

SCHEDULE OF SITES: RSCs AND HUBs

Settlement	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Available	Achievable	Timescale for Delivery	Is the site considered suitable and achievable for development?
Almeley	P61	Land north of Sunnyside House	3.95	50	Yes	Yes	11-20 Years	In its entirety this site is too large. However, development within the southern part of the site would be more viable in terms of both landscape impact, scale and settlement pattern. Depending upon the scale of the proposal there will be additional highways requirements regarding visibility and provision of a footpath etc.
Almeley	O/Alm/001	Land south of Vaynor House	0.25	N/A	Don't know	No	Not in current plan period	No. Conservation Area and within close proximity to the SAM
Almeley	O/Alm/002	Land north of Boxbush	0.32	10	Yes	Yes	1-10 Years	Yes, the site is readily accessible and is considered to tie in well with the pre-existing pattern of development
Almeley	O/Alm/003	Land to the south of the Old Vicarage	0.19	N/A	Don't know	No	Not in current plan period	No. Vehicular access is not possible
Almeley	O/Alm/004	Land behind Almeley Manor	4.6	N/A	Don't know	No	Not in current plan period	No. Steeply sloping land
Almeley	O/Alm/005	Land behind West View	2.26	N/A	Don't know	No	Not in current plan period	No. Steeply sloping land
Almeley	O/Alm/006	Land adjacent to the Old Villa	1.31	N/A	Don't know	No	Not in current plan period	No. Site has a poor relationship with the rest of the village
Almeley	O/Alm/007	Land to the north east of Bridge Farm	3.67	N/A	Don't know	No	Not in current plan period	No. Steeply sloping land
Canon Pyon	P1183	Crown House site	0.41	12	Yes	Yes	11-20 Years	Yes. This site is only acceptable if HLAA/068/002 is developed beforehand. Otherwise development would be premature. Application refused historically, but not for insurmountable reasons.
Canon Pyon	P842/4	Land to the rear of the Post Office	0.68	N/A	Yes	No	Not in current plan period	No. 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
Canon Pyon	P842/3	Land to the rear of the Poplars	0.2	N/A	Yes	No	Not in current plan period	No. 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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Canon Pyon	P842/2	Land to the rear of Brookside	1.06	N/A	Yes	No	Not in current plan period	No. 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
Canon Pyon	P842/1	Land opposite The Nags Head	1.05	24	Yes	Yes	1-10 Years	Yes. Access achievable although any junction would have to take account of existing junctions opposite. Northern portion of site prone to flooding, but would probably be ruled out on the basis of existing trees, which have high amenity value. Overhead power lines traverse site. Landowner would be willing to release the land.
Canon Pyon	O/Cp/001	Land south of the Plough Inn	1.42	36	Don't know	Yes	1-10 Years	Yes. Site to the west of the A4110. Flat and devoid of landscape features. Footpath adjacent road. Access achievable. Development would link the outlying Meadow Drive with the remainder of the village.
Canon Pyon	O/Cp/002	Land to the rear of The Villa	1.01	N/A	Don't know	No	Not in current plan period	No. 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.
Canon Pyon	HLAA/068/002	Land adjacent to Canon Pyon Hall	2.03	18	Yes	Yes	11-20 Years	Yes. This site is too large if considered as a whole. Positioning of the access would have to be very carefully considered as would the ground level difference - the site is up to 1.5 metres above road level. Eastern part of site is within Flood Zone 3
Clehonger	Cle/2	Land at Yew Tree Farm	0.39	10	Yes	Yes	1-10 Years	Yes. Part of site is now considered deliverable due to resolution of access. Public footpath AN25 runs through the site from Poplar Road, which would need to be protected.
Clehonger	NKP1	Playing fields to the north of Cosmore Road	0.69	N/A	Yes	No	Not in current plan period	Playing field. Development unacceptable unless alternative, equally accessible provision can be found, which is extremely dubious
Clehonger	P479	Land to the north east of Lilac Cottage	0.48	N/A	Yes	No	Not in current plan period	Inadequate visibility at junction with B4349
Clehonger	P64	Land to the east of Rimleigh	0.3	N/A	Yes	No	Not in current plan period	Inadequate visibility at junction with B4349
Clehonger	W352	Land to the south of Poplar Road	0.21	N/A	Yes	No	Not in current plan period	Extremely narrow road
Clehonger	HLAA/041/001	Land adjacent to Glasnant House	0.25	38	Yes	Yes	1-10 Years	Yes. Optimum access is opposite Dorelands, which should be shared with any development upon adjoining site (HLAA/082/001).
Clehonger	HLAA/082/001	Land at Gosmore Road	2.82	37	Yes	Yes	1-10 Years	Yes. Optimum access is opposite Dorelands, which should be shared with any development upon adjoining site (HLAA/041/001). It is questionable as to whether development extending from the main road to Gosmore Road (south) would be appropriate.

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Clehonger	HLAA/136/002	Land to the east of Rose Dene and Highcrest	6.36	N/A	Yes	No	Not in current plan period	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
Clehonger	HLAA/136/003	Land in Small Brook to south of Keye Cottage	1.97	N/A	Yes	No	Not in current plan period	Inadequate visibility onto B4349 and lack of sustainable links to the village. Otherwise divorced from village
Clehonger	HLAA/209/001	Land adjacent to Landsdown Villa	0.76	N/A	Yes	No	Not in current plan period	Inadequate visibility at junction with B4349
Clehonger	HLAA/238/001	Land south of Yew Tree Farm	2.24	N/A	Yes	No	Not in current plan period	Too far removed from village and inaccessible given the RM approval on land to the immediate north
Clehonger	HLAA/312/001	Land to north of Harpacre	0.49	N/A	Yes	No	Not in current plan period	Inadequate visibility at junction with B4349 and physical proximity to B4352 and 4349 junction
Clehonger	O/Cle/001	Land to the east of Landmore	0.25	N/A	Don't know	No	Not in current plan period	RM approval exists for 4 dwellings along the frontage to Poplar Road. This would seem to preclude access to the land at the rear
Colwall	P30	Land adjacent to Brook House	1.9	20	Yes	Yes	1-10 Years	Yes. Does not appear to be within the flood plain, although there is recent evidence to suggest the land may be liable to flooding (2007) - although this needs to be verified. This aside, any scheme would have to reflect the importance of the strategic gap between the two elements of the village (i.e. not extend too far to southwest and the setting of Brook House (II* listed).
Colwall	P321	Land opposite Brook Mill Close	3.24	N/A	Yes	No	Not in current plan period	No. Development here would be prone to flooding and also close the strategic gap.
Colwall	W499	Nursery, Walwyn Road	0.64	15	Yes	Yes	11-20 Years	Yes. Important corner site within the Conservation Area and difficult to achieve satisfactory vehicular access.
Colwall	HLAA/004/001	Land off Old Church Road	2.3	N/A	Yes	No	Not in current plan period	No. Apparently inaccessible, adjacent to the Conservation Area and very rural in nature. The local road network is narrow and unable to provide separate footways
Colwall	HLAA/004/002	Land off Old Church Road	2.36	N/A	Yes	No	Not in current plan period	No. Within the Conservation Area, whilst the local road network is narrow and unable to provide separate footways

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Colwall	HCAA/004/003	Land off Old Church Road	6.66	N/A	Yes	No	Not in current plan period	No. The site is open and rural in nature. Difficult to integrate with the pre-existing built form
Colwall	HCAA/004/004	Land off Old Church Road	4.41	N/A	Yes	No	Not in current plan period	No. The local road network would not sustain intensification of use
Colwall	HCAA/343/001	Land at Evendine Lane	1.11	N/A	Yes	No	Not in current plan period	No. Whilst access onto Evendine Lane is now achievable due to the removal of the hedgerow, the development of the site would be out of keeping with the settlement pattern
Colwall	O/Col/001	Land off Old Orchard Lane	0.77	N/A	Don't know	No	Not in current plan period	No. Road infrastructure unsuited to additional traffic, with poor visibility at the junction of Orchard Lane and Old Church Road
Colwall	O/Col/002	Land adjacent to Westralia House	2.7	N/A	Don't know	No	Not in current plan period	No. Visually prominent and poorly related to the village. Road infrastructure unsuited to additional traffic
Colwall	O/Col/003	Land off Red Land Drive	2.64	25	Don't know	Yes	11-20 Years	Yes. This is a discrete site adjacent to the settlement boundary. Uncertain as to how access would be provided and lack of potential for the addition of footways alongside the highway.
Colwall	O/Col/004	Land adjoining the Downs School	2.62	N/A	Don't know	No	Not in current plan period	No. This site would only appear accessible via O/Col/005 which has limitations as per the comments below
Colwall	O/Col/005	Land off Cowl Barn Lane	0.84	N/A	Don't know	No	Not in current plan period	No. 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
Colwall	O/Col/006	Land behind the Crescent Estate	3.29	N/A	Don't know	No	Not in current plan period	No. The site appears inaccessible without purchase and demolition of existing stock
Colwall	O/Col/007	Land adjacent to Colwall Village Hall	5.13	50	Don't know	Yes	1-10 Years	Yes. Some form of development would appear feasible here. Accessible and outside the flood plain. Far too large if considered in totality.
Credenhill	P1180	Land west of Station Road	1.84	50	Yes	Yes	11-20 Years	Yes. This is a difficult site to access. The existing access onto Station Road, although not shown as forming part of the site, is not appropriate and would require significant improvement, which as per Cred 1, would result in significant disruption to the street scene. Alternatively it could be tied up with HCAA/111/001 if that ever came forward.
Credenhill	Cred/1	Monnington House	0.31	9	Yes	Yes	11-20 Years	Yes. Site within the existing settlement boundary although access onto Station Road would, due to walls, hedges and level difference, be difficult to achieve and would result in significant changes to the local street scene.

