

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.

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136214 a.b.c.*

Site address *between Yarpole Lane and Townsend Park, grid ref SO 485635*

Site area (hectares) *approx. 2.5*

Existing use *agricultural*

Previous use (if known) *agricultural*

Greenfield or brownfield or both *greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Housing and agricultural*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt) *no*

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland

Fallow

Arable *X*

Open space

Woodland

Agricultural buildings

Other, please state

4 Landscape

Topography *Rising ground West to East*

Views into the site (are there any significant views affected?) *none*

Views out of the site (are there any significant views affected eg church spires etc)
Bircher Common visible 3km away to NW

5 Other site features

Vegetation (trees and hedgerows) *Perimeter trees and hedgerows TPO hedge on SE perimeter*

Hydrological features (streams ponds watercourses) *West perimeter, drain running North to South*

Other on site features (particular features, existing buildings etc) *none*

Signs of contamination? *none*

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *Hourly*

Is there a public right of way within or adjoining the site? *no*

Does the site have access to an adopted highway? *yes*

Does the site have access via a private road or ransom strip? *no*

Awareness of restrictive covenant? *no*

7 General area description

Can the site be well integrated with the surrounding built environment? *Yes*
Townsend Park has two culs-de-sac which can be opened onto site. A third access is planned off Yarpole Road

Height and character of surrounding buildings? *Two story modern detached*

Any other amenity issues nearby? (bad neighbours, odour, noise etc) *Multi-use pipeline running through adjoining field*

8 Policy constraints and local services

Do any of the following affect the site? (mark all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[]

Conservation area.....[X]

Flood zone.....[]

AONB.....[]

Flood zone (1,2 or 3).....[]

TPOs.....[X] *on boundary*

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints *none*

Utility services available:

Gas

Electricity *yes*

Water *yes*

Sewerage *yes*

Additional comments *these all supply Townsend Park*

9 Site appraisal

Is the site considered appropriate for development? *YES*

Can the entire site be developed? *Yes - Within the constraints of Luston Group NDP, divided into three sites of up to five houses on each*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

1. Totally inappropriate
2. Significant constraints
3. Minor constraints *Yes see Luston NDP*
4. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

1. 0 – 5 years *yes*
2. 6 – 10 years *yes*
3. 11 – 15 years *yes*
4. 16 – 20 years
5. Never

Potential housing capacity on the site *3 sites of up to 5 dwellings per site*

Other comments

This field must be divided into three potential sites, accessed separately. A phased development is required, to concur with the Luston Group Neighbourhood Development Plan

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136215 field to East and North of Luston Court and Luston Court Barns.*

Grid ref *SO487636*

Site address *Eye Lane, Luston*

Site area (hectares) *approx 1.5*

Existing use *agricultural*

Previous use (if known) *agricultural*

Greenfield or brownfield or both *greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Housing and agricultural*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt) *no*

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland *yes*

Fallow

Arable

Open space

Woodland

Agricultural buildings

Other, please state

4 Landscape

Topography *sloping north to South*

Views into the site (are there any significant views affected?) *no*

Views out of the site (are there any significant views affected eg church spires etc) *no*

5 Other site features

Vegetation (trees and hedgerows) *Hedge between site and road, on perimeter*

Hydrological features (streams ponds watercourses) *none*

Other on site features (particular features, existing buildings etc) *none*

Signs of contamination? *none*

6 Site accessibility

Is the settlement served by a public transport service? Yes No

If so how frequent is this service? *hourly*

Is there a public right of way within or adjoining the site? *Yes, footpath*

Does the site have access to an adopted highway? *yes*

Does the site have access via a private road or ransom strip? *Yes, probably become common access*

Awareness of restrictive covenant/ *no*

7 General area description

Can the site be well integrated with the surrounding built environment? *No, there is already overdevelopment of Luston Court Barns*

Height and character of surrounding buildings? *Two & three storey houses, Grade II listed house & barn conversion into 4 dwellings.*

Any other amenity issues nearby? (bad neighbours, odour, noise etc) *no*

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....

