	Little Frome Farm, Avenbury	Too far removed from settlement. Sensitive landscape and therefore unviable
HLAA/154/002	Bromyard	Little Frome Farm, Avenbury	Too far removed from settlement. Sensitive landscape
HLAA/321/001	Bromyard	3 Mills House, Station Road	Too far removed from settlement and within the flood plain
O/By/001	Bromyard	Little Frome Farm, Avenbury	Site is constrained by access and is therefore unviable
O/By/002	Bromyard	Land east of high school playing fields, Hereford Road	Significant landscape impact
O/By/003	Bromyard	Land west of Panniers Lane	Too far removed from settlement
O/By/005	Bromyard	Land west of 'Freshacre', Pencombe Lane	Significant landscape impact
O/By/006	Bromyard	Land north of Pencombe Lane	Too far removed from settlement
O/By/007	Bromyard	Stonehouse Farm, Upper Hardwick Lane	Significant landscape impact

Site Ref	Settlement	Site Address	Reason for rejection
O/By/007a	Bromyard	Stonehouse Farm, Upper Hardwick Lane	Significant landscape impact
O/By/008	Bromyard	Drythistle Farm, Lower Hardwick Lane	Significant landscape impact and constrained by access. For those reasons it is not considered viable
O/By/009	Bromyard	Land between Lower Hardwick Lane and Tenbury Road	Significant landscape impact
O/By/010	Bromyard	Land east of Sherford Street	Significant landscape impact
P122	Kington	Land east of A4111	Significant landscape impact. Site is within open countryside
P535/1	Kington	Land to west of Kington Recreation Ground	Playing fields and public open space should be retained for schools and community use
P535/2	Kington	Land south of Mountford Road	Significant landscape impact
NKA8	Kington	Lady Hawkins School playing fields	Playing fields should be retained for schools and community use
K/1	Kington	Rear of the Burton Hotel	Site is rejected as unlikely to yield 5 dwellings
K/2	Kington	Land south of supermarket	Site is constrained by flood risk and poor access. For those reasons it is not considered viable
K/3	Kington	27 Hergest Road	Site is rejected as unlikely to yield 5 dwellings
K/4	Kington	Land to the south of 11 Hergest Road	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
K/5	Kington	Land to north of 11 Hergest Road	Site is rejected as unlikely to yield 5 dwellings
K/7	Kington	Land rear of Park Road	Land is in multiple ownership and is therefore considered unviable
K/9	Kington	Site between 11 and 13 Greenfield Drive	Site is rejected as unlikely to yield 5 dwellings
K/12	Kington	Arrow Mills	Site is constrained by flood risk and poor access. For those reasons it is not considered viable
HLAA/009/001	Kington	Rear of 12 Church Street	Site is rejected as unlikely to yield 5 dwellings
HLAA/008/001	Kington	Field at 0020 at Headbrook	Significant landscape impact
HLAA/016/001	Kington	Rear of houses adjoining 20 Mill Street	Site is mainly within the flood plain and the site has high historic environment value which would result in closely restricted development
HLAA/017/001	Kington	Portway, Sunset	Site is within the flood plain
HLAA/045/001	Kington	Newburn Farm	Too far removed from settlement
HLAA/045/002	Kington	Land west of Kingswood Road	Residential development would be very prominent on this site which rises up away from town
HLAA/045/003	Kington	Site of agricultural building, Kingswood Road	Site is rejected as unlikely to yield 5 dwellings
HLAA/045/004	Kington	Land to east of Redlands, Kingswood Road	Significant landscape impact

Site Ref	Settlement	Site Address	Reason for rejection
HLAA/261/001	Kington	Land adjacent to Kington Bypass	Open countryside, too far removed from settlement and constrained by access and flood risk
O/K/001	Kington	Land to rear of Wesleyan Chapel	Site is rejected as unlikely to yield 5 dwellings
O/K/002	Kington	Land to west of school playing fields, land south of Hergest Road	Too far removed from settlement and constrained by access
O/K/003	Kington	Land to south of Church Road	Constrained by access and topography. Important visual open space in conservation area. Trees protected by TPOs
O/K/004	Kington	Land to rear of 9 and 10 the Crescent	Site is rejected as unlikely to yield 5 dwellings
O/K/005	Kington	Land adjacent to The Crescent	Site is rejected as unlikely to yield 5 dwellings
O/K/007	Kington	KC3 and Telephone Exchange	Telephone exchange is still in use and site is constrained by flood risk. Consequently the site is not considered viable
O/K/008	Kington	Land off Kingswood Road	Site is constrained by topography and poor access. For those reasons it is not considered viable
O/K/010	Kington	Land adjacent to Prospect Place	Site is rejected as unlikely to yield 5 dwellings
O/K/012	Kington	Land to rear of 32 Duke Street	Site is rejected as unlikely to yield 5 dwellings
O/K/013	Kington	Gravel Hill	Site is rejected as unlikely to yield 5 dwellings
O/K/014	Kington	Site to south of Prospect Road	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
O/K/015	Kington	Pitfour, Prospect Road	Site is rejected as unlikely to yield 5 dwellings
O/K/016	Kington	Greenridge, Church Road	Site is rejected as unlikely to yield 5 dwellings
O/K/017	Kington	18 Church Street	Site is rejected as unlikely to yield 5 dwellings
O/K/018	Kington	Land to south of Hatton Gardens	Site is within the flood plain and is constrained by SWS designation (conservation interest), landscape and access. For those reasons it is not considered viable
O/K/019	Kington	Land to north of Birchfields	Site is constrained by flood risk and landscape. For those reasons it is not considered viable
O/K/020	Kington	Birchfields	Site is rejected as unlikely to yield 5 dwellings
O/K/021	Kington	Market Hall Street	Site is rejected as unlikely to yield 5 dwellings
O/K/023	Kington	Gravel Hill	Site is rejected as unlikely to yield 5 dwellings
O/K/024	Kington	Land off Victoria Court	Site is rejected as unlikely to yield 5 dwellings
O/K/025	Kington	Land between 14 and 15 Victoria Road	Site is rejected as unlikely to yield 5 dwellings
O/K/027	Kington	Rear of 35 Victoria Road	Site is rejected as unlikely to yield 5 dwellings
O/K/028	Kington	Land between 43 and 45 Headbrook	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
O/K/029	Kington	Land between 47 and 49 Headbrook	Site is rejected as unlikely to yield 5 dwellings
O/K/030	Kington	Land between 34 and 36 Headbrook	Site is rejected as unlikely to yield 5 dwellings
O/K/031	Kington	Land to east of Newburn Farm	Significant landscape impact. Site is within the flood plain
O/K/032	Kington	Land at Love Lane	Site is within the flood plain and is constrained by landscape and access
GUG7	Ledbury	Riverside Park	Site is within the flood plain and is part of a linear park providing recreational use. Loss of amenity green space will require demonstration of surplus to requirements
P746/2	Ledbury	Land west of The Old Wharf, Ross Road / Land adjacent to Ledbury Rugby Club	Site is within the flood plain
ELR/03	Ledbury	Bankside Industrial Estate	Small site of generally modern units
Led/10	Ledbury	Garden off Albert Road	Site is rejected as unlikely to yield 5 dwellings
Led/11	Ledbury	Rear gardens off Queens Court, Bridge Street	Site is rejected as unlikely to yield 5 dwellings
Led/15	Ledbury	Land east of Petrol Station, The Homend	Site is rejected as unlikely to yield 5 dwellings
Led/2	Ledbury	Land adjacent to Dalkeith, Knapp Lane	Site is rejected as unlikely to yield 5 dwellings
Led/4	Ledbury	Land north of Petrol Station, The Homend	Site is rejected as unlikely to yield 5 dwellings