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Credenhill	HLAA/111/001	Land west of Credenhill	50.32	100	Yes	Yes	11-20 Years	Yes. This site extends to over 52ha, which is far too large for it to be considered sensibly. However, it is likely that any significant development would have to be served via a new access onto the A480, opportunities for which are limited by horizontal and vertical alignment. It is quite likely that a roundabout would be required and the speed limit would require extension. If the site were broken down into constituent parts land in the southwest corner could be served via a new junction onto Station Road, although this land incorporates the playing field and is within Flood Zone 3. Alternatively, smaller potential exists at the end of Teddar and Northolt Drives.
Credenhill	HLAA/113/001	Site adjoining Cross Farm	0.64	N/A	Yes	No	Not in current plan period	No. Suitable access onto the A480 cannot be achieved. Visibility is inadequate
Credenhill	HLAA/258/001	Land north of St. Marys	4.24	100	Yes	Yes	1-10 Years	Yes. Access onto the A480 is achievable. This is the principal approach into Credenhill from Hereford, so careful consideration would have to be given to the retention of roadside hedgerow and trees. Development would bridge the gap between the village and the outlying MoD housing.
Credenhill	O/Cred/001	Land north of the Community Centre	3.61	N/A	Don't know	No	Not in current plan period	No. Although this site relates well to the village, a significant proportion lies within Flood Zone 3
Dorstone	HLAA/109/001	Land north of Chapel Lane	1.06	N/A	Yes	No	Not in current plan period	No. High landscape impact
Dorstone	HLAA/109/002	Land south of Chapel Lane	1.08	N/A	Yes	No	Not in current plan period	No. High landscape impact
Dorstone	O/Dor/001	Land to east of Plough Cottage	0.07	N/A	Don't know	No	Not in current plan period	No. Site is rejected as unlikely to yield 5 dwellings
Dorstone	O/Dor/002	Land opposite Brooklands	0.32	N/A	Don't know	No	Not in current plan period	No. High landscape impact
Eardisland	HLAA/073/001	The Elms	0.15	N/A	Yes	No	Not in current plan period	No. Flood zone, Protected Open Space and Conservation Area
Eardisland	HLAA/195/006	Land to east of "Riscote", Eardisland	0.42	N/A	Yes	No	Not in current plan period	No. The surrounding road network does not have sufficient capacity

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Eardisland	O/Eardd/001	Land to the east of St Marys Church, Eardisland	2.23	N/A	Don't know	No	Not in current plan period	No. 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
Eardisland	O/Eardd/002	Land to the south of 'The Elms'	0.53	15	Don't know	Yes	11-20 Years	Yes. This site is also referred to as Eardd/7. The highways advice is that vehicular access is achievable although the site is higher than the adjoining estate road and is a remnant orchard with grazing. The landowner's agent has indicated that the site is available.
Eardisley	P710	Land to the south of Almeley Road	3.21	N/A	Yes	No	Not in current plan period	No. Access not attainable
Eardisley	Eardy/2	Greenhouses rear of the Cottage	0.32	N/A	Yes	No	Not in current plan period	No. Site is within the Conservation Area and is constrained by flood risk
Eardisley	Eardy/3	Garage and land to the north	0.77	20	Yes	Yes	11-20 Years	Yes. This site is acceptable in principle subject to the relocation of the existing employment usage (garage). The site could also come forward with HLAA/195/004 and provide access to it. Appears that the site is within Flood Zone 2 and the sequential test would have to be satisfied
Eardisley	Eardy/9	New House farm buildings	0.29	N/A	Yes	No	Not in current plan period	No. Access not attainable
Eardisley	HLAA/169/001	Land to the south of Canon Ford Avenue	11.27	100	Yes	Yes	11-20 Years	Yes. This site is much too large to be considered as a whole. It is largely flat, undifferentiated agricultural land to the NW periphery of the village. The eastern portion is within the Conservation Area, but it is in this area that the greatest rationale for residential development appears to exist. Any development would, however, be contrary to the predominantly linear form that exists already. Landowner is willing to release the land for development.
Eardisley	HLAA/169/002	Field to the west of Upper House Barn	2.85	10	Yes	Yes	11-20 Years	Yes. The SE corner of this site would appear appropriate, although it would be prominent at one of the main road junctions in the village and is within the Conservation Area. Landowner is willing to release land for development.
Eardisley	HLAA/169/003	Land to the north of Almeley Road	11.18	10	Yes	Yes	11-20 Years	Yes. Large site to the NE of the village. Access to the part of the site nearest to the existing settlement boundary does not appear possible without taking a circuitous route. The junction of the Almeley Road with the A4110 is not suited to much intensification and dwelling numbers would be limited by this additional constraint. The most recent development in the vicinity has stuck rigidly to the linear pattern apparent within the historic core. Extending this further towards the NE would not be desirable. It is conceivable that access may be possible through the recently completed barn conversion scheme to the NW. Landowner is willing to release land for development.
Eardisley	HLAA/195/003	Land west of Village Street	0.71	15	Yes	Yes	1-10 Years	Yes. Within Conservation Area. Access onto main road is viable, but density and design would have to reflect the import of this gateway site.
Eardisley	HLAA/195/004	Land north of Mill Stream Gardens	1.25	30	Yes	Yes	11-20 Years	Yes. The site is within Flood Zone 2 and vehicular access would appear to be dependent upon Eardy/3

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Eardisley	HLAA/284/001	Land adjacent to 'The Wharf'	8.02	N/A	Yes	No	Not in current plan period	No. Large site divorced from the village (South). Northern portion of the site is Flood Zone 3.
Eardisley	HLAA/326/001a	Land at Forest Fencing PLC	4.42	35	Yes	Yes	1-10 Years	Yes. Brownfield site to the east of the village. Within Flood Zone 2/3, but the Environment Agency is satisfied that the site is not at risk from flooding on the basis of an independent hydrological assessment.
Eardisley	HLAA/326/001b	Land at Forest Fencing PLC	8.8	40	Yes	Yes	11-20 Years	Yes. Large, brownfield site to the east of the village. Within Flood Zone 2/3, but the Environment Agency is satisfied that the site is not at risk from flooding on the basis of an independent hydrological assessment. Development here would be entirely contrary to the prevailing pattern of development and consequently other sites should be considered first
Ewyas Harold	HLAA/225/001	Land at Callowside	1.43	43	Yes	Yes	1-10 Years	Yes. Provision of access would require hedgerow removal although this could be compensated for. Residential context exists opposite and to west.
Ewyas Harold	HLAA/339/001	Land adjacent to Greenways	0.97	N/A	Yes	No	Not in current plan period	No. The site splits into two parts with only the parcel of land closest to the road being able to be developed due to the narrowness of the pinch between the sites and the gradient. It would be difficult to integrate housing into this part of the settlement, as there is not much built form to link in with and any development of this site would erode the vulnerable landscape character of the area.
Ewyas Harold	HLAA/340/001b	Paddock opposite Lower House Farm	0.35	5	Yes	Yes	1-10 Years	Yes. This is considered an appropriate small development site, subject to resolution of access - visibility splays seem fine, but junction very narrow and may be unable to accommodate the traffic that a new development would generate.
Ewyas Harold	O/Ew/001	Land to the south of Trappe Cottage	0.76	22	Don't know	Yes	1-10 Years	Yes. Access between Ambleside and Mercia may be ok, although might involve a ransom strip.
Ewyas Harold	O/Ew/002	Land to the east of Merton Lodge	0.32	N/A	Don't know	No	Not in current plan period	No. Special Wildlife Site
Ewyas Harold	O/Ew/003	Land to the north of Tree Tops	0.78	N/A	Don't know	No	Not in current plan period	No. Access is unsatisfactory and the site is steeply sloping and therefore considered unsuitable
Ewyas Harold	O/Ew/004	Land to south of The Rectory	0.74	N/A	Don't know	No	Not in current plan period	No. 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
Ewyas Harold	O/Ew/005	Land to north of The Rectory	1.01	N/A	Don't know	No	Not in current plan period	No. 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
Ewyas Harold	O/Ew/006	Land further to the north of the Rectory	0.37	N/A	Don't know	No	Not in current plan period	No. The local road network is considered incapable of supporting additional development

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Ewyas Harold	O/Ew/007	Land to the west of the Butchers	1.18	N/A	Don't know	No	Not in current plan period	No. SAM and visibility issues
Ewyas Harold	O/Ew/008	Land immediately to the west of the Butchers	2.32	N/A	Don't know	No	Not in current plan period	No. SAM and visibility issues
Ewyas Harold	O/Ew/009	Land to the south of 'The Weir'	1.58	N/A	Don't know	No	Not in current plan period	No. Access via Middle Weir is not appropriate and there is no other obvious means of access
Ewyas Harold	O/Ew/010	Land behind the Leasowes	0.18	N/A	Don't know	No	Not in current plan period	No. Access via Middle Weir is not appropriate and there is no other obvious means of access
Fownhope	P785	Venture Play Area	0.04	N/A	Yes	No	Not in current plan period	No. A play area that is liable to flooding. Comparatively small and certainly no potential for more than 5 dwellings
Fownhope	P922	Land north west of Scotch Firs	2.47	20	Yes	Yes	11-20 Years	Yes. However, access onto the B4224 would be difficult to construct owing to ground level difference and PRow that runs the full length of the site parallel to the highway. There are no footways and the 30mph speed limit would require extension.
Fownhope	HLAA/207/001	Land to north of Westholme	0.2	N/A	Yes	No	Not in current plan period	No. Access would require partial removal of existing stone wall with associated excavations and splays
Fownhope	HLAA/207/002	Land to south of Westholme	0.21	N/A	Yes	No	Not in current plan period	No. Site is constrained by poor access
Fownhope	HLAA/216/001	Land to south east of Ferry Lane	0.25	N/A	Yes	No	Not in current plan period	No. Ferry Lane is not an adopted highway and the junction with the B4224 has virtually nil visibility to the south east.
Fownhope	HLAA/217/001	Land to the rear of Lower House Gardens	1.6	30	Yes	Yes	11-20 Years	Yes. Access to this site is dependent upon the arrangement for O/Fown/008
Fownhope	HLAA/268/001	Field at Hawkers Lane	0.96	N/A	Yes	No	Not in current plan period	No. 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
Fownhope	HLAA/269/001	Land off Ferry Lane	0.46	15	Yes	Yes	11-20 Years	Yes. Access to this site is dependent upon the arrangement for O/Fown/008