Scheduled ancient monument.....

Listed buildings.....

Conservation area.....

Flood zone.....

AONB.....

Flood zone (1,2 or 3).....

TPOs.....

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....

Special area of conservation.....

NNR's.....

Other policy constraints

Utility services available:

Gas

Electricity *yes*

Water *yes*

Sewerage *yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *No, it would have single access to Eye Lane, very close to or with Luston Court Barns site*

Can the entire site be developed? *no*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

1. Totally inappropriate *yes*
2. Significant constraints
3. Minor constraints
4. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

1. 0 – 5 years
2. 6 – 10 years
3. 11 – 15 years
4. 16 – 20 years
5. Never *yes*

Potential housing capacity on the site *n/a*

Other comments

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136221 field on North side of Eye Lane East off Berrington View and West of farm barns grid ref SO488637*

Site address *Eye Lane, Luston*

Site area (hectares) *<1*

Existing use *agricultural*

Previous use (if known) *agricultural*

Greenfield or brownfield or both *greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Housing and agricultural building and agricultural*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt) *no*

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland *yes*

Fallow

Arable

Open space

Woodland

Agricultural buildings

Other, please state

4 Landscape

Topography *level ground*

Views into the site (are there any significant views affected?) *no*

Views out of the site (are there any significant views affected eg church spires etc) *no*

5 Other site features

Vegetation (trees and hedgerows) *One old perry pear tree, hedge between site and road*

Hydrological features (streams ponds watercourses) *none*

Other on site features (particular features, existing buildings etc) *none*

Signs of contamination? *none*

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *hourly*

Is there a public right of way within or adjoining the site? *no*

Does the site have access to an adopted highway? *yes*

Does the site have access via a private road or ransom strip? *no*

Awareness of restrictive covenant/ *no*

7 General area description

Can the site be well integrated with the surrounding built environment? *yes*

Height and character of surrounding buildings? *Single storey detached homes*

Any other amenity issues nearby? (bad neighbours, odour, noise etc) *Agricultural building adjacent to site, occasionally houses livestock*

8 Policy constraints and local services

Do any of the following affect the site? (mark all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[]

Conservation area.....[]

Flood zone.....[]

AONB.....[]

Flood zone (1,2 or 3).....[]

TPOs.....[]

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints

Utility services available:

Gas

Electricity *yes*

Water *yes*

Sewerage *yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *yes*

Can the entire site be developed? *yes*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

5. Totally inappropriate
6. Significant constraints
7. Minor constraints *yes up to 5 buildings in line with existing bungalows*
8. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

6. 0 – 5 years *yes*
7. 6 – 10 years
8. 11 – 15 years
9. 16 – 20 years
10. Never

Potential housing capacity on the site *up to 5 dwellings in accord with NDP*

Other comments

Bungalows or smaller dwellings should be built on this site. Height restrictions should apply

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136216 a, field South of Eye Lane, opposite Luston Court; East of Holywell Cottages grid ref SO487634*

Site address *Eye Lane Luston*

Site area (hectares) *> 1*

Existing use *agricultural*

Previous use (if known) *agricultural*

Greenfield or brownfield or both *greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Housing, agricultural, water drainage*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt) *no*

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland Fallow *yes*

Arable Open space

Woodland Agricultural buildings

Other, please state

4 Landscape

Topography gentle slope North to South to stream running W to E

Views into the site (are there any significant views affected?) *no*

Views out of the site (are there any significant views affected eg church spires etc)

Distant view to Eye church

5 Other site features

Vegetation (trees and hedgerows) *Hedgerow between site and road to North, on perimeter*

Hydrological features (streams ponds watercourses) *Stream on South border flowing West to East, prone to overflow & flooding lower parts of site. The Main Sewer to the Sewerage Farm runs parallel to the stream.*

