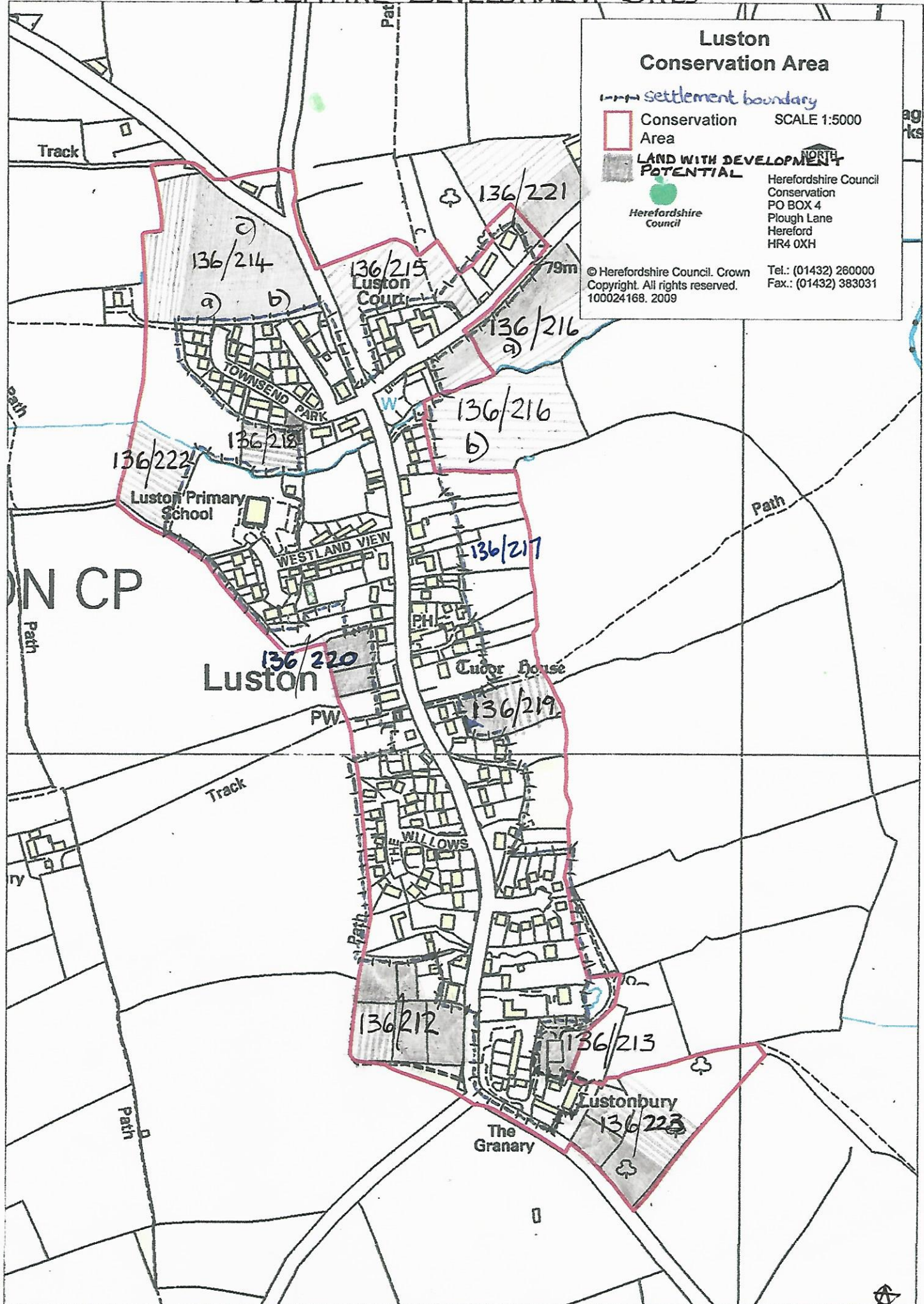


# POTENTIAL DEVELOPMENT SITES



**Luston Conservation Area**

--- Settlement boundary  
 [Red Outline] Conservation Area  
 [Hatched Box] LAND WITH DEVELOPMENT POTENTIAL  
 [Green Circle] Herefordshire Council

SCALE 1:5000  
 NORTH  
 Herefordshire Council  
 Conservation  
 PO BOX 4  
 Plough Lane  
 Hereford  
 HR4 0XH

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 Tel.: (01432) 260000  
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### Statement of Intent.

These eleven sites have been assessed for their appropriateness for housing development. NOT for "allocated" sites.

Other parcels of land, not assessed at this time, might be presented for consideration as appropriate in the future.

The purpose of these assessments is to provide evidence that there is more than sufficient capacity within and adjacent to the settlement boundary in Luston, alone, to achieve the residual target of 24 dwellings unaccounted for out of the 55 set by the Core Strategy before 2031.

Ref	Site	No. of Dwellings	Comments
136/212 OS 487627	Field east of Bury Corner	Up to 5	New access required onto the site.

136/213 OS 488626	Lustonbury	3	Must be appropriate to the setting of Listed Buildings.
136/214 a, b, c. OS 485635	Between Yarpole Lane and Townsend Park	3 X 5	One Field, 3 accesses, 3 separate developments, phased over several years.
136/215 OS 487636	East and North of Luston Court	0	Difficult access onto Eye Lane.
136/216 a OS 487634	Field South of Eye Lane, east of Holywell Cottages	5	Roadside development on higher ground. Safety Condition: off road parking to be provided for Holywell Cottages. Beginning of new footpath?
136/216 b OS 487634	Field behind The Fold	0	Drainage and flooding issues.
136/218 OS 484633	(8) Townsend Park	1 (windfall)	One dwelling on higher ground. Rest has drainage and flooding issues.
136/219 OS 457630	Between Hopyard Cottage and Tudor House	1 (windfall)	Narrow access unsuitable for more properties.
136/221 OS 488637	Eye Lane East of Berrington View	5	Low ridge dwellings (Height restrictions appropriate to existing)
136/222 OS 482635	Adjacent to Luston P.S.	0	Marshland. No direct access.
136/223 OS 488626	Lustonbury Orchard	5	Ribbon Development Sympathetic to the setting of the Listed Buildings.