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Fownhope	O/Fown/001	Land at Fownhope Wood	2.23	N/A	Don't know	No	Not in current plan period	No. Ancient woodland, SSSI and SWS. Very steep and densely wooded. Totally impracticable and inaccessible
Fownhope	O/Fown/002	Land north of Court Stables	1.31	N/A	Don't know	No	Not in current plan period	No. 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
Fownhope	O/Fown/003	Land adjacent to the Medical Centre	7.19	N/A	Don't know	No	Not in current plan period	No. 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
Fownhope	O/Fown/004	Land adjacent to The Bowens	2.51	N/A	Don't know	No	Not in current plan period	No. 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
Fownhope	O/Fown/005	Land to the rear of Ringfield Drive	2.14	N/A	Don't know	No	Not in current plan period	No. 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
Fownhope	O/Fown/006	Land opposite Orchard Cottage	2.02	N/A	Don't know	No	Not in current plan period	No. 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
Fownhope	O/Fown/007	Land to the rear of Fownhope Leisure Centre	6.85	50	Don't know	Yes	11-20 Years	Yes. However, site is landlocked and only accessible with third party land acquisition or via a route through the Green Man PH car park. This would mean relocation of pub car parking and provision of an alternative means of access (and some replacement parking) for Wye Leisure.
Fownhope	O/Fown/008	Land to the north of Lower House Gardens	2.21	30	Don't know	Yes	11-20 Years	Yes. Site at edge of Conservation Area. PRoW to SE of existing agricultural access, which itself might be suitable to serve residential development. 30mph speed limit would need to be extended and hedgerow removal would be required.
Goodrich	HLAA/252/001	The Nutshell Caravan Park	0.95	N/A	Yes	No	Not in current plan period	No. Separated from village by A40(T) and consequently very difficult to integrate with existing residential development. Road noise is also a major constraint
Goodrich	HLAA/252/003	Land between A40 and Deanswift Close	0.25	N/A	Yes	No	Not in current plan period	No. Separated from village by A40(T)
Goodrich	O/Good/001	Land opposite Goodrich House	2.79	10	Don't know	Yes	11-20 Years	Yes. Some limited potential along the frontage of the U70402. Development over the whole of the site would be disproportionate in this context and unlikely to be acceptable given the limitations of the local highway network.

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Goodrich	O/Good/002	Land adjacent to Old Coach House	6.95	N/A	Don't know	No	Not in current plan period	No. 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
Goodrich	O/Good/003	Land southeast of the Old Vicarage	0.54	N/A	Don't know	No	Not in current plan period	No. 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)
Goodrich	O/Good/004	Land south of Goodrich Primary School	2.93	N/A	Don't know	No	Not in current plan period	No. 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
Goodrich	O/Good/005	Land adjacent to Bryants Court	2.91	N/A	Don't know	No	Not in current plan period	No. 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
Goodrich	O/Good/006	Land opposite Bryants Court	2.23	N/A	Don't know	No	Not in current plan period	No. 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.
Holme Lacy	HCAA/206/001	Land to the east of Holme Lacy College	7.51	N/A	Yes	No	Not in current plan period	No. Site is constrained by flood risk and its development would have an obvious landscape impact.
Holme Lacy	O/Hlacy/001	Land to the rear of Hardinge Close	1.53	N/A	Don't know	No	Not in current plan period	No. Site is constrained by access and it would not be appropriate to develop on an existing recreation ground and adjacent to the ancient woodland. The character of Holme Lacy is linear, adjacent to the main road and development here would be out of keeping, back development. The southern part of the site in particular is sloping.
Holme Lacy	O/Hlacy/002	Holme Lacy Recreation Ground	1.16	N/A	Don't know	No	Not in current plan period	No. Site is constrained by access and it would not be appropriate to develop on an existing recreation ground and adjacent to the ancient woodland. The character of Holme Lacy is linear, adjacent to the main road and development here would be out of keeping, back development.
Holme Lacy	O/Hlacy/003	Land to the rear of Holme Lacy	1.65	15	Don't know	Yes	1-10 Years	Yes. Access is achievable and there are few constraints to development.
Holme Lacy	O/Hlacy/004	Land adjacent to Pound Farm	5.64	N/A	Don't know	No	Not in current plan period	No. Access is achievable but the site adjoins the Registered Park and Garden, which is of national importance and is also part of a wider historic landscape pattern. The site would not be suitable for development in landscape terms.
Holme Lacy	O/Hlacy/005	Land adjacent to the Glebe	3.06	N/A	Don't know	No	Not in current plan period	No. Physically remote from village.
Holme Lacy	O/Hlacy/006	Land adjacent to Centre for Rural Crafts	1.08	N/A	Don't know	No	Not in current plan period	No. Steeply sloping site which is constrained by poor access.
Holme Lacy	O/Hlacy/007	Land at Coalyard	0.31	N/A	Don't know	No	Not in current plan period	No. Acceptable in landscape terms, but access could not be achieved without the acquisition of third party land.
Holme Lacy	O/Hlacy/008	Land to the rear of Wyelands	1.57	N/A	Don't know	No	Not in current plan period	No. Site is constrained by access and it would not be appropriate to develop on an existing recreation ground and adjacent to the ancient woodland. The character of Holme Lacy is linear, adjacent to the main road and development here would be out of keeping, back development.

Settlement	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Available	Achievable	Timescale for Delivery	Is the site considered suitable and achievable for development?
Holme Lacy	O/Hlacy/009	Land adjacent to Shipley Gardens	0.84	25	Don't know	Yes	1-10 Years	Yes. Access is achievable and the site is well related to the village.
Holme Lacy	O/Hlacy/010	Land at Folly Farm	3.19	30	Don't know	Yes	1-10 Years	Yes. Access is achievable and the site could accommodate some residential development in proportion to the size of the village and focussed on creating frontage along the main road.
Kingsland	O/Kingd/001	Land to the west of the village hall	0.43	12	Don't know	Yes	1-10 Years	Yes. Site accessible, but within Conservation Area, which is the principal constraint. Recent addition to the south (Kingsleane) provides a stronger residential context and containment
Kingsland	O/Kingd/002	Land to the west of Lugg Green Road,	5.02	25	Don't know	Yes	1-10 Years	Yes. Access is achievable via Lugg Green Road, even allowing for aggregation with HLAA/244/001. PRow traverses the site. Site is too large if considered as a whole, but SE corner would appear viable.
Kingsland	O/Kingd/003	Land to the rear of Lindens	3.13	30	Don't know	Yes	11-20 Years	Yes. Conservation Area and access onto main road is shared with PRow. Development would be contrary to historic settlement pattern although the site is relatively well contained.
Kingsland	O/Kingd/004	Land to the east of the link road	0.9	20	Don't know	Yes	11-20 Years	Yes. Access onto A4110 not possible and the alternative (Chapel Lane) would require widening and the junctions at either end would require improvement, the practicality of which is questionable. Viability has to be questionable.
Kingsland	HLAA/054/001	Land at Broadleaf Farm	1.85	N/A	Yes	No	Not in current plan period	No. Physically remote from village and rural in nature
Kingsland	HLAA/140/001	Saw Mill	0.36	N/A	Yes	No	Not in current plan period	Physically remote from village and in the absence of links the site is considered unsuitable. Presence of adjacent sawmill also a consideration
Kingsland	HLAA/156/001	Land to north of the fire station	1.26	N/A	Yes	No	Not in current plan period	Special Wildlife Site. Not particularly well related to the remainder of the built environment
Kingsland	HLAA/179/001	Land off Chapel Lane	1.99	25	Yes	Yes	11-20 Years	Yes. Access onto A4110 not possible and the alternative (Chapel Lane) would require widening and the junctions at either end would require improvement, the practicality of which is questionable. Viability has to be questionable.
Kingsland	HLAA/244/001	Land to east of Lugg Green Road	10.79	80	Yes	Yes	1-10 Years	Yes. The site is too large to be considered as a whole. A footway would be required along Lugg Green Road. Recent residential development to the south to provide context. Flood zone 2 encroaches into northern and eastern parts of site
Kingsland	HLAA/251/001	Land to the south of Longford Road	19.96	20	Yes	Yes	11-20 Years	Yes. This site is too large to be considered in totality. It is within the Conservation Area and the NW is bounded by the Grade I listed Church and the Castle SAM. Some limited development along the B4360 road frontage might be acceptable, although there are clearly significant designations /constraints locally.
Kingstone	IEAH	Kingstone Primary School, Kingstone	1.23	N/A	Yes	No	Not in current plan period	No. School/community playing field
Kingstone	MKA5	Kingstone High School, Kingstone	8.55	N/A	Yes	No	Not in current plan period	No. School/community playing field

Settlement	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Available	Achievable	Timescale for Delivery	Is the site considered suitable and achievable for development?
Kingstone	JKBX	Land to the north east of the works	0.15	5	Yes	Yes	1-10 Years	Yes. Small site within the settlement, unlikely to yield more than 2 dwellings. Not certain as to the implications of the adjoining industrial use - presumably a non-issue if B1
Kingstone	P987	Land to east of Kingstone farm, Kingstone	10.72	N/A	Yes	No	Not in current plan period	No. 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
Kingstone	Kingstn/3	Site at factory, Kingstone	0.12	N/A	Yes	No	Not in current plan period	No. 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
Kingstone	HLAA/102/001	Land opposite Lowfield Meadow	8.18	287	Yes	Yes	11-20 Years	Yes. Could be large potential here and would act to bring the two elements of the village together. Large-scale development has obvious landscape implications
Kingstone	HLAA/224/002	Land adjacent to Hanley Court	8.55	87	Yes	Yes	11-20 Years	Yes. Site too large to be considered as a whole. Undifferentiated arable land lacking a residential context. Various improvements to junctions would be required as would a footpath/cycle link from B4348 to B4349. The group of farm buildings in the SE corner are considered worthy of retention and a buffer would be required around them - one of the buildings is listed. PP was granted for residential conversion in late 1990's but seemingly never implemented.
Kingstone	O/Kingstn/001	Land to the north west of Whitehouse Drive	2.81	75	Don't know	Yes	1-10 Years	Yes. Access via Whitehouse Drive would be possible, although contentious locally. The junction onto the C1221 is poor and a speed survey would be required to support 2m x 40m visibility splays.
Kingstone	O/Kingstn/002	Land at Berrow Cotton	1.66	25	Don't know	Yes	11-20 Years	Yes. Access opportunities are not obvious
Lea	P63	Land on B4224	0.77	N/A	Yes	No	Not in current plan period	No. 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
Lea	P923	Adjacent to Lea Hill	3.65	N/A	Yes	No	Not in current plan period	No. 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	Lea/1	Land at Aldene	1.17	20	Yes	Yes	1-10 Years	Yes. Site within the existing settlement boundary and principal established under current policy framework. Means of access onto A40 is the major constraint, although tree issues may also arise.
Lea	Lea/2	Land adjacent to Hunters Hall	0.42	N/A	Yes	No	Not in current plan period	No. Means of vehicular access not readily apparent and the site is also an orchard
Lea	HLAA/089/001	Land adjoining Millbrook Gardens	1.24	N/A	Yes	No	Not in current plan period	No. The site is partially within Flood Zone 3, which is the principal constraint
Lea	HLAA/276/001	Land to east and south of Rudhall View	1.91	54	Yes	Yes	1-10 Years	Yes. This site is large and development over the entire site may not be appropriate. Relatively high density housing bordering to the west (Rudhall View).