Site Ref	Settlement	Site Address	Reason for rejection
Led/6	Ledbury	Land north of Petrol Station, The Homend	Site is rejected as unlikely to yield 5 dwellings
Led/7	Ledbury	Garden northwest of Mabels Furlong	Site is rejected as unlikely to yield 5 dwellings
Led/9	Ledbury	Land at junction of New Street and Little Marcle Road	Site is rejected as unlikely to yield 5 dwellings
HLAA/015/001	Ledbury	Land off Barnetts Close, Bridge Street	Site is rejected as unlikely to yield 5 dwellings
HLAA/029/002	Ledbury	Land south west of Beggars Ash	Too far removed from settlement and no relationship with existing housing
HLAA/062/001	Ledbury	Land north of Ledbury Station, Old Kennels Farm	Too far removed from settlement
HLAA/065/001	Ledbury	Land west and north of Hazel Farm, Dymock Road	Site is within the flood plain
HLAA/066/001	Ledbury	Land at Dunbridge Farm, Portway	Significant landscape impact and too far removed from settlement
HLAA/288/001	Ledbury	Land east of Southend High Street	Significant landscape impact
HLAA/288/002	Ledbury	Land at Bullen Coppice, Underdown	Significant landscape impact
HLAA/288/003	Ledbury	Land at Ledbury Tennis Courts, Underdown	Site is currently a valuable piece of protected open space. Loss of amenity green space will require demonstration of surplus to requirements
HLAA/329/001	Ledbury	John Price Yard, New Street	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
HLAA/330/001	Ledbury	Land at Smith Motors Coach Depot	Site is rejected as unlikely to yield 5 dwellings
O/Led/001	Ledbury	Land south east of Gloucester Road roundabout	Prominent rising land within the AONB which forms an important woodland setting to the town at one of its main entrances
O/Led/009	Ledbury	Land south west of Ledbury viaduct (Millwood)	Site provides an important open setting to the viaduct and is constrained by ransom strip and flood risk. For those reasons it is not considered viable
O/Led/010	Ledbury	Land north of Beggars Ash Road	Too far removed from settlement
O/Led/011	Ledbury	Land south east of Beggars Ash Road	Too far removed from settlement
O/Led/012	Ledbury	Land at the former Jam factory, Little Marcle Road	Established employment site
P527	Leominster	Land to the south of Ginhall Lane	Public open space should be retained for school and community use
N/A	Leominster	Land east of Ridgemoor Road	Site has been retained for employment use
Leo/1	Leominster	Land to the rear of 2 George Street and 10 Churchill Acre (large garden)	Site is rejected as unlikely to yield 5 dwellings
Leo/10	Leominster	Land between numbers 9 and 27 Bargates	Site is rejected as unlikely to yield 5 dwellings
Leo/18	Leominster	Jewsons (Graham Group Ltd), Bridge Street	Site is within the flood plain
Leo/2	Leominster	Land to the rear of 1 George Street and 7 Churchill Acre (large garden)	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
Leo/21	Leominster	Site off former swimming pool, Land off Caswell Terrace	The site provides an important local amenity
Leo/23	Leominster	Caradoc Drive	Site is rejected as unlikely to yield 5 dwellings
Leo/25	Leominster	Land off Hereford Road/Minerva Place	Site is in multiple ownership and is constrained by access. For those reasons it is not considered viable
Leo/27	Leominster	Land opposite Primary School, Hereford Road	Site is rejected as unlikely to yield 5 dwellings
Leo/28	Leominster	Land to the rear of Rosador/Fircroft	Site is rejected as unlikely to yield 5 dwellings
Leo/29	Leominster	Land adjacent to Witterfield, Hereford Road	Site is rejected as unlikely to yield 5 dwellings
Leo/3	Leominster	Rear of clockhouse development, South Street	Site is rejected as unlikely to yield 5 dwellings
Leo/32	Leominster	Aerial Workshop, Ryelands Road	Site is rejected as unlikely to yield 5 dwellings
Leo/33	Leominster	Land adjacent to Southfield	Site is rejected as unlikely to yield 5 dwellings
Leo/34	Leominster	Land south of Ryelands Road	Site is rejected as unlikely to yield 5 dwellings
Leo/35	Leominster	Land at Ryeland Close	Site is rejected as unlikely to yield 5 dwellings
Leo/36	Leominster	Land to south side of Stockenhill Road	Site is rejected as unlikely to yield 5 dwellings
Leo/37	Leominster	Conversion at Ryelands	Site is rejected as unlikely to yield 5 dwellings

Site Ref	Settlement	Site Address	Reason for rejection
Leo/38	Leominster	Land adjacent to Springfield, Stockenhill Road	Site is rejected as unlikely to yield 5 dwellings
Leo/47	Leominster	Land adjacent to Bramlea, Buckfield Road	Site is rejected as unlikely to yield 5 dwellings
Leo/52	Leominster	Council staff car park entrance, Etnam Street	Site is rejected as unlikely to yield 5 dwellings
Leo/53	Leominster	25 New Street and former car workshop	Site is rejected as unlikely to yield 5 dwellings
Leo/55	Leominster	Land adjacent to 45 West Street	Site is rejected as unlikely to yield 5 dwellings
Leo/57	Leominster	Parking area Vicarage Street	Site is rejected as unlikely to yield 5 dwellings
Leo/58	Leominster	Land at the Priory (buildings to the rear of Brook House)	Site is rejected as unlikely to yield 5 dwellings
Leo/6	Leominster	Land to rear of Copper Beech, Gateway Lane	Site is rejected as unlikely to yield 5 dwellings
Leo/7	Leominster	Land to south of New Street (rear of Lion House)	Site is rejected as unlikely to yield 5 dwellings
Leo/8	Leominster	Abbey Funeral Services Yard, land north of New Street	Site is rejected as unlikely to yield 5 dwellings
Leo/9	Leominster	The Nursery, Cursneh Road	Site is rejected as unlikely to yield 5 dwellings
HCAA/027/001	Leominster	The Dairy, Portley	Site is within the flood plain
HCAA/027/002	Leominster	Broad Farm	Site is within the flood plain and is too far removed from settlement