Other on site features (particular features, existing buildings etc) *none*

Signs of contamination? *none*

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *hourly*

Is there a public right of way within or adjoining the site? *no*

Does the site have access to an adopted highway? *yes*

Does the site have access via a private road or ransom strip? *no*

Awareness of restrictive covenant/ *no*

7 General area description

Can the site be well integrated with the surrounding built environment? *yes*

Height and character of surrounding buildings? *mixed style, two storey and terraced housing*

Any other amenity issues nearby? (bad neighbours, odour, noise etc) *no*

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[X]

Conservation area.....[X]

Flood zone.....[?]

AONB.....[]

Flood zone (1,2 or 3).....[?]

TPOs.....[]

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints *Luston Group Neighbourhood Development Plan flooding policy*

Utility services available:

Gas

Electricity *yes*

Water *yes*

Sewerage *yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development?

yes

Can the entire site be developed?

no

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

9. Totally inappropriate

10. Significant constraints *up to 5 properties built on higher ground well away from stream and any possibility of flooding*

11. Minor constraints

12. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

11. 0 – 5 years yes

12. 6 – 10 years yes

13. 11 – 15 years yes

14. 16 – 20 years

15. Never

Potential housing capacity on the site *up to 5, in line with Luston NDP*

Other comments

If this site is developed, there must be provision for off road parking for occupants of Holywell Cottages, otherwise access and visibility onto Eye Lane will be compromised.

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136216 b, field behind and to East of "The Fold" grid ref SO487634*

Site address *The Fold Luston*

Site area (hectares) *approx 3*

Existing use *agricultural*

Previous use (if known) *agricultural*

Greenfield or brownfield or both *greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Modern housing, agricultural water drainage*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt) *no*

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland

Fallow *yes*

Arable

Open space

Woodland

Agricultural buildings

Other, please state

4 Landscape

Topography *level ground one metre higher than stream base*

Views into the site (are there any significant views affected?) *no*

Views out of the site (are there any significant views affected eg church spires etc) *no*

5 Other site features

Vegetation (trees and hedgerows) *none*

Hydrological features (streams ponds watercourses) *Main drainage stream through Luston runs on North edge of site*

Other on site features (particular features, existing buildings etc) *none*

Signs of contamination? *none*

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *hourly*

Is there a public right of way within or adjoining the site? *no*

Does the site have access to an adopted highway? *no*

Does the site have access via a private road or ransom strip? *yes*

Awareness of restrictive covenant/ *no*

7 General area description

Can the site be well integrated with the surrounding built environment? *no*

Height and character of surrounding buildings? **N/A**

Any other amenity issues nearby? (bad neighbours, odour, noise etc) *The Main Sewer to the Sewerage Farm runs parallel to the stream.*

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[]

Conservation area.....[X]

Flood zone.....[?]

AONB.....[]

Flood zone (1,2 or 3).....[?]

TPOs.....[]

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints

Utility services available:

Gas

Electricity *yes*

Water *yes*

Sewerage *yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *no*

Can the entire site be developed? *no*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

13. Totally inappropriate *yes this field because of its level nature and proximity to stream makes the site frequently waterlogged and prone to inundation*

14. Significant constraints

15. Minor constraints

16. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

16. 0 – 5 years

17. 6 – 10 years

18. 11 – 15 years

19. 16 – 20 years

20. Never *yes*

Potential housing capacity on the site

Other comments

This site is important for flood relief of houses upstream, any development could prejudice the free flow of floodwaters downstream, and cause backup of floodwaters It would be contrary to Luston NDP flood policy to develop this site

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136212, field East of Bury Corner grid ref SO487627*

Site address *Bury Corner, Luston*

Site area (hectares) *approx 2*

Existing use *agricultural, horse paddocks*

Previous use (if known)

Greenfield or brownfield or both *greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Housing, agricultural*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt) *no*