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Lea	HCAA/277/001	Land between A40 and Mill Lane	1.23	35	Yes	Yes	11-20 Years	Yes. Dismissed appeal for residential development in 2000. Quite a prominent, elevated site. Petrol station to the immediate north - environmental health implications
Lea	HCAA/319/001	Field adjacent to Millbrook Gardens (Green Acres Farm, Bottom Field)	1.41	N/A	Yes	No	Not in current plan period	No. This site is also referred to as HCAA/089/001
Lea	O/Lea/001	Land opposite Rock Farm	4.43	30	Don't know	Yes	11-20 Years	Yes. The site is too large to be considered as a whole. Accessed via narrow lane and development would appear most appropriate in spatial terms if limited to the eastern portion of the site. This would appear to require a lengthy access road
Lea	O/Lea/002	Land at Rock Farm	2.3	N/A	Don't know	No	Not in current plan period	No. Large, exposed and elevated. Little existing residential context
Lea	O/Lea/003	Land adjacent to the White House	2.04	N/A	Don't know	No	Not in current plan period	No. The site slopes towards the stream in the valley floor. This site is rural in nature and some distance from the village hub
Lea	O/Lea/004	Land opposite Rudhall View	1.18	N/A	Don't know	No	Not in current plan period	No. Flood Zone 3 and Landfill site. Further removed from village, and therefore less suitable than HCAA/089/001
Lea	O/Lea/005	Land opposite Nathan House	1.03	N/A	Don't know	No	Not in current plan period	No. 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
Lea	O/Lea/006	Land to east of Primary School	5.33	N/A	Don't know	No	Not in current plan period	No. 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
Lea	O/Lea/007	Land adjacent to Rock Farm	1.08	33	Don't know	Yes	11-20 Years	Yes. This is an important open space within the village, making a positive contribution towards the rural character and appearance of the vicinity. Development would be highly conspicuous.
Lea	O/Lea/008	Land adjacent to Lea Villa Caravan Park	1.12	N/A	Don't know	No	Not in current plan period	No. 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
Lea	O/Lea/009	Land at Castle End Farm	0.89	N/A	Don't know	No	Not in current plan period	No. Site is too far removed from settlement
Lea	O/Lea/010	Land opposite Castle End Farm	0.65	N/A	Don't know	No	Not in current plan period	No. 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

Settlement	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Available	Achievable	Timescale for Delivery	Is the site considered suitable and achievable for development?
Leintwardine	HAAA/157/001	Land at Rosemary Lane	1.33	40	Yes	Yes	1-10 Years	Yes. This site is outside the Conservation Area adjacent existing C20th stock. Vehicular access onto the highway is possible, although visibility splays would be dependent upon loss of hedgerow and there is a bank to contend with.
Leintwardine	O/Leint/001	Land to the east of Middle Wardens of Rosemary Lane	1.79	30	Don't know	Yes	1-10 Years	Yes. Part of this site has already been developed as social housing. Again the site is outside the Conservation Area and the local context is mid/late C20th housing. The site slopes downhill significantly towards the east and it is presumed that there are long distant views back into the site. However, the existing edge to the settlement is quite harsh (there is an absence of any meaningful planting) and further development could contribute to rectifying this.
Leintwardine	O/Leint/002	Land to east of Wardens New House	1.42	34	Don't know	Yes	1-10 Years	Yes. Same comments as per O/Leint/001, although this site is adjacent the Conservation Area and setting implications have to be considered.
Leintwardine	O/Leint/003	Land at Penn fields	2.46	N/A	Don't know	No	Not in current plan period	No. 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
Leintwardine	O/Leint/004	Land at Penn Fields	1.69	N/A	Don't know	No	Not in current plan period	No. 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
Leintwardine	O/Leint/005	Land to the northeast of Craignordie	0.52	N/A	Don't know	No	Not in current plan period	No. U92211 too narrow to accommodate increase in traffic
Leintwardine	O/Leint/006	Land to the north of Plough Farm	2.53	65	Don't know	Yes	11-20 Years	Yes. Driveway gradient difficult given the slope and position of access would require careful consideration in order to optimise visibility
Leintwardine	O/Leint/007	Land to northeast of Jay Lane	1.4	N/A	Don't know	No	Not in current plan period	No. Highway network incapable of improvement to meet additional volume
Leintwardine	O/Leint/008	Land to southwest of Seedly Lodge	1.2	N/A	Don't know	No	Not in current plan period	No. Conservation Area, unregistered historic park and garden and abutting the SAM
Madley	YEAT	Madley County Primary School	0.83	N/A	Yes	No	Not in current plan period	No. School/community playing field
Madley	HAAA/084/001	Land adjacent to Sycamore Croft	0.76	20	Yes	Yes	11-20 Years	Yes. There is anecdotal evidence that this site floods and the traffic manager has concern at the access onto the C1196. Vehicular access would also require crossing over the PRow MY43A. The Castle Moat is also nearby.
Madley	HAAA/180/001	Land to the north of Madley	1.89	55	Yes	Yes	11-20 Years	Yes. Access onto the C1098 is not achievable although a link through the allocated site to the south may be possible (no pp for allocated site as yet - outline application withdrawn). Development would be better limited to the southern portion of the site.

Settlement	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Available	Achievable	Timescale for Delivery	Is the site considered suitable and achievable for development?
Madley	HLAA/195/001	Land to the east of Madley Church	2.09	N/A	Yes	No	Not in current plan period	No. Prominent site on main entrance to village. Development would be detrimental to the setting of the church
Madley	HLAA/253/001	Land at Town House Farm	0.57	10	Yes	Yes	11-20 Years	Yes. Significant access constraints. Dependent upon removal of hedgerow in a prominent entrance point into the village. Town House Farm is a listed complex and a landmark site opposite the Church. Development 'in front' of it may be considered detrimental to its setting and to this part of the village as a whole.
Madley	HLAA/253/002	Land to the west of Town House Farm	2.77	N/A	Yes	No	Not in current plan period	No. Access not attainable
Madley	HLAA/253/003	Land to east of Town House Farm	1.66	N/A	Yes	No	Not in current plan period	No. Site is divorced from the village and rural in nature
Madley	HLAA/335/001	Land at Town House Farm	0.8	N/A	Yes	No	Not in current plan period	No. Creation of access would require acquisition of third party land
Madley	HLAA/336/001	Land adjacent to Court View	0.74	N/A	Yes	No	Not in current plan period	No. Creation of access would require acquisition of third party land
Madley	O/Mad/001	Land to the east of Archenfield	2.08	25	Don't know	Yes	11-20 Years	Yes, contained site with mature boundaries. Well established hedgerow would need severe cutting back or even removal to accommodate access and visibility splays. Improvements to pedestrian access required.
Madley	O/Mad/002	Land to south of Pantile Lane	0.72	N/A	Don't know	No	Not in current plan period	No. Access to this site is via a private lane that appears incapable of improvement to the requisite standard
Madley	O/Mad/003	Land to the north east of Blenheim Farm	0.88	20	Don't know	Yes	11-20 Years	Yes. Development of the entire site would not be appropriate in this rural location. Development would be better limited to several, very high quality dwellings fronting the road. Access is an issue.
Madley	O/Mad/004	Land to the north of Church Croft	0.79	5	Don't know	Yes	11-20 Years	Yes. Access via Church Croft places limitations upon the number of dwellings achievable. PRow traverses the site.
Madley	O/Mad/005	Land opposite Archenfield	1.18	10	Don't know	Yes	11-20 Years	Yes, the site is open in nature and consequently landscaping would be required to create a suitable boundary for development. The established hedgerow would need to accommodate an acceptable access. Improvements to pedestrian access required.
Madley	O/Mad/006	Land adjacent to Tinglebrook	3.22	N/A	Don't know	No	Not in current plan period	No. This site is open in nature and sits at the back of the village. Therefore it would be difficult to integrate the site into the existing built form.
Marden	HLAA/257/001	Brook Farm	2.79	45	Yes	Yes	11-20 Years	Yes. Existing SAWS site. Brook House is listed and there are setting implications. The site is also rural in nature and not particularly well related to the village. There is a very good prospect of the site becoming available for development.

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Marden	HLAA/334/001	Land opposite Laystone Bridge Lodge	0.72	20	Yes	Yes	1-10 Years	Yes. Site is now considered deliverable due to resolution of access.
Marden	O/Mard/001	Site opposite Brook Farm	2.19	65	Don't know	Yes	11-20 Years	Yes. The provision of an access would require the removal of a large stretch of the existing hedgerow. Improvements to pedestrian connectivity to the village would require the acquisition of third party land.
Marden	O/Mard/002	Land adjacent to Volunteer Inn	1.2	N/A	Don't know	No	Not in current plan period	No. 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
Marden	O/Mard/003	Land adjacent to New House Farm	4.37	125	Don't know	Yes	1-10 Years	Yes. A site close to village amenities. Existing roadside hedge is set back far enough to negate the need for removal. Not a hugely prominent site in the wider landscape despite its scale. Landowner is willing to release the land for development.
Marden	O/Mard/004	Land adjacent to the Primary School play area	1.36	40	Don't know	Yes	1-10 Years	Yes. Lapsed planning permission for 3 detached bungalows on the part of the site within the current settlement boundary. An access onto the C1124 would be achievable if staggered appropriately from White House Close opposite. Landowner is willing to release the land.
Marden	O/Mard/005	Land adjacent to The Firs	0.4	12	Don't know	Yes	11-20 Years	Yes. Well contained site although hedgerow removal for access a necessity.
Moreton-on-Lugg	HLAA/147/001	Land to the west of the A49(T)	2.88	N/A	Yes	No	Not in current plan period	No. Severed from the village by the main road
Moreton-on-Lugg	HLAA/147/002	Land to the west of the A49(T)	4.76	N/A	Yes	No	Not in current plan period	No. Severed from the village by the main road
Moreton-on-Lugg	HLAA/297/001	Land adjacent to Ordnance Close	1.32	15	Yes	Yes	11-20 Years	Yes. Ordnance Close is privately owned, which would question viability. There are also TPO trees on site.
Moreton-on-Lugg	O/MoL/001	Land adjacent to Church House Farm	2.41	90	Don't know	Yes	1-10 Years	Yes. This site is flat grazing land adjacent the A49(T). There are no discernible landscape features and the site is bound by native hedgerow. Visually the site is highly prominent and road noise would require attention. Vehicular access would be dependent upon sharing something with O/MoL/003, which may enable a sufficient buffer to be left along the main road. Landowner is willing to release the land.
Moreton-on-Lugg	O/MoL/002	Land to the west of Andrews Close	0.6	N/A	Don't know	No	Not in current plan period	No. Access not viable onto A49(T) and the alternative onto the C1120 would not be achievable owing to inadequate junction spacing
Moreton-on-Lugg	O/MoL/003	Site adjacent to Church Farm	3.6	90	Don't know	Yes	1-10 Years	Yes. To the immediate east of O/MoL/001. This is a large, flat site devoid of landscape features. There are trees within the highway verge to the north of the site which may have implications for the construction of a vehicular access. Landowner is willing to release the land.