Site Ref	Settlement	Site Address	Reason for rejection
HLAA/027/003	Leominster	Land to the north of the River Lugg	Site is within the flood plain
HLAA/027/004	Leominster	Land to the west of filling station, Mill Street	Site is within the flood plain and is too far removed from settlement
HLAA/106/001	Leominster	Cursneh Hill	Significant landscape impact and constrained by access. For those reasons it is not considered viable
HLAA/123/001	Leominster	Corner Meadow East, North Road	Site is within the flood plain and is too far removed from settlement
HLAA/123/002	Leominster	Corner Meadow West, North Road	Site is within the flood plain and is too far removed from settlement
HLAA/153/001	Leominster	Land adjacent to the B4529	Too far removed from settlement
HLAA/153/003	Leominster	Land adjacent to the B4529 (field 2)	Too far removed from settlement
HLAA/264/001	Leominster	Portley Turkey Farm	Too far removed from settlement and constrained by flood risk
O/Leo/001	Leominster	Land to west of North Road	Site is within the flood plain and is too far removed from settlement
O/Leo/002	Leominster	Land to the east of North Road	Site is within the flood plain and is too far removed from settlement
O/Leo/003	Leominster	114 Bridge Street	Site is rejected as unlikely to yield 5 dwellings
O/Leo/004	Leominster	Marsh Mill	Site is rejected as unlikely to yield 5 dwellings
O/Leo/005	Leominster	59 Bridge Street	Significant landscape impact. Site is within the flood plain

Site Ref	Settlement	Site Address	Reason for rejection
O/Leo/008	Leominster	Land adjacent to Focus	Site is rejected as unlikely to yield 5 dwellings
O/Leo/010	Leominster	Sunnyhurst, Green Lane	Site is rejected as unlikely to yield 5 dwellings
O/Leo/011	Leominster	Land to north of The Coach House	Site is considered too small for development
O/Leo/014	Leominster	Garages, Ginhall Lane	Site is rejected as unlikely to yield 5 dwellings
O/Leo/015	Leominster	149 Bargates	Site is rejected as unlikely to yield 5 dwellings
O/Leo/020	Leominster	Land surrounding Cursneh Hill	Significant landscape impact and constrained by topography. For those reasons it is not considered viable
O/Leo/021	Leominster	Land of Cholstrey Road	Significant landscape impact and too far removed from the settlement
O/Leo/023	Leominster	Land off Havelock Road	Site is rejected as unlikely to yield 5 dwellings
O/Leo/024	Leominster	173 Bargates	Site is rejected as unlikely to yield 5 dwellings
O/Leo/025	Leominster	46 Westcroft	Site is rejected as unlikely to yield 5 dwellings
O/Leo/026	Leominster	Public open space on Ryelands Road	Site is rejected as unlikely to yield 5 dwellings
O/Leo/033	Leominster	Land to the rear of Long Acre	Significant landscape impact and too far removed from the settlement
O/Leo/035	Leominster	Land to the west of Newlands	Significant landscape impact and therefore unviable

Site Ref	Settlement	Site Address	Reason for rejection
O/Leo/037	Leominster	Land to east of Ryelands Road	Significant landscape impact
O/Leo/038	Leominster	Land north of Passa Lane	Significant landscape impact
O/Leo/039	Leominster	Cockcroft	Significant landscape impact and therefore unviable
O/Leo/041	Leominster	Land to the rear of Zemont and Sebrig	Site is constrained by access and is therefore unviable
O/Leo/043	Leominster	The Limes, Hereford Road	Site is rejected as unlikely to yield 5 dwellings
O/Leo/044	Leominster	42 Caswell Road	Site is rejected as unlikely to yield 5 dwellings
O/Leo/045	Leominster	The Depot, Waterworks Lane	Site is within the flood plain
O/Leo/046	Leominster	Land to south of Highfield House	Significant landscape impact
4ZPP	Ross-on-Wye	Land adjacent to Ashperton Industrial Estate	Site has historically flooded
C2BC	Ross-on-Wye	Land to east of Brampton Road	Site is protected by covenant and is therefore unviable
W461	Ross-on-Wye	Land at Broadmeadows	Site is within the flood plain
P1004/1	Ross-on-Wye	Land off Brampton Road North, Greytrees	Site is constrained by access
P1022	Ross-on-Wye	Land north of Overross Industrial Estate, Netherton Road	Too far removed from settlement. Significant landscape impact

Site Ref	Settlement	Site Address	Reason for rejection
P331	Ross-on-Wye	Land of Brookend Street	Site is constrained by flood risk and is therefore unviable
P862	Ross-on-Wye	Land to the east of Ross Labels	Too far removed from settlement and therefore unviable
Ross/13	Ross-on-Wye	Kyrle Street	Site is in multiple ownership and is therefore unviable
Ross/15	Ross-on-Wye	Ross-on-Wye - Car Park, Church Street	Site is in multiple ownership and is therefore unviable
Ross/17	Ross-on-Wye	Land off Old Gloucester Road	Site is not considered deliverable
Ross/21	Ross-on-Wye	Land at Old Coach House well used as office - PGL	Significant landscape impact. Site is not considered viable on the basis of its existing use
Ross/9	Ross-on-Wye	Land to the rear of Redhill House, Redhill Road	Significant landscape impact
Ross/19	Ross-on-Wye	Land off Old Gloucester Road, Ross-on-Wye	Site is rejected as unlikely to yield 5 dwellings
Ross/5	Ross-on-Wye	Land adjacent to Alton Court, Ross-on-Wye	Site is rejected as unlikely to yield 5 dwellings
HLAA/018/002	Ross-on-Wye	Lincoln Road, Arbour Hill	Significant landscape impact. Too far removed from settlement
HLAA/018/003	Ross-on-Wye	Land adjacent to Tudorville	Significant landscape impact
HLAA/107/001	Ross-on-Wye	Land off Brampton Road West, Greytrees	Site is constrained by topography and access. Significant landscape impact
HLAA/176/001	Ross-on-Wye	Land to the south of Cleeve Lane	Significant landscape impact



Site Ref	Settlement	Site Address	Reason for rejection
HLAA/191/001	Ross-on-Wye	Arbour Hill, Watling Street	Significant landscape impact. Site is constrained by topography
HLAA/198/001	Ross-on-Wye	Land at Watling Road, Lincoln Hill	Site is constrained by access. Significant landscape impact
HLAA/199/003	Ross-on-Wye	Land adjacent to Abacus Nursery and Ashfield Park School	Development would have a detrimental impact on the conservation area and setting of St Mary's church
HLAA/199/004	Ross-on-Wye	Land off Fernbank Road	Significant landscape impact
HLAA/265/001	Ross-on-Wye	Lower Lincoln, Lincoln Hill, Hom Green	Significant landscape impact. Site is constrained by topography
O/Ross/001	Ross-on-Wye	Land at the BP garage, adjacent to A449	Too far removed from settlement and therefore unviable
O/Ross/004	Ross-on-Wye	Land south of Rudhall Brook	Site is within the flood plain and is currently being utilised for water storage. For those reasons it is not considered viable
O/Ross/006	Ross-on-Wye	Land adjacent to Model Farm, Gloucester Road (A40)	Site should be retained as a buffer strip between the existing housing and employment allocation as identified in the UDP and supporting development brief
O/Ross/008	Ross-on-Wye	Land at Alton Court Farm	Significant landscape impact
O/Ross/009	Ross-on-Wye	Land to the rear of Castlemeadow, off Middleton Avenue	Significant landscape impact. Site is constrained by access
O/Ross/010	Ross-on-Wye	Land south of Greytree Road	Site is within the flood plain
O/Ross/011	Ross-on-Wye	Land at Blackfields	Site is within the flood plain