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland yes *Fallow*

Arable

Open space

Woodland

Agricultural buildings

Other, please state

4 Landscape

Topography *Mostly level, very slight slope East to West*

Views into the site (are there any significant views affected?) *none*

Views out of the site (are there any significant views affected eg church spires etc)

Distant view to Titterstone Clee Hill, and Bircher Common

5 Other site features

Vegetation (trees and hedgerows) *2 mature apple trees*

Hydrological features (streams ponds watercourses) *Small stream in 3 metre deep gully South of potential access route to site*

Other on site features (particular features, existing buildings etc) *none*

Signs of contamination? *none*

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *hourly*

Is there a public right of way within or adjoining the site? *Yes footpath*

Does the site have access to an adopted highway? *no*

Does the site have access via a private road or ransom strip? *yes*

Awareness of restrictive covenant/ *no*

7 General area description

Can the site be well integrated with the surrounding built environment? *yes*

Height and character of surrounding buildings? *mix of one and two storey properties of varying ages*

Any other amenity issues nearby? (bad neighbours, odour, noise etc) *no*

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[]

Conservation area.....[X]

Flood zone.....[]

AONB.....[]

Flood zone (1,2 or 3).....[]

TPOs.....[]

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints

Utility services available:

Gas

Electricity *yes*

Water *yes*

Sewerage *yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *yes*

Can the entire site be developed? *yes*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

17. Totally inappropriate

18. Significant constraints

19. Minor constraints *yes access to main road is on a bend and needs Herefordshire Council Highways officer's attention.*

20. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

21. 0 – 5 years *yes*

22. 6 – 10 years *yes*

23. 11 – 15 years *yes*

24. 16 – 20 years

25. Never

Potential housing capacity on the site *up to 5 properties in line with Luston NDP*

Other Comments

This is one of the most suitable sites for multiple housing unit development adjacent to the settlement boundary, and was identified as such during the formulation of Luston Group Parish Plan in 2003

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136218, Between 7 & 9 Townsend Park, Behind 9 to 11 OS 484633*

Site address (no. 8) *Townsend Park*

Site area (hectares) *1 Building Plot*

Existing use *Unused, fallow*

Previous use (if known) *Undeveloped Land left over from Townsend Park development.*

Greenfield or brownfield or both *Both*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Housing*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt)

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

3 Greenfield

Grassland

Fallow

Arable

Open space

Woodland

Agricultural buildings

Other, please state *Vacant, not previously developed.*

4 Landscape

Topography *Site entrance level dropping sharply by aprox. 1 metre to stream. North to South.*

Views into the site (are there any significant views affected?)

Views out of the site (are there any significant views affected eg church spires etc)

5 Other site features

Vegetation (trees and hedgerows) *Mature Beech trees at entrance. Rest marshy*

Hydrological features (streams ponds watercourses)

Other on site features (particular features, existing buildings etc)

Signs of contamination?

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *Hourly*

Is there a public right of way within or adjoining the site? *No.*

Does the site have access to an adopted highway? *Yes.*

Does the site have access via a private road or ransom strip? *No.*

Awareness of restrictive covenant

7 General area description

Can the site be well integrated with the surrounding built environment? *Yes*

Height and character of surrounding buildings *Two storeys*

Any other amenity issues nearby? (bad neighbours, odour, noise etc)

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[]

Conservation area.....[X]

Flood zone.....[X]

AONB.....[]

Flood zone (1,2 or 3).....[?]

TPOs.....[]

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints

Utility services available:

Gas *no*

Electricity *Yes*

Water *Yes*

Sewerage *Yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *Only part.*

Can the entire site be developed? *Suitable for one infill dwelling in line with existing properties on the higher ground.*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- 21. Totally inappropriate
- 22. Significant constraints *Potential flooding*
- 23. Minor constraints *Trees*
- 24. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- 26. 0 – 5 years *Yes*
- 27. 6 – 10 years *Yes*
- 28. 11 – 15 years *Yes*
- 29. 16 – 20 years
- 30. Never

Potential housing capacity on the site *One*

Other comments

01-01-2016 – Planning application 153448 – withdrawn.