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Moreton-on-Lugg	O/MoL/004	Land at Church Farm	1.72	40	Don't know	Yes	11-20 Years	Yes. The site extends to the rear of the grade II listed St. Andrews Church and incorporates what appears to be a working farm. The western portion of the site is an orchard and expanse gives an indication that the existing pond is the remnant of a former moat. The existing farm house appears to be one of the few buildings in the entire village with any historic/architectural value and appears worthy of retention. By reason of its proximity to the Church, encompassing of a working farm, a building of local interest and an orchard, this site is considered to be significantly constrained. Landowner is willing to release the land.
Moreton-on-Lugg	O/MoL/005	Land to rear of Hazelwood	2.28	60	Don't know	Yes	11-20 Years	Yes. Flat grazing land of much the same character as O/MoL/001 and O/MoL/003. Gated access passing to east of Hazelwood direct to/from the C1120. No discernible landscape features. Access may be a problem and visibility improvements appear to rest upon the acquisition of third party land. Landowner is willing to release the land.
Moreton-on-Lugg	O/MoL/006	Land to east of playground	7.01	N/A	Don't know	No	Not in current plan period	No. Site is constrained by flood risk
Orleton	P1065	Land off Millbrook Close	1.45	N/A	Yes	No	Not in current plan period	No. Site is constrained by flood risk and there is no obvious point of access
Orleton	P1110/1	Caravan Park	0.46	14	Yes	Yes	1-10 Years	Yes. This is a viable site, although delivery may depend upon whether the caravan owners have leases etc.
Orleton	P1110/2	Land adjacent to The Halletts	0.47	N/A	Yes	No	Not in current plan period	No. Remnant orchard rising to south east. Would be quite prominent from a number of vantage points both within and without the Conservation Area
Orleton	P1110/3	Land north west of Orleton Primary School	0.63	19	Yes	Yes	11-20 Years	Yes. Would extend the village beyond the edge created by the school and visibility splays would necessitate removal of a long stretch of hedgerow, which would be undesirable in this edge of settlement location.
Orleton	P111/2	Land off Kings Road	0.57	N/A	Yes	No	Not in current plan period	No. Completely divorced from village
Orleton	Orl/10	Land to rear of Orleton House, Kitchen Hill Road	0.52	N/A	Yes	No	Not in current plan period	No. Very difficult to access the site without compromising the setting of Orleton House. Several listed buildings nearby
Orleton	Orl/3	Rear of Boot Inn, Kitchen Hill Road	0.12	6	Yes	Yes	1-10 Years	Yes. The entire site cannot be developed as some land would need to be retained for public house car parking
Orleton	Orl/5	Land to the rear of Rosecroft	0.42	N/A	Yes	No	Not in current plan period	No. Site is constrained by access
Orleton	Orl/6	Buildings off Tunnel Lane on site adjacent to The Forge and Orleton Manor	0.09	5	Yes	Yes	1-10 Years	Yes. Potential conversion scheme

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Orleton	Orl/7	Comberton Farm	0.27	N/A	Yes	No	Not in current plan period	No. Potential conversion scheme only - too far removed from village to justify new build
Orleton	Orl/9	Site opposite Church House Farm, Kitchen Hill Road	0.66	N/A	Yes	No	Not in current plan period	No. Important open space within the conservation area - history of refusals for failure to preserve or enhance CA.
Orleton	HLAA/033/001	Amiss Orchard, Kitchen Hill Road	0.4	N/A	Yes	No	Not in current plan period	No. Development would seriously detract from character of the Conservation Area. There is a history of refusals and dismissed appeals on this site
Orleton	HLAA/043/001	Land west of Primary School	1.61	48	Yes	Yes	11-20 Years	Yes. Mature roadside hedge and intermittent trees that may require removal if visibility splays to be achieved. Access not achievable from the adjoining cul-de-sac which may lead to conflict with school traffic.
Orleton	HLAA/144/001	Old Corn Mill Field, to west of Kitchen Hill Road	5.96	N/A	Yes	No	Not in current plan period	No. This site is too large and could not be easily integrated into the village
Orleton	O/Orl/001	Millbrook House	0.03	N/A	Don't know	No	Not in current plan period	No. Only capacity for a single dwelling and that would be subject to retention of appropriate levels of off-street parking
Orleton	O/Orl/002	Land south of The Farm, Kitchen Hill Road	0.41	N/A	Don't know	No	Not in current plan period	No. Development would seriously detract from character of the Conservation Area
Orleton	O/Orl/003	Land adjacent to Orchard View, Church Lane	0.06	N/A	Don't know	No	Not in current plan period	No. Highly sensitive site, with development potentially affecting the setting of the Church and the listed building to the south
Orleton	O/Orl/004	Land west of Hallets Well	0.8	15	Don't know	Yes	11-20 Years	Yes. Group TPOs to NW and footpath running the length of the eastern boundary. Securing access could be problematic too.
Orleton	O/Orl/005	Land north of Orleton Manor	0.88	N/A	Don't know	No	Not in current plan period	No. Heavily wooded site of major importance to Conservation Area and directly opposite Grade II* listed Orleton Manor
Orleton	O/Orl/006	Land northeast of Church House Farm	1.37	N/A	Don't know	No	Not in current plan period	No. Remnant orchard rising to south east. Would be quite prominent from a number of vantage points both within and without the Conservation Area
Orleton	O/Orl/007	Land to west of Orleton Manor	0.43	N/A	Don't know	No	Not in current plan period	No. 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

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Orleton	O/Orl/008	Land south of Tunnel Lane	0.62	N/A	Don't know	No	Not in current plan period	No. 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
Orleton	O/Orl/009	Land north of Tunnel Lane	0.68	N/A	Don't know	No	Not in current plan period	No. 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
Orleton	O/Orl/010	Land to south of Kitchen Hill Road	0.59	N/A	Don't know	No	Not in current plan period	No. Divorced from village with consequent detrimental impact on landscape, setting of village and Conservation Area
Pembridge	HLAA/127/001	Land behind Bargates	0.81	N/A	Yes	No	Not in current plan period	No. Very poor visibility and access too narrow to accommodate carriageway and requisite footway
Pembridge	HLAA/127/002	Land behind the Old Post Office	0.11	N/A	Yes	No	Not in current plan period	No. Site is rejected as unlikely to yield 5 dwellings
Pembridge	HLAA/145/001	Land adjacent to Bearwood Lane	3.44	N/A	Yes	No	Not in current plan period	No. Large site, rising to the south. Divorced from the village with very little opportunity for integration
Pembridge	HLAA/145/002	Land to the south of the Court Meadow	1.05	14	Yes	Yes	1-10 Years	Yes. The northern part of this site abuts the Court Meadow development and would be most appropriate site for housing. However, it does not appear that access could be achieved via Court Meadow, which would necessitate removal of hedgerow along Bearwood Lane.
Pembridge	HLAA/145/003	Land to the south of the village hall	5.08	6	Yes	Yes	11-20 Years	Yes. This site is too large to be considered in totality. The northern part of the site (i.e. that closest to the village hall) has some potential, although it is almost certain that vehicular access will necessitate removal of hedgerow.
Pembridge	HLAA/204/001	Townsend Farm	1.69	N/A	Yes	No	Not in current plan period	No. Important approach to the village and within the conservation area. Difficult to integrate satisfactorily given the sporadic and scattered nature of development locally
Pembridge	HLAA/296/001	Land west of Bridge street	0.43	13	Yes	Yes	1-10 Years	Yes. Accessible via Sandiford Plock or Curl View. A well contained site removed from the more sensitive elements of the village.
Pembridge	O/Pem/001	Land to the east of Oak Cottage	1.4	N/A	Don't know	No	Not in current plan period	No. Extremely prominent site on main eastern approach to the village. Difficult to integrate satisfactorily given the sporadic and scattered nature of development locally. Landowner has indicated that the site is available.
Pembridge	O/Pem/002	Land to the east of Parsons Walk	1.04	18	Don't know	Yes	11-20 Years	Yes. The presence of the sewage works needs to be accounted for, otherwise this site appears accessible via Parsons Walk. Landowner is willing to release the land for development