<b>Site Ref</b>	<b>Settlement</b>	<b>Site Address</b>	<b>Reason for rejection</b>
O/Ross/012	Ross-on-Wye	Land at Netherton, Brampton Road	Site is constrained by access and flood risk
O/Ross/014	Ross-on-Wye	Land to the rear of Boots, New Street	Site is well used as private car park and there are ownership issues. For those reasons it is not considered viable
O/Ross/015	Ross-on-Wye	Showmans site, Greytree Road	Site is within the flood plain
O/Ross/016	Ross-on-Wye	Overross Garage, Overross Street	Site is unavailable and constrained by flood risk

## Rural Service Centres and Hubs

Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
O/Alm/001	Almeley	Land south of Vaynor House	Conservation Area and within close proximity to the SAM
O/Alm/003	Almeley	Land to the south of the Old Vicarage	Vehicular access is not possible
O/Alm/004	Almeley	Land behind Almeley Manor	Steeply sloping land
O/Alm/005	Almeley	Land behind West View	Steeply sloping land
O/Alm/006	Almeley	Land adjacent to the Old Villa	Site has a poor relationship with the rest of the village
O/Alm/007	Almeley	Land to the north east of Bridge Farm	Steeply sloping land
CP/3	Canon Pyon	Land at the Nags Head	This is the pub car park and development would threaten the viability of the community facility
P842/2	Canon Pyon	Land to the rear of Brookside	The U93412 is only single track and not suitable for access without widening and footway provision, which would require third party land. This is also a comparatively shallow site with residential development to the immediate east. Development would be contrary to the linear pattern of development
P842/3	Canon Pyon	Land to the rear of the Poplars	C1108 is not suitable and would require widening and footway provision. Third party land acquisition would be necessary at junction with A4110. Viability is thus extremely questionable. The site is also an Orchard (BAP habitat)

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P842/4	Canon Pyon	Land to the rear of the Post Office	The U93412 is only single track and not suitable for access without widening and footway provision, which would require third party land. This is also a comparatively shallow site with residential development to the immediate east. Development would be contrary to the linear pattern of development
O/Cp/002	Canon Pyon	Land to the rear of The Villa	Without the acquisition of third party land, visibility onto the A4110 is not satisfactory. The alternative is the provision of an access onto the C1108 although this is sub-standard and would require widening. Spatially this site is not an obvious candidate
NKP1	Clehonger	Playing fields to the north of Cosmore Road	Playing field. Development unacceptable unless alternative, equally accessible provision can be found, which is extremely dubious
W352	Clehonger	Land to the south of Poplar Road	Extremely narrow road
P479	Clehonger	Land to the north east of Lilac Cottage	Inadequate visibility at junction with B4349
P64	Clehonger	Land to the east of Rimleigh	Inadequate visibility at junction with B4349
Cle/2	Clehonger	Land at Yew Tree Farm	Inaccessible given the RM approval at Poplar Road
HCAA/136/002	Clehonger	Land to the east of Rose Dene and Highcrest	Road network very narrow in vicinity of the site and the junction of U73413/B4349 has poor visibility. Moreover this is a large site comprising undifferentiated agricultural land, well removed from the village

Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
HLAA/136/003	Clehonger	Land in Small Brook to south of Keye Cottage	Inadequate visibility onto B4349 and lack of sustainable links to the village. Otherwise divorced from village
HLAA/209/001	Clehonger	Land adjacent to Landsdown Villa	Inadequate visibility at junction with B4349
HLAA/238/001	Clehonger	Land south of Yew Tree Farm	Too far removed from village and inaccessible given the RM approval on land to the immediate north
HLAA/312/001	Clehonger	Land to north of Harpacre	Inadequate visibility at junction with B4349 and physical proximity to B4352 and 4349 junction
O/Cle/001	Clehonger	Land to the east of Landmore	RM approval exists for 4 dwellings along the frontage to Poplar Road. This would seem to preclude access to the land at the rear
P321	Colwall	Land opposite Brook Mill Close	Development here would be prone to flooding and also close the strategic gap
HLAA/004/001	Colwall	Land off Old Church Road	Apparently inaccessible, adjacent to the Conservation Area and very rural in nature. The local road network is narrow and unable to provide separate footways
HLAA/004/002	Colwall	Land off Old Church Road	Within the Conservation Area, whilst the local road network is narrow and unable to provide separate footways
HLAA/004/003	Colwall	Land off Old Church Road	The site is open and rural in nature. Difficult to integrate with the pre-existing built form
HLAA/004/004	Colwall	Land off Old Church Road	The local road network would not sustain intensification of use
O/Col/001	Colwall	Land off Old Orchard Lane	Road infrastructure unsuited to additional traffic, with poor visibility at the junction of Orchard Lane and Old Church Road

Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
O/Col/002	Colwall	Land adjacent to Westralia House	Visually prominent and poorly related to the village. Road infrastructure unsuited to additional traffic
O/Col/004	Colwall	Land adjoining the Downs School	This site would only appear accessible via O/Col/005 which has limitations as per the comments below
O/Col/005	Colwall	Land off Cowl Barn Lane	Cowl Barn Lane is too narrow to intensify use; limited scope to widen and visibility is very poor at the junction with Old Church Road
O/Col/006	Colwall	Land behind the Crescent Estate	The site appears inaccessible without purchase and demolition of existing stock
HLAA/113/001	Credenhill	Site adjoining Cross Farm	Suitable access onto the A480 cannot be achieved. Visibility is inadequate
O/Cred/001	Credenhill	Land north of the Community Centre	Although this site relates well to the village, a significant proportion lies within Flood Zone 3
HLAA/109/001	Dorstone	Land north of Chapel Lane	Access is achievable, but the site comprises agricultural land, which is currently pastoral land (formerly orchard) forms an open space which is integral to the character of Dorstone Conservation Area and to the setting of St.Faith's Church. The loss of this land to development would have a major adverse impact on the quality of the Conservation Area/setting of the church
HLAA/109/002	Dorstone	Land south of Chapel Lane	No. The site is constrained by poor access and comprises agricultural land which forms an open space which is integral to the character of Dorstone Conservation Area. The loss of this land to development would have a major adverse impact on the quality of the Conservation Area. Development would be very prominent when view from the ridge to the north of Dorstone.