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136213 Between Lustonbury and Upper Court SO 488626*

Site address *Lustonbury*

Site area (hectares) *<1*

Existing use *Derelict*

Previous use (if known) *Agricultural storage*

Greenfield or brownfield or both *Both*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Housing and Agriculture*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt)

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland Fallow

Arable Open space

Woodland Agricultural buildings

Other, please state *Rubble dump*

4 Landscape

Topography *Level*

Views into the site (are there any significant views affected?)

Views out of the site (are there any significant views affected eg church spires etc) *Listed Buildings*

5 Other site features

Vegetation (trees and hedgerows) *Overgrown hedgerows, saplings and trees.*

Hydrological features (streams ponds watercourses)

Other on site features (particular features, existing buildings etc)

Signs of contamination?

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *Hourly*

Is there a public right of way within or adjoining the site? *No*

Does the site have access to an adopted highway? *No*

Does the site have access via a private road or ransom strip? *Yes*

Awareness of restrictive covenant/

7 General area description

Can the site be well integrated with the surrounding built environment? *It could be with sympathetic design.*

Height and character of surrounding buildings? *2 & 3 storey historical and renovated buildings and 1 bungalow*

Any other amenity issues nearby? (bad neighbours, odour, noise etc)

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[X]

Conservation area.....[X]

Flood zone.....[]

AONB.....[]

Flood zone (1,2 or 3).....[]

TPOs.....[]

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints

Utility services available:

Gas

Electricity Yes

Water Yes

Sewerage Yes

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *Yes*

Can the entire site be developed? *Yes, up to 3 dwellings*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- 25. Totally inappropriate
- 26. Significant constraints
- 27. Minor constraints
- 28. Unconstrained *Yes*

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- 31. 0 – 5 years *Yes*
- 32. 6 – 10 years *Yes*
- 33. 11 – 15 years *Yes*
- 34. 16 – 20 years
- 35. Never

Potential housing capacity on the site *Up to three.*

Other comments

*Previous Planning Applications – 10-03-1998, 26-09-2000, 05-05-2015 – refused.
Development of this site must be sympathetic to the vernacular, appropriate to the setting of Listed Buildings.*

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136219 Between Hopyard Cottage and Tudor House, OS 457630*

Site address *Luston*

Site area (hectares) *0.5*

Existing use *Agricultural*

Previous use (if known) *Agricultural*

Greenfield or brownfield or both *Greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Agricultural and Housing*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt)

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland

Fallow *Yes*

Arable

Open space

Woodland

Agricultural buildings

Other, please state

4 Landscape

Topography *Gentle slope West to East*

Views into the site (are there any significant views affected?)

Views out of the site (are there any significant views affected eg church spires etc)

5 Other site features

Vegetation (trees and hedgerows) *Perimeter Hedgerows*

Hydrological features (streams ponds watercourses)

Other on site features (particular features, existing buildings etc) *Transformer*

Signs of contamination?

6 Site accessibility

Is the settlement served by a public transport service? Yes No

If so how frequent is this service? *Hourly*

Is there a public right of way within or adjoining the site? *Yes*

Does the site have access to an adopted highway? *No*

Does the site have access via a private road or ransom strip? *Yes (3.5m wide)*

Awareness of restrictive covenant/

7 General area description

Can the site be well integrated with the surrounding built environment? *Yes*

Height and character of surrounding buildings? *1, 2 & 3 storeys. 1 Listed Building*

Any other amenity issues nearby? (bad neighbours, odour, noise etc)

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....

Scheduled ancient monument.....

Listed buildings.....

Conservation area.....

Flood zone.....

AONB.....

Flood zone (1,2 or 3).....

TPOs.....

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....

Special area of conservation.....

NNR's.....

Other policy constraints

Utility services available:

Gas

Electricity *