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Pembridge	O/Pem/003	Land to the west of Curl View	0.84	25	Don't know	Yes	11-20 Years	Yes. This site is more open in aspect that HLAA/296/001, which is to the immediate south. Some structural landscaping would be required to present a softer edge to the village. There may be capacity issues in terms of how much additional traffic Curl View can accept. Landowner is willing to release the land for development.
Peterchurch	Petc/1	Former Petrol Station	0.02	N/A	Yes	No	Not in current plan period	No. Site is rejected as unlikely to yield 5 dwellings
Peterchurch	Petc/2	Land at the Nags Head	0.06	N/A	Yes	No	Not in current plan period	No. Not well related to village in spatial terms. Difficult to provide links. Development would threaten public house viability
Peterchurch	Petc/3	Land at Wellbrook	0.05	N/A	Yes	No	Not in current plan period	No. Wellbrook Manor is Grade I listed. Barn conversions may be a possibility
Peterchurch	HLAA/128/001	Land adjoining Hawthorn Rise	7.48	130	Yes	Yes	1-10 Years	Yes. The site is too large if considered as a whole and incorporates protected new open space (RST5). However, within the site as shown it appears possible to offset the loss of protected open space and provide a suitable means of access to serve new development. This may require realignment of Hawthorn Rise to compensate for the proximity to the Closure Place junction opposite.
Peterchurch	HLAA/303/001	Land at Valley View Farm	0.76	23	Yes	Yes	11-20 Years	Yes. It would now appear that this site falls outside flood zones 2&3, in which case the principle of development would be acceptable. The main constraint is the provision of a visibility splay across the frontage, which may prove difficult given the layout of neighbouring properties.
Peterchurch	HLAA/320/001	Weir Meadow	5.01	N/A	Yes	No	Not in current plan period	No. Majority of site is within Flood Zone 2. High landscape impact
Peterchurch	O/Petc/001	Land to the south west of Nags Head	0.3	N/A	Don't know	No	Not in current plan period	No. 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.
Peterchurch	O/Petc/002	Land to north west of Fire Station	1.84	40	Don't know	Yes	11-20 Years	Yes. A significant part of this site falls within flood zone 2. 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 SE to improve visibility sufficiently, which would involve land within O/Pete/001. 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.
Peterchurch	O/Petc/003	Land adjacent to the Hawthorns	4.95	N/A	Don't know	No	Not in current plan period	No. High landscape impact

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Peterchurch	O/Petc/004	Land to the east of dismantled railway	1.04	N/A	Don't know	No	Not in current plan period	No. Site is constrained by high landscape impact and flood risk
Peterchurch	O/Petc/005	Land to the south west of Mobage Farm	4.7	N/A	Don't know	No	Not in current plan period	No. High landscape impact
Pontrilas	HLAA/225/003	Land behind Doyre Terrace	0.2	6	Yes	Yes	11-20 Years	Yes. However, the site is located directly adjacent to the A465 therefore noise would be a problem. Otherwise good brownfield site with good access; however security fencing at the front would need to be removed to allow for visibility.
Pontrilas	HLAA/225/004	Land at Court Farm	0.37	N/A	Yes	No	Not in current plan period	No. The site is constrained by poor access and lacks visual relationship with the main part of the village.
Pontrilas	HLAA/225/005	Land adjacent to sub station, Orcop Road	0.47	N/A	Yes	No	Not in current plan period	No. 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.
Pontrilas	HLAA/227/001	Land adjacent to railway line, Orcop Road	5.9	N/A	Yes	No	Not in current plan period	No. Site is constrained by poor access and development would be visually prominent.
Pontrilas	O/Pont/001	Land to the south of Highfield Farm	0.97	N/A	Don't know	No	Not in current plan period	No. Development would be very prominent and would intrude into the pastoral setting of the village. Access is poor.
Pontrilas	O/Pont/002	Land adjacent to Court Farm	0.45	N/A	Don't know	No	Not in current plan period	No. 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.
Shobdon	HLAA/001/002	Land to south of Forge House	1.96	50	Yes	Yes	11-20 Years	Yes. The site only appears accessible via Ledicot Lane (via HLAA/307/001) at which point the lane is too narrow to accommodate both the requisite road width and footpath without land take. Moreover, the site considered as a whole is too large and development would be discordant with the pre-existing pattern of development in this part of the village.
Shobdon	HLAA/070/001	Woodside	5.73	N/A	Yes	No	Not in current plan period	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
Shobdon	HLAA/118/001	Land to the east of industrial works	0.39	12	Yes	Yes	11-20 Years	Yes. Visibility blocked by hedge to the west which is not part of the site. Some form of sustainable link to the village centre would be required (footpath/cycle link).
Shobdon	HLAA/118/002	Field adjoining the old power house	0.47	N/A	Yes	No	Not in current plan period	Too far removed from the village

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Shobdon	HLAA/148/001	Land to the south of the Birches Housing Estate	7.34	100	Yes	Yes	11-20 Years	Yes. Access from the C1032 doesn't appear achievable, but a link from the allocated site to the north may be possible. Site is too large to be considered as a whole.
Shobdon	HLAA/148/002	The Humbers	3.85	30	Yes	Yes	1-10 Years	Yes. Access from the C1032 doesn't appear achievable, but a link from the allocated site to the north may be possible. Site is too large to be considered as a whole.
Shobdon	HLAA/231/001	Land to east of the Old Barn	1.5	40	Yes	Yes	1-10 Years	Yes. If access can be shared with HLAA/148/002 development appears achievable. Intensified use of Moor Meadow (as an alternative means of access) would not be appropriate as visibility to the west is sub-standard.
Shobdon	HLAA/307/001	Lower Ledicott Farm	0.63	18	Yes	Yes	11-20 Years	Yes. Ledicott Lane is very narrow at this point and intensification of use would require road widening and the provision of a footpath. This in turn would require third party land take, which would question viability. Site gradient counts against it as well.
Shobdon	O/Shob/001	Land to the south of Hillhampton Farm	0.2	5	Don't know	Yes	1-10 Years	Yes. Land within the settlement boundary. Acceptable in principle subject to access.
Shobdon	O/Shob/002	Land to the south of Bar Meadow	5.78	10	Don't know	Yes	1-10 Years	Yes. Development of part of the site may be appropriate. Pedestrian/cycle link into the village would have to be provided.
Stretton Sugwas	HLAA/005/001	The Lakes	1.17	35	Yes	Yes	1-10 Years	Yes. There may be potential to develop part of this site without compromising the setting of the church. Access onto the A438 is likely to be achievable with satisfactory visibility and without third party land acquisition
Stretton Sugwas	HLAA/246/001	Land south east of Blenheim House	1.7	N/A	Yes	No	Not in current plan period	No. his compartment is one of the few pieces of land, in the area enclosed by the A438, A480 and C1197 which has not been completely degraded by agricultural intensification.
Stretton Sugwas	O/Stsug/001	Land to rear of Stretton Sugwas Primary School	1.56	47	Don't know	Yes	1-10 Years	Yes. Site has the landscape capacity to accommodate new development. Potential to restore landscape character through a landscape scheme associated with housing development.
Stretton Sugwas	O/Stsug/002	South of Stretton Sugwas Primary School	0.92	28	Don't know	Yes	1-10 Years	Yes. Site comprises arable land which has been degraded by agricultural intensification.
Stretton Sugwas	O/Stsug/003	North of Roman Way	2.06	N/A	Don't know	No	Not in current plan period	No. The access to this land is unlikely to be achievable.
Sutton St Nicholas	Sut/5	Court Farm	1.44	N/A	No	No	Not in current plan period	Site is unavailable and thus has no potential.
Sutton St Nicholas	HLAA/135/001	Land adjacent to Moyles Cottage	3.86	N/A	Yes	No	Not in current plan period	No. 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
Sutton St Nicholas	HLAA/142/002	Land adjacent to Tilton House	5.2	N/A	Yes	No	Not in current plan period	No. 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

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Sutton St Nicholas	HLAA/178/001	Land to the rear of St Nicholas Church	2.72	N/A	Yes	No	Not in current plan period	No. 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
Sutton St Nicholas	HLAA/237/001	Land adjacent to Willowcroft	1.11	30	Yes	Yes	1-10 Years	Yes. This is a site beyond the new school, which provides the existing edge to the village. Residential development beyond the school would incorporate land that is inherently rural in character and appearance. Moreover, the provision of visibility splays (horizontal) would require the removal of a lengthy stretch of roadside hedge, whilst the blind crest would make positioning the point of access difficult. Development would also necessitate the extension of the 30 mph limit. Landowner is willing to release the land for development.
Sutton St Nicholas	O/Sut/001	Land adjacent to sewerage works	1.81	40	Don't know	Yes	11-20 Years	Yes. Western portion of site is within the Conservation Area and incorporates the sewerage works. Access via the farm track to this side of the site is not achievable. The eastern part of the site could be access via Woodville Grove, although this appears to involve a ransom strip. The site is open in aspect and prominent on the main southern approach.
Sutton St Nicholas	O/Sut/002	Land adjacent to Lane Farm	0.2	N/A	Don't know	No	Not in current plan period	No. 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
Sutton St Nicholas	O/Sut/003	Land to rear of Seaburne House	0.61	N/A	Don't know	No	Not in current plan period	No. Site within Conservation Area and traversed by public footpath. Access onto the U72605 would not be acceptable owing to its limited width
Sutton St Nicholas	O/Sut/004	Land to rear of playing fields	3.4	N/A	Don't know	No	Not in current plan period	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
Sutton St Nicholas	O/Sut/005	Land to rear of Rathays	1.28	N/A	Don't know	No	Not in current plan period	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
Sutton St Nicholas	O/Sut/006	Land to west of St Michaels church	3.17	N/A	Don't know	No	Not in current plan period	No. 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
Sutton St Nicholas	O/Sut/007	Land adjacent to New Grange	4.52	120	Don't know	Yes	11-20 Years	Yes. Open in aspect and access onto the main road would necessitate the removal of hedgerow. Site is too large if considered as a whole. Most suitable area would appear to revolve around the eastern portion of the site.
Sutton St Nicholas	O/Sut/008	Land to rear of Ordys Court	0.93	N/A	Don't know	No	Not in current plan period	No. 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
Sutton St Nicholas	O/Sut/009	Land to the rear of The Crosswells	0.62	N/A	Don't know	No	Not in current plan period	No. Road fronting part of this site has permission for a single dwelling. Otherwise the visibility concerns quoted for O/Sut/008 apply