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O/Dor/001	Dorstone	Land to east of Plough Cottage	Site is rejected as unlikely to yield 5 dwellings
O/Dor/002	Dorstone	Land opposite Brooklands	No. The eastern portion is within Flood Zone 3 and there is little built form to link in with. Intensification of housing has already occurred at the western end of Dorstone. Infilling this small-scale pastoral field would detract from the characteristic dispersed settlement pattern
HLAA/073/001	Eardisland	The Elms	Flood zone, Protected Open Space and Conservation Area
HLAA/195/006	Eardisland	Land to east of "Riscote", Eardisland	The surrounding road network does not have sufficient capacity
O/Eardd/001	Eardisland	Land to the east of St Marys Church, Eardisland	The surrounding road network does not have sufficient capacity and development is considered likely to adversely affect the character and appearance of this part of the Conservation Area
Eardy/2	Eardisley	Greenhouses rear of the Cottage	Site is within the Conservation Area and is constrained by flood risk
Eardy/9	Eardisley	New House farm buildings	Access is not attainable
P710	Eardisley	Land to the south of Almeley Road	Access is not attainable
HLAA/284/001	Eardisley	Land adjacent to 'The Wharf'	Large site divorced from the village (South). Northern portion of the site is constrained by flood risk
O/Ew/002	Ewyas Harold	Land to the east of Merton Lodge	Special Wildlife Site
O/Ew/003	Ewyas Harold	Land to the north of Tree Tops	Access is unsatisfactory and the site is steeply sloping and therefore considered unsuitable

Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
O/Ew/004	Ewyas Harold	Land to south of The Rectory	The road is very narrow and the site slopes up significantly. Construction of an access would require substantial earthworks which would detract from the rural character of Dark Lane. Development would also be highly prominent locally. The local road network is considered incapable of supporting additional development
O/Ew/005	Ewyas Harold	Land to north of The Rectory	The road is very narrow and the site slopes up significantly. Construction of an access would require substantial earthworks which would detract from the rural character of Dark Lane. Development would also be highly prominent locally. The local road network is considered incapable of supporting additional development
O/Ew/006	Ewyas Harold	Land further to the north of the Rectory	The local road network is considered incapable of supporting additional development
O/Ew/007	Ewyas Harold	Land to the west of the Butchers	SAM and visibility issues
O/Ew/008	Ewyas Harold	Land immediately to the west of the Butchers	SAM and visibility issues
O/Ew/009	Ewyas Harold	Land to the south of 'The Weir'	Access via Middle Weir is not appropriate and there is no other obvious means of access
O/Ew/010	Ewyas Harold	Land behind the Leasowes	Access via Middle Weir is not appropriate and there is no other obvious means of access
P785	Fownhope	Venture Play Area	A play area that is liable to flooding. Comparatively small and certainly no potential for more than 5 dwellings
HLAA/207/001	Fownhope	Land to north of Westholme	Access would require partial removal of existing stone wall with associated excavations and splays



Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
HLAA/207/002	Fownhope	Land to south of Westholme	Site is constrained by poor access
HLAA/216/001	Fownhope	Land to south east of Ferry Lane	Ferry Lane is not an adopted highway and the junction with the B4224 has virtually nil visibility to the south east.
HLAA/268/001	Fownhope	Field at Hawkers Lane	Physically remote from the settlement and accessed via a narrow highway. The junction with the B4224 is very poor with no pedestrian links to the village. A wholly unsuitable site
O/Fown/001	Fownhope	Land at Fownhope Wood	Ancient woodland, SSSI and SWS. Very steep and densely wooded. Totally impracticable and inaccessible
O/Fown/002	Fownhope	Land north of Court Stables	Part of two unregistered historic parks and gardens. Access of C1295 on inside of bend and would require removal of substantial length of hedgerow. Site bisected by stream which is a further practical difficulty. Junction of the C1295 and B4224 would not be appropriate for any significant intensification of use. Site also within Flood Zone 3
O/Fown/003	Fownhope	Land adjacent to the Medical Centre	Large, elevated site above the surgery. The green lane (FWA10) is not suitable as a means of access. The alternative U72214 Common Hill Lane is not suitable due to narrowness, lack of footways and the poor junction with the B4224. There is a roadside brook that would constrain widening for part of the lane's length
O/Fown/004	Fownhope	Land adjacent to The Bowens	Access to this site via the winding, downhill section of the B4224 is unlikely to be acceptable. As per O/Fown/003, Common Hill Lane is not capable of improvement without third party land take

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O/Fown/005	Fownhope	Land to the rear of Ringfield Drive	Ringfield Drive is not adopted and unlikely to become so. Access onto the B4224 is not considered appropriate for the reasons given above at O/Fown/004. Capler Lane not a viable alternative owing to poor visibility (listed wall), narrowness and poor visibility with the B4224. Lack of pedestrian links into the village is another concern
O/Fown/006	Fownhope	Land opposite Orchard Cottage	Access onto Capler Lane, which may be acceptable to serve a small development, but the junction with B4224 is poor. This site would also affect the setting of a listed building and is within the Conservation Area, where assessment of harm would be doubly rigorous
HLAA/252/001	Goodrich	The Nutshell Caravan Park	Separated from village by A40(T) and consequently very difficult to integrate with existing residential development. Road noise is also a major constraint
HLAA/252/003	Goodrich	Land between A40 and Deanswift Close	Separated from village by A40(T)
O/Good/002	Goodrich	Land adjacent to Old Coach House	Intensification of vehicular movements around this site without major improvements to the existing highway network would be detrimental to public safety. The associated improvements e.g., hedgerow removal and road widening would adversely effect the landscape character within the AONB
O/Good/003	Goodrich	Land southeast of the Old Vicarage	Part of this site is a SWS and the site has a high value in terms of visual amenity on a major approach to the village (B4229)

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O/Good/004	Goodrich	Land south of Goodrich Primary School	The central portion of this site is a SWS and the remainder slopes up to the Church and is thus highly prominent in views from the elevated land to the east. Vehicular access onto the B4229 would require removal of the roadside hedge, which would be detrimental to visual amenity and landscape character within the AONB
O/Good/005	Goodrich	Land adjacent to Bryants Court	The site slopes appreciable downhill towards the east and is extremely prominent in views from this aspect. Any significant development upon this site would have a significant impact upon visual amenity and landscape character, whilst the highway network requires improvement to a degree that would be uncharacteristic of the rural nature of this part of the village
O/Good/006	Goodrich	Land opposite Bryants Court	Knapp Lane is a carriageway of limited width. Removal of hedgerow would be prejudicial to visual amenity and rural character of the lane. Some sporadic infill development has been witnessed opposite, but this is within the settlement boundary and more readily integrated with the remainder of the village.
HLAA/054/001	Kingsland	Land at Broadleaf Farm	Physically remote from village and rural in nature
HLAA/140/001	Kingsland	Saw Mill	Physically remote from village and in the absence of links the site is considered unsuitable. Presence of adjacent sawmill also a consideration
HLAA/156/001	Kingsland	Land to north of the fire station	Special Wildlife Site. Not particularly well related to the remainder of the built environment
IEAH	Kingstone	Kingstone Primary School, Kingstone	School/community playing field

Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
MKA5	Kingstone	Kingstone High School, Kingstone	School/community playing field
P987	Kingstone	Land to east of Kingstone farm, Kingstone	The vehicular access is currently utilised by the industrial estate. Even with modification it is considered unlikely that the access would be suitable to serve both residential and industrial uses. The site is also poorly related to the majority of village services
Kingstn/3	Kingstone	Site at factory, Kingstone	Small site within existing settlement, which would have greater potential/capacity if adjoining factory building was included. Visibility at point of access and implications of the lawful use of the factory building are key constraints
P63	Lea	Land on B4224	Inspector concluded that this site is very open and highly visible. Combined with the location well outside the existing settlement boundary, the site is considered unsuitable
P923	Lea	Adjacent to Lea Hill	Previously rejected by an Inspector on the basis that it would be undesirable to allocate such a significant greenfield site within the village. Means of access to a large site not clear
Lea/2	Lea	Land adjacent to Hunters Hall	Means of vehicular access not readily apparent and the site is also an orchard
HLAA/089/001	Lea	Land adjoining Millbrook Gardens	The site is partially within Flood Zone 3, which is the principal constraint
HLAA/319/001	Lea	Field adjacent to Millbrook Gardens (Green Acres Farm, Bottom Field)	This site is also referred to as HLAA/089/001
O/Lea/002	Lea	Land at Rock Farm	Large, exposed and elevated. Little existing residential context

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O/Lea/003	Lea	Land adjacent to the White House	The site slopes towards the stream in the valley floor. This site is rural in nature and some distance from the village hub
O/Lea/004	Lea	Land opposite Rudhall View	Flood Zone 3 and Landfill site. Further removed from village, and therefore less suitable than HLAA/089/001
O/Lea/005	Lea	Land opposite Nathan House	Provision of a suitable vehicular access is an issue. Public Right of Way traverses the site and the north west corner is constrained by flood risk
O/Lea/006	Lea	Land to east of Primary School	Access direct onto A40 not likely to be acceptable owing to limited visibility and junction spacing. Intensified use of the village hall access would not be sanctioned and the bus stop is a further constraint. Site is also considered too large to be considered as a whole
O/Lea/008	Lea	Land adjacent to Lea Villa Caravan Park	The existing junction with the A40 is substandard and would not support additional movements. Alternative means of access not readily apparent and development would be highly conspicuous on a site that is bound by open countryside to three sides and a caravan park to the west
O/Lea/009	Lea	Land at Castle End Farm	Site is too far removed from settlement
O/Lea/010	Lea	Land opposite Castle End Farm	Would require an additional access onto the main road and would also fill in the gap between the listed Castle End and the edge of the village. Retention of this gap is considered desirable in the wider context
O/Leint/003	Leintwardine	Land at Penn fields	Site to north east periphery of village. The highway is of insufficient width to accommodate the requisite footway and increase in the volume of traffic

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O/Leint/004	Leintwardine	Land at Penn Fields	Site to north east periphery of village. The highway is of insufficient width to accommodate the requisite footway and increase in the volume of traffic
O/Leint/005	Leintwardine	Land to the northeast of Craignordie	U92211 too narrow to accommodate increase in traffic
O/Leint/007	Leintwardine	Land to northeast of Jay Lane	Highway network incapable of improvement to meet additional volume
O/Leint/008	Leintwardine	Land to southwest of Seedly Lodge	Conservation Area, unregistered historic park and garden and abutting the SAM
YEAT	Madley	Madley County Primary School	School/community playing field
HLAA/195/001	Madley	Land to the east of Madley Church	Prominent site on main entrance to village. Development would be detrimental to the setting of the church
HLAA/253/002	Madley	Land to the west of Town House Farm	Access not attainable
HLAA/253/003	Madley	Land to east of Town House Farm	Site is divorced from the village and rural in nature
HLAA/335/001	Madley	Land at Town House Farm	Creation of access would require acquisition of third party land
HLAA/336/001	Madley	Land adjacent to Court View	Creation of access would require acquisition of third party land
O/Mad/002	Madley	Land to south of Pantile Lane	Access to this site is via a private lane that appears incapable of improvement to the requisite standard
HLAA/334/001	Marden	Land opposite Laystone Bridge Lodge	Creation of access would require acquisition of third party land

Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
O/Mard/002	Marden	Land adjacent to Volunteer Inn	This site currently affords access to the village cricket pitch. A covenant imposed by the brewery requires all profits from development to be passed on to them and there appears little interest in developing at this stage. Requisite improvements to the access point do not appear achievable and the access is also a Public Right of Way
HLAA/147/001	Moreton-on-Lugg	Land to the west of the A49(T)	Severed from the village by the main road
HLAA/147/002	Moreton-on-Lugg	Land to the west of the A49(T)	Severed from the village by the main road
O/MoL/002	Moreton-on-Lugg	Land to the west of Andrews Close	Access not viable onto A49(T) and the alternative onto the C1120 would not be achievable owing to inadequate junction spacing
O/MoL/006	Moreton-on-Lugg	Land to east of playground	Site is constrained by flood risk
P111/2	Orleton	Land off Kings Road	Completely divorced from village
P1065	Orleton	Land off Millbrook Close	Site is constrained by flood risk and there is no obvious point of access
P1110/2	Orleton	Land adjacent to The Hallets	Remnant orchard rising to south east. Would be quite prominent from a number of vantage points both within and without the Conservation Area
Orl/9	Orleton	Site opposite Church House Farm, Kitchen Hill Road	Important open space within the Conservation Area
Orl/5	Orleton	Land to the rear of Rosecroft	Site is constrained by access
Orl/7	Orleton	Comberton Farm	Potential conversion scheme only - too far removed from village to justify new build

Site Ref	Settlement (RSC/Hub)	Site Address	Reason for rejection
Orl/10	Orleton	Land to rear of Orleton House, Kitchen Hill Road	Very difficult to access the site without compromising the setting of Orleton House. Several listed buildings nearby
HLAA/033/001	Orleton	Amiss Orchard, Kitchen Hill Road	Development would seriously detract from character of the Conservation Area. There is a history of refusals and dismissed appeals on this site
HLAA/144/001	Orleton	Old Corn Mill Field, to west of Kitchen Hill Road	This site is too large and could not be easily integrated into the village
O/Orl/001	Orleton	Millbrook House	Only capacity for a single dwelling and that would be subject to retention of appropriate levels of off-street parking
O/Orl/002	Orleton	Land south of The Farm, Kitchen Hill Road	Development would seriously detract from character of the Conservation Area
O/Orl/003	Orleton	Land adjacent to Orchard View, Church Lane	Highly sensitive site, with development potentially affecting the setting of the Church and the listed building to the south
O/Orl/005	Orleton	Land north of Orleton Manor	Heavily wooded site of major importance to Conservation Area and directly opposite Grade II* listed Orleton Manor
O/Orl/006	Orleton	Land northeast of Church House Farm	Remnant orchard rising to south east. Would be quite prominent from a number of vantage points both within and without the Conservation Area
O/Orl/007	Orleton	Land to west of Orleton Manor	This site makes a significant contribution to the rural character of the village and the Conservation Area. Development would be detrimental to both and also affect the setting of the Manor House
O/Orl/008	Orleton	Land south of Tunnel Lane	Development would extend the village into open countryside to the detriment of landscape quality, the setting of the village and the character of the Conservation Area



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O/Orl/009	Orleton	Land north of Tunnel Lane	Development would extend the village into open countryside to the detriment of landscape quality, the setting of the village and the character of the Conservation Area
O/Orl/010	Orleton	Land to south of Kitchen Hill Road	Divorced from village with consequent detrimental impact on landscape, setting of village and Conservation Area
HLAA/127/001	Pembridge	Land behind Bargates	Very poor visibility and access too narrow to accommodate carriageway and requisite footway
HLAA/127/002	Pembridge	Land behind the Old Post Office	Site is rejected as unlikely to yield 5 dwellings
HLAA/145/001	Pembridge	Land adjacent to Bearwood Lane	Large site, rising to the south. Divorced from the village with very little opportunity for integration
HLAA/204/001	Pembridge	Townsend Farm	Important approach to the village and within the conservation area. Difficult to integrate satisfactorily given the sporadic and scattered nature of development locally
O/Pem/001	Pembridge	Land to the east of Oak Cottage	Extremely prominent site on main eastern approach to the village. Difficult to integrate satisfactorily given the sporadic and scattered nature of development locally
Petc/1	Peterchurch	Former Petrol Station	Site is rejected as unlikely to yield 5 dwellings
Petc/2	Peterchurch	Land at the Nags Head	Not well related to village in spatial terms. Difficult to provide links. Development would threaten public house viability
Petc/3	Peterchurch	Land at Wellbrook	Wellbrook Manor is Grade I listed. Barn conversions may be a possibility
HLAA/320/001	Peterchurch	Weir Meadow	Majority of site is within Flood Zone 2. High landscape impact

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O/Petc/001	Peterchurch	Land to the south west of Nags Head	A significant part of this site is within the flood plain. The sequential test would apply if development were proposed. Moreover, without improvements the junction of the B4348/U75407 is unacceptable. The junction needs to be realigned 30 metres to south east to improve visibility sufficiently. A footpath to the village would also be required (there is none at present). If both sites were progressed it may be possible to provide a pedestrian/cycle link via the disused railway line.
O/Petc/003	Peterchurch	Land adjacent to the Hawthorns	High landscape impact
O/Petc/004	Peterchurch	Land to the east of dismantled railway	Site is constrained by high landscape impact and flood risk
O/Petc/005	Peterchurch	Land to the south west of Mobage Farm	High landscape impact
HLAA/225/004	Pontrilas	Land at Court Farm	The site is constrained by poor access and lacks visual relationship with the main part of the village.
HLAA/225/005	Pontrilas	Land adjacent to sub station, Orcop Road	Site has no links to the village. Infilling this site would amount to ribbon development which would further erode the rural character of the C1234. Development is likely to cause the loss of mature oak trees on the site.
HLAA/227/001	Pontrilas	Land adjacent to railway line, Orcop Road	Site is constrained by poor access and development would be visually prominent.
O/Pont/001	Pontrilas	Land to the south of Highfield Farm	Development would be very prominent and would intrude into the pastoral setting of the village. Access is poor.

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O/Pont/002	Pontrilas	Land adjacent to Court Farm	Infilling of this site would amount to ribbon development which would further erode the character of the C1234. Access would be difficult to achieve without hedgerow removal.
HLAA/070/001	Shobdon	Woodside	Unconstrained in itself although it abuts the Grade II registered Historic Park and Garden (Shobdon) and a SWS. Access is achievable. The southern part of the site is allocated as protected open area HBA9
HLAA/118/002	Shobdon	Field adjoining the old power house	Too far removed from the village
HLAA/246/001	Stretton Sugwas	Land south east of Blenheim House	High landscape impact
O/Stsug/003	Stretton Sugwas	North of Roman Way	High landscape impact and access unachievable
HLAA/135/001	Sutton St Nicholas	Land adjacent to Moyles Cottage	The U72600 (west of site) is too narrow to accommodate additional traffic. There does not appear to be an alternative via Millway. Moreover, this site is too large if considered as a whole and rural in nature
HLAA/142/002	Sutton St Nicholas	Land adjacent to Tilton House	The site abuts the Conservation Area, Sutton Park unregistered historic park and garden and listed buildings. It is rural in nature and opportunities for access are almost non-existent
HLAA/178/001	Sutton St Nicholas	Land to the rear of St Nicholas Church	Immediately adjacent a SAM and a Grade II* listed building. Traversed by a public footpath, open in aspect and prominent from the west. The existing shared access onto the Marden Road C1126 is not of sufficient width to provide an access corridor to the site

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O/Sut/002	Sutton St Nicholas	Land adjacent to Lane Farm	Within Conservation Area and Flood Zone 3 adjacent. The metalled stretch of the U72605 appears to terminate before the site and then becomes little more than an unmade track
O/Sut/003	Sutton St Nicholas	Land to rear of Seaburne House	Site within Conservation Area and traversed by public footpath. Access onto the U72605 would not be acceptable owing to its limited width
O/Sut/004	Sutton St Nicholas	Land to rear of playing fields	Apparently landlocked. Access onto the C1126 is substandard and reliant upon the acquisition of third party land on each side to improve the situation sufficiently
O/Sut/005	Sutton St Nicholas	Land to rear of Rathays	No suitable means of access. The existing access onto the Marden Road is not of sufficient width to provide an access to the site (as per HLAA/178/001. Access is also a Public Right of Way
O/Sut/006	Sutton St Nicholas	Land to west of St Michaels church	SAM (medieval remains) and highly prominent. The Church provides the edge to the village in this location and has presumably done so for centuries. There is no existing residential context
O/Sut/008	Sutton St Nicholas	Land to rear of Ordis Court	Inaccessible without the removal of Fold House, which is a listed building. Even if the access were cleared visibility is poor and improvement would require the acquisition of third party land
O/Sut/009	Sutton St Nicholas	Land to the rear of The Crosswells	Road fronting part of this site has permission for a single dwelling. Otherwise the visibility concerns quoted for O/Sut/008 apply
O/Sut/010	Sutton St Nicholas	Land to rear of the White House	Access not achievable other than onto the Marden Road, although this would require passage between listed buildings (The White House)
O/Sut/011	Sutton St Nicholas	Land adjacent to Watersheep	Protected open space

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O/Sut/012	Sutton St Nicholas	Land adjacent to The Rise	Unregistered historic park and garden, Conservation Area and BAP habitat
O/Sut/013	Sutton St Nicholas	Land to rear of Sutton Court	Unregistered historic park and garden, Conservation Area. The site is poorly related to the village (without footpath links etc) and would be totally unviable without prior development upon O/Sut/012, which is considered equally inappropriate
O/Sut/014	Sutton St Nicholas	Land adjacent to Lower House	Existing lane (U72600) is not suitable to serve any more development due to narrowness, footways and visibility at the junction with the C1126
O/Sut/015	Sutton St Nicholas	Land opposite Ridgeway House	Site is rejected as unlikely to yield 5 dwellings
Well/1	Wellington	Barn at Brook House	Site rejected as unlikely to yield 5 dwellings
Well/4	Wellington	Land at poultry houses, Stocks House	Site rejected as unlikely to yield 5 dwellings
Well/6	Wellington	Land adjacent to Salerno	Site rejected as unlikely to yield 5 dwellings
Well/7	Wellington	Land adjacent to chapel in Wellington	Site rejected as unlikely to yield 5 dwellings
HCAA/007/001	Wellington	Land opposite Salerno, The Row	A development of any scale would require road widening and footway provision which would not be achievable. A blind crest at the likely point of access makes any access difficult even for smaller scale frontage development and would rely upon hedgerow removal and would probably require the acquisition of third party land to the north