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Sutton St Nicholas	O/Sut/010	Land to rear of the White House	2.09	N/A	Don't know	No	Not in current plan period	No. Access not achievable other than onto the Marden Road, although this would require passage between listed buildings (The White House)
Sutton St Nicholas	O/Sut/011	Land adjacent to Watersheep	0.81	N/A	Don't know	No	Not in current plan period	No. Protected open space
Sutton St Nicholas	O/Sut/012	Land adjacent to The Rise	1.58	N/A	Don't know	No	Not in current plan period	No. Unregistered historic park and garden, Conservation Area and BAP habitat
Sutton St Nicholas	O/Sut/013	Land to rear of Sutton Court	1.72	N/A	Don't know	No	Not in current plan period	No. 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
Sutton St Nicholas	O/Sut/014	Land adjacent to Lower House	0.44	N/A	Don't know	No	Not in current plan period	No. Existing lane (U72600) is not suitable to serve any more development due to narrowness, footways and visibility at the junction with the C1126
Sutton St Nicholas	O/Sut/015	Land opposite Ridgeway House	0.13	N/A	Don't know	No	Not in current plan period	No. Site is rejected as unlikely to yield 5 dwellings
Sutton St Nicholas	O/Sut/016	Land adjacent to Ridgeway	0.83	25	Don't know	Yes	11-20 Years	Yes. The site is outside the 30mph limit, so would need extending. The lack of a footway to the village centre etc is a concern and would need addressing. The site is very prominent and structural planting would be a necessity.
Sutton St Nicholas	O/Sut/017	Land to rear of Churchway House	2.2	60	Don't know	Yes	11-20 Years	Yes. Access to this site is problematic unless it fronts the Withington Road. Access via U72600 would not be acceptable due to road width and severely substandard visibility at the junction with the C1126. If an access via the corridor between Goodrington and Three Gables could be achieved then visibility would be acceptable.
Sutton St Nicholas	O/Sut/018	Land to the north of New Primary School	1.19	N/A	No	No	Not in current plan period	Site is unavailable and thus has no potential
Sutton St Nicholas	O/Sut/019	Land adjacent to the Linnings	0.91	25	Don't know	Yes	11-20 Years	Yes. The site is on the inside of the bend and the entire road fronting hedge would have to be removed, together with those on third party land.
Walford	HAAA/126/001	Land to north of Norrland Place	1.94	N/A	Yes	No	Not in current plan period	No. Site is constrained by flood risk and poor access
Walford	O/Wal/001	Land adjacent to New House Farm	8.61	N/A	Don't know	No	Not in current plan period	No. Access onto B4234 unobtainable, even if linked to O/Wal/002 due to ground level difference.

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Walford	O/Wal/002	Land north of Coughton Place	1.29	N/A	Don't know	No	Not in current plan period	No. Access onto B4234 unobtainable, even if linked to O/Wal/002 due to ground level difference
Walford	O/Wal/003	Land east of Coughton Place	4.80	N/A	Don't know	No	Not in current plan period	No. Access onto B4234 is possible although it would require a visibility splay across the frontage of approximately 10 metres depth. Combined with the topography of the site this is considered unacceptable in landscape impact terms within the AONB
Walford	O/Wal/004	Land adjacent to Four Seasons	0.79	N/A	Don't know	No	Not in current plan period	No. This is a steeply sloping site to the immediate north of the C1275 Coughton Lane, which is a narrow highway without pedestrian facilities. A visibility splay would be difficult to achieve and would necessitate significant hedgerow removal, which would be detrimental to landscape character (as would development)
Walford	O/Wal/005	Land adjacent to the Lawns	2.65	15	Don't know	Yes	11-20 Years	Yes, subject to resolution of flood risk
Walford	O/Wal/006	Land adjacent to Fowbridge Garden	0.88	N/A	Don't know	No	Not in current plan period	No. Site is constrained by flood risk. Pylons and AONB are two additional constraints. The existing access to Fowbridge Gardens would not allow for significant increase in traffic and visibility onto the main road would also require improvement
Walford	O/Wal/007	Land adjacent to Cedar Grove,	2.53	60	Don't know	Yes	11-20 Years	Yes, the site is flat and open in aspect with far reaching views towards the west (presumably reciprocal). PRow and pylons traverse site. Hedgerow removal is necessary and in landscape terms it would appear desirable to limit development to the SE corner of the site in order to maintain the existing visual gap.
Walford	O/Wal/008	Land adjacent to Lower Wythall	6.77	N/A	Don't know	No	Not in current plan period	No. Not well related to village and liable to flood
Wellington	HLAA/007/001	Land opposite Salerno, The Row	0.38	N/A	Yes	No	Not in current plan period	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
Wellington	HLAA/012/001	Land at Bridge Lane Farm	0.45	N/A	Yes	No	Not in current plan period	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
Wellington	HLAA/068/003	Land adjacent to Mill Cottage	1.92	50	Yes	Yes	11-20 Years	Yes. Partially covered by sand and gravel deposit and BAP habitat (orchard). Access would require road widening, hedgerow removal and improvements to footpath links into the village.
Wellington	HLAA/162/001	Land to west of graveyard	1.14	16	Yes	Yes	1-10 Years	Yes. Although an extremely prominent site, it is well related to village amenities and access onto the C1108 is achievable. It would be beneficial if access was linked to the existing allocated site. Structural landscaping to provide an appropriate soft edge to the village would be appropriate. Landowner is willing to release land for development as soon as possible.

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Wellington	HLAA/233/001	Land adjacent to Barberry House	0.59	N/A	Yes	No	Not in current plan period	No. 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.
Wellington	O/Well/001	Land adjacent to Long Orchard	2.87	86	Don't know	Yes	11-20 Years	Yes. Large, flat site (grazing land) within Conservation Area. The significant constraint is the means of access, with options apparently limited to the C1109, which is narrow and would require widening and footpath provision (which is not achievable).
Wellington	O/Well/002	Land to the rear of Bankside	2.52	N/A	Don't know	No	Not in current plan period	No. 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
Wellington	O/Well/003	Land adjacent to Adzor House	2.48	N/A	Don't know	No	Not in current plan period	No. 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)
Wellington	O/Well/004	Site adjacent to Wellington Hill	0.34	N/A	Don't know	No	Not in current plan period	No. Site is constrained by flood risk
Wellington	O/Well/005	Site opposite Millway	0.62	15	Don't know	Yes	1-10 Years	Yes. A sensitive scheme (density, design and appropriate landscaping) would be acceptable although widening of Mill Lane may be a necessity.
Wellington	O/Well/006	Land adjacent to Claypitts Lane	2.49	75	Don't know	Yes	11-20 Years	Yes. Highways advice is that the Auberrow Lane is too narrow to accommodate additional traffic. It is too narrow. Small scale road fronting development would not be inappropriate in landscape terms but would require additional consultation with the Highways section.
Wellington	O/Well/007	Land to rear of Ponderosa	4.24	125	Don't know	Yes	11-20 Years	Yes. Access direct onto C1108 does not appear achievable and the U72632 Auberrow Road is too narrow to accommodate large scale development.
Wellington	O/Well/008	Land south of Wellington Court	1.81	N/A	Don't know	No	Not in current plan period	No. The majority of the site is constrained by flood risk
Wellington	O/Well/009	Land north of Bridge Farm	0.54	N/A	Don't know	No	Not in current plan period	No. 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
Wellington	O/Well/010	Land south of the nursery	4.1	N/A	Don't know	No	Not in current plan period	No. 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
Wellington	O/Well/011	Site adjacent to Greenacres	0.31	N/A	Don't know	No	Not in current plan period	No. Too remote from the village to be successfully integrated. Road too narrow and incapable of widening

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Wellington	O/Well/012	Land south of Claypitts Lane	0.52	N/A	Don't know	No	Not in current plan period	No. Too remote from the village to be successfully integrated. Road too narrow and incapable of widening
Wellington	Well/1	Barn at Brook House	0.03	N/A	Yes	No	Not in current plan period	No. Site rejected as unlikely to yield 5 dwellings
Wellington	Well/4	Land at poultry houses, Stocks House	0.16	N/A	Yes	No	Not in current plan period	No. Site rejected as unlikely to yield 5 dwellings
Wellington	Well/6	Land adjacent to Salerno	0.14	N/A	Yes	No	Not in current plan period	No. Site rejected as unlikely to yield 5 dwellings
Wellington	Well/7	Land adjacent to chapel in Wellington	0.68	N/A	Yes	No	Not in current plan period	No. Site rejected as unlikely to yield 5 dwellings
Weobley	P472	Land to the north of Pepper Plock	3.36	101	Yes	Yes	1-10 Years	Yes. The Inspector commented upon a lack of evidence to support the notion that non-allocation of this site would result in unmet demand. This in itself does not rule the site out. The Draft Conservation Area appraisal suggests that this land is a neutral/intrusive element in relation to the CA and specialist advice indicates that any growth should be directed to the east side of the CA although each site would need careful consideration and structural landscaping. The current edge of the settlement is not pleasing. Vehicular access, subject to the provision of footways along the C1094 can be provided.
Weobley	Weo/4	Land adjacent to Weobley Methodist Church	0.45	12	Yes	Yes	1-10 Years	Yes. History of refusals on this site, although it is allocated (H5)
Weobley	Weo/6	Land rear of The Surgery, Weobley	0.31	N/A	Yes	No	Not in current plan period	No. Site is rejected as unlikely to yield 5 dwellings
Weobley	HLAA/146/001	Land north of the Hall	1.31	40	Yes	Yes	1-10 Years	Yes. This site is well contained although it rises towards open countryside in the east. Consideration would have to be given to appropriate landscaping. Access onto the highway is achievable.
Weobley	HLAA/151/001	Land at Dairy Farm, Meadow Street	0.6	N/A	Yes	No	Not in current plan period	No. 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
Weobley	HLAA/151/002	Land at Dairy Farm, Meadow Street	0.68	N/A	Yes	No	Not in current plan period	No. As per HLAA/151/001. Application for a single dwelling refused in late 1990s

Settlement	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Available	Achievable	Timescale for Delivery	Is the site considered suitable and achievable for development?
Weobley	HLAA/151/003	Land at Dairy Farm, Meadow Street	0.77	N/A	Yes	No	Not in current plan period	No. As per HLAA/151/001
Weobley	HLAA/161/005	Land to the east of Weobley High School	0.73	22	Yes	Yes	11-20 Years	Yes. Access achievable with provision of footway alongside road and improvements to PRoWs. However, residential development here would encroach into open countryside and appear incongruous within the landscape without development to the north first taking place.
Weobley	HLAA/161/006	Land to the south of B4230	2.84	N/A	Yes	No	Not in current plan period	No. Prominent site adjacent the SAM, within the Conservation Area and an unregistered historic park and garden. Significant access constraints
Weobley	HLAA/161/007	Land to the north of the Weobley and Kings Road	2.5	N/A	Yes	No	Not in current plan period	No. Too far removed from the settlement without the prior development of P472
Weobley	HLAA/195/002	Land at Dairy Farm, Meadow Street	0.67	N/A	Yes	No	Not in current plan period	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
Weobley	O/Weo/001	Land to the south of the hall	2.6	80	Don't know	Yes	11-20 Years	Yes. This site is considered appropriate in spatial terms, but there is no obvious means of access. Existing route is a PRoW.
Weobley	O/Weo/002	Land to the south of Pepper Plock	3.44	N/A	Don't know	No	Not in current plan period	No. Too far removed from settlement
Weston-under-Penyard	5NP5	Playing fields	1.99	N/A	Yes	No	Not in current plan period	No. Playing field (RST4). Well used and presumed to be of good value. Application for football pitch floodlights approved in 2008. Unacceptable without equivalent provision
Weston-under-Penyard	Wes/1	Land adjacent to Upper Weston	0.21	N/A	Yes	No	Not in current plan period	No. Site is rejected as unlikely to yield 5 dwellings
Weston-under-Penyard	HLAA/105/001	Land on north east side of Road joining Hunsdon Manor estate	4.32	25	Yes	Yes	1-10 Years	Yes. The site is located to the northwest of the A40 Gloucester Road. It is doubtful that development of the entire site would be appropriate given the context, and the optimum location would appear to the western portion where the Hunsdon Manor access could potentially be shared.
Weston-under-Penyard	O/Wes/001	Land adjacent to Leadership Trust	4.35	130	Don't know	Yes	11-20 Years	Yes. This is an open site unrelated to the built form and prominent on the main westerly approach to the village. Although access could be provided it would necessitate the removal of a lengthy stretch of the roadside hedgerow.
Weston-under-Penyard	O/Wes/002	Land adjacent to Ariconium	3.95	115	Don't know	Yes	11-20 Years	Yes. This site offers views into the Church from the west with ground levels rising to the south. Access could be achieved with significant hedgerow removal. This is not an obvious candidate.
Weston-under-Penyard	O/Wes/003	Land rear of Weston House/Weston Lodge/Weston Manor	1.1	5	Don't know	Yes	11-20 Years	Yes. Sensitive setting and query regarding the suitability of the access to support intensified use.

Settlement	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Available	Achievable	Timescale for Delivery	Is the site considered suitable and achievable for development?
Weston-under-Penyard	O/Wes/004	Land adjoining St Lawrence's Church	1.02	N/A	Don't know	No	Not in current plan period	No. Completely inappropriate owing to prominence, impact upon the setting of the Church, Public Right of Way and sub-standard vehicular access
Weston-under-Penyard	O/Wes/005	Land adjacent to Penyard Gardens	1.4	30	Don't know	Yes	1-10 Years	Yes. Refused application (SE2007/1657/O) for outline pp for residential development. Premature as beyond the settlement boundary. For SHLAA purposes, however, this site is considered appropriate.
Weston-under-Penyard	O/Wes/006	Land to the north of Weston-under-Penyard off Rectory Lane	1.83	50	Don't know	Yes	11-20 Years	Yes. This site contributes to the rural character of the northern edge of the village and although there is a residential context against the southern boundary (the allocated site) development would encroach into open countryside. Access via the U70207 would not be acceptable due to lack of width and a substandard junction with the main road. The layout of development to the south does not appear to permit a shared access.
Weston-under-Penyard	O/Wes/007	Adjacent to Weston Cross Inn	0.28	5	Don't know	Yes	1-10 Years	Yes. Small site adjacent the PH possibly used as spill-over car park. Subject to no conflict with PH operations this site would appear acceptable.
Whitchurch	P56	Land west of Filling Station	0.68	N/A	Yes	No	Not in current plan period	No. RM approval for single dwelling at southern tip of site. Beyond this development is not considered appropriate
Whitchurch	UHAN	Playing fields, Whitchurch Primary School	0.75	N/A	Yes	No	Not in current plan period	No. School playing fields and within Flood Zone 3
Whitchurch	HLAA/035/001	Motor and Scrap Yard, Stoney Hill	1.42	N/A	Yes	No	Not in current plan period	No. Divorced from settlement with no sustainable transport links to village amenities
Whitchurch	HLAA/199/001	Land off Sandyway Lane, adjacent to Delburne Farm	0.56	N/A	Yes	No	Not in current plan period	No. 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
Whitchurch	HLAA/214/001	Land adjacent to Whitchurch fire station	0.34	N/A	Yes	No	Not in current plan period	No. 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.
Whitchurch	HLAA/313/001	Land to the west of Stoney Hills, Crockers Ash	0.19	N/A	Yes	No	Not in current plan period	No. Divorced from settlement with no sustainable transport links to village amenities and no residential context
Whitchurch	O/Whit/001	Land adjacent to Norton House	3.48	N/A	Don't know	No	Not in current plan period	No. Inappropriate site owing to its prominent location within the AONB and lack of access opportunities
Whitchurch	O/Whit/002	Land adjacent to Grange Park	3.4	N/A	Don't know	No	Not in current plan period	No. As per O/Whit/1 - access onto Llangrove Road unlikely to be acceptable

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Whitchurch	O/Whit/003	Land to the rear of Brookside	0.91	10	Don't know	Yes	1-10 Years	Yes. Refused application (DCSE2007/1247/F) for 12 dwellings. Refused on density and drainage/flooding grounds. Subject to the resolution of these issues (and the sensitive treatment of the setting issues) the site is considered appropriate.
Whitchurch	O/Whit/004	Land at Rockview Farm	1.17	20	Don't know	Yes	11-20 Years	Yes. This site is considered appropriate in terms of landscape impact although the highways advice appears to preclude access past the hotel, which would pose a significant threat to viability
Whitchurch	O/Whit/005	Land adjacent to A40	5	N/A	Don't know	No	Not in current plan period	No. Inaccessible, prominent and elevated within the AONB
Whitchurch	O/Whit/006	Land adjacent to A40	9.43	N/A	Don't know	No	Not in current plan period	No. Inaccessible, prominent and elevated within the AONB
Wigmore	HLAA/023/001	Castle Garage	0.59	N/A	Yes	No	Not in current plan period	No. 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
Wigmore	HLAA/143/001	Perry Field, Wigmore	7.42	6	Yes	Yes	11-20 Years	Yes. The lane to the immediate west of the site (U92019) cannot accommodate additional traffic of any significant volume. The junction with the A4110 is poor in both directions and incapable of improvements owing to third party interests. It may be acceptable for up to 6 dwellings, but nothing like the number that a site of this size could conceivably yield.
Wigmore	HLAA/143/002	Village Field, Wigmore	20.49	10	Yes	Yes	11-20 Years	Yes. Extremely large site comprising agricultural pasture. Flat expanse, open in aspect. Inaccessible directly from the A4110 which would place a limitation on numbers as the C1019 is the alternative. This in turn has a substandard junction onto the A4110. Structural landscaping would be a necessity as there are no topographic features to assist with assimilation of new dwellings into the existing landscape.
Wigmore	HLAA/333/001	Land at Pear Tree Farm	0.82	N/A	Yes	No	Not in current plan period	No. Nowhere available on main road to create access and side lane has very poor visibility
Wigmore	O/Wig/001	Land to the east of Bury Court Park	1.65	N/A	No	No	Not in current plan period	Site is unavailable and thus has no potential.
Wigmore	O/Wig/002	Playing field to east of village	3.89	50	Don't know	Yes	11-20 Years	Yes. Highway comments as per HLAA/143/001, with the additional issue of playing field relocation.
Wigmore	O/Wig/003	Land adjacent to Brook Farm	1.52	N/A	Don't know	No	Not in current plan period	Elevated land within a Conservation Area
Wigmore	O/Wig/004	Land adjacent to Green Hill Farm	1.6	N/A	Don't know	No	Not in current plan period	Site is constrained by poor access and is within a Conservation Area

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Wigmore	O/Wig/005	Land opposite Bank Cottage	6.79	N/A	Don't know	No	Not in current plan period	Site has a poor relationship with the rest of the village. Land rises steeply towards the north west
Wigmore	O/Wig/006	Land behind the Old Vicarage and Stable Cottage	4.8	N/A	Don't know	No	Not in current plan period	Site has no point of access
Winnal	HLAA/224/001	Land adjoining the Three Horseshoes	0.34	N/A	Yes	No	Not in current plan period	No. Site is visually contained by boundary hedgerows but infilling of this site would result in a clustered settlement pattern - eroding the characteristic dispersed settlement pattern: wayside dwellings interspersed with small plots of pasture or orchard
Winnal	HLAA/278/001	Cobhall Common	0.17	N/A	Yes	No	Not in current plan period	No. Site is visually contained by boundary hedgerows but infilling of this site would result in a clustered settlement pattern - eroding the characteristic dispersed settlement pattern: wayside dwellings interspersed with small plots of pasture or orchard
Winnal	HLAA/290/001	Land next to Red House	1.41	N/A	Yes	No	Not in current plan period	No. The infilling of this site would erode the characteristic dispersed settlement pattern: wayside dwellings interspersed with small plots of pasture or orchard. Would exacerbate harm caused by infilling of small plots of land.
Winnal	O/Winl/001	Land adjacent to Winnal Farm	6.21	N/A	Don't know	No	Not in current plan period	No. Infilling between Winnal Farm and the Three Horseshoes Inn would cause coalescence of the built form, eroding the characteristic dispersed settlement pattern.
Winnal	O/Winl/002	Land opposite Orange Fox View	2.33	N/A	Don't know	No	Not in current plan period	No. Housing development would erode the characteristic dispersed settlement pattern. Would exacerbate harm caused by adjacent clustered form of modern housing (Chimneys Meadow)
Winnal	O/Winl/003	Land opposite Locks Garage	2.4	N/A	Don't know	No	Not in current plan period	No. Housing would erode the landscape character. This field is also part of the rural setting of Winnal at a key approach - junction of the B4348 with the A465
Winnal	O/Winl/004	Land adjacent to Bridge Farm	1.71	N/A	Don't know	No	Not in current plan period	No. Housing development would erode the characteristic dispersed settlement pattern. Would exacerbate the harm caused by the continuous line of modern housing development on the western side of the B4348
Winnal	O/Winl/005	Land behind Yew Tree Cottage	0.95	N/A	Don't know	No	Not in current plan period	No. Housing development would be uncharacteristic of the settlement pattern - there is no housing to the south of the byway AN30. Would detract from the amenity of the characteristic dispersed settlement pattern.
Winnal	O/Winl/006	Land adjacent to Traphouse	1.53	5	Don't know	Yes	11-20 Years	Yes, notwithstanding the fact that it is constrained by poor access.