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HLAA/012/001	Wellington	Land at Bridge Lane Farm	Site is constrained by flood risk and poor access. Bridge Lane is not suited to intensification of use and the existing field access is not wide enough to bring up to adoptable standards
HLAA/233/001	Wellington	Land adjacent to Barberry House	This site is elevated (potentially costly to develop) and access via the C1109 towards the south would be unacceptable owing to lack of width. Widening does not appear possible. The site is also remote from village amenities
O/Well/002	Wellington	Land to the rear of Bankside	Major access constraints, with a potentially high volume of traffic being put onto the main road through the village, which would be undesirable. A lack of width to the C1109 (southerly direction) is also a concern and would prevent the addition of the requisite footway links into the village
O/Well/003	Wellington	Land adjacent to Adzor House	This site is large, open and not well related to the village. Even a small scale development would be highly incongruous in the landscape and visually intrusive. Large scale development would bring a high volume of traffic to the main road through the village (as per comments for O/Well/002)
O/Well/004	Wellington	Site adjacent to Wellington Hill	Site is constrained by flood risk
O/Well/008	Wellington	Land south of Wellington Court	The majority of the site is constrained by flood risk
O/Well/009	Wellington	Land north of Bridge Farm	Southern part of the site is within Flood Zone 3. It is this part of the site that would be most appropriate for residential development in terms of the spatial relationship with the remainder of the village

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O/Well/010	Wellington	Land south of the nursery	Southern part of the site is within Flood Zone 3. It is this part of the site that would be most appropriate for residential development in terms of the spatial relationship with the remainder of the village
O/Well/011	Wellington	Site adjacent to Greenacres	Too remote from the village to be successfully integrated. Road too narrow and incapable of widening
O/Well/012	Wellington	Land south of Claypitts Lane	Too remote from the village to be successfully integrated. Road too narrow and incapable of widening
Weo/6	Weobley	Land rear of The Surgery, Weobley	Site is rejected as unlikely to yield 5 dwellings
HLAA/151/001	Weobley	Land at Dairy Farm, Meadow Street	This is an exceptionally prominent site within the Conservation Area and the foreground to the Grade I listed Church. The draft CA appraisal identifies Dairy Farm (Grade II*) itself as making a positive contribution to the character of the area. Development is considered highly likely to be detrimental to the character and appearance of the area and the setting of the listed building
HLAA/151/002	Weobley	Land at Dairy Farm, Meadow Street	As per HLAA/151/001. Application for a single dwelling refused in late 1990s
HLAA/151/003	Weobley	Land at Dairy Farm, Meadow Street	As per HLAA/151/001
HLAA/161/006	Weobley	Land to the south of B4230	Prominent site adjacent the SAM, within the Conservation Area and an unregistered historic park and garden. Significant access constraints
HLAA/161/007	Weobley	Land to the north of the Weobley and Kings Road	Too far removed from the settlement without the prior development of P472

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HLAA/195/002	Weobley	Land at Dairy Farm, Meadow Street	With the exception of a small area of land to the SE this site is the same as HLAA/151/001 and the same comments apply
O/Weo/002	Weobley	Land to the south of Pepper Plock	Too from removed from settlement
5NP5	Weston-under-Penyard	Playing fields	Playing field (RST4). Well used and presumed to be of good value. Application for football pitch floodlights approved in 2008. Unacceptable without equivalent provision
Wes/1	Weston-under-Penyard	Land adjacent to Upper Weston	Site is rejected as unlikely to yield 5 dwellings
O/Wes/004	Weston-under-Penyard	Land adjoining St Lawrence's Church	Completely inappropriate owing to prominence, impact upon the setting of the Church, Public Right of Way and sub-standard vehicular access
P56	Whitchurch	Land west of Filling Station	RM approval for single dwelling at southern tip of site. Beyond this development is not considered appropriate
UHAN	Whitchurch	Playing fields, Whitchurch Primary School	School playing fields and within Flood Zone 3
HLAA/035/001	Whitchurch	Motor and Scrap Yard, Stoney Hill	Divorced from settlement with no sustainable transport links to village amenities
HLAA/199/001	Whitchurch	Land off Sandyway Lane, adjacent to Delburne Farm	Steeply rising land at the foot of The Doward. Divorced from the settlement, prominent within the landscape (AONB) and without sustainable transport links to the village
HLAA/214/001	Whitchurch	Land adjacent to Whitchurch fire station	On opposite side of the A40(T) from the settlement with limited potential for the provision of an access. Noise from the A40(T) also a major constraint.
HLAA/313/001	Whitchurch	Land to the west of Stoney Hills, Crockers Ash	Divorced from settlement with no sustainable transport links to village amenities and no residential context



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O/Whit/001	Whitchurch	Land adjacent to Norton House	Inappropriate site owing to its prominent location within the AONB and lack of access opportunities
O/Whit/002	Whitchurch	Land adjacent to Grange Park	As per O/Whit/1 - access onto Llangrove Road unlikely to be acceptable
O/Whit/005	Whitchurch	Land adjacent to A40	Inaccessible, prominent and elevated within the AONB
O/Whit/006	Whitchurch	Land adjacent to A40	Inaccessible, prominent and elevated within the AONB
HLAA/023/001	Wigmore	Castle Garage	Point of access appears acceptable although the site slopes steeply and is highly prominent. Gradient probably renders the site unviable and landscape impact within the Conservation Area is a further consideration
HLAA/333/001	Wigmore	Land at Pear Tree Farm	Nowhere available on main road to create access and side lane has very poor visibility
O/Wig/003	Wigmore	Land adjacent to Brook Farm	Elevated land within a Conservation Area
O/Wig/004	Wigmore	Land adjacent to Green Hill Farm	Site is constrained by poor access and is within a Conservation Area
O/Wig/005	Wigmore	Land opposite Bank Cottage	Site has a poor relationship with the rest of the village. Land rises steeply towards the north west
O/Wig/006	Wigmore	Land behind the Old Vicarage and Stable Cottage	Site has no point of access
HLAA/224/001	Winnal	Land adjoining the Three Horseshoes	High landscape impact
HLAA/278/001	Winnal	Cobhall Common	High landscape impact

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HLAA/290/001	Winnal	Land next to Red House	High landscape impact
O/Winl/001	Winnal	Land adjacent to Winnal Farm	High landscape impact
O/Winl/002	Winnal	Land opposite Orange Fox View	High landscape impact
O/Winl/003	Winnal	Land opposite Locks Garage	High landscape impact
O/Winl/004	Winnal	Land adjacent to Bridge Farm	High landscape impact
O/Winl/005	Winnal	Land behind Yew Tree Cottage	High landscape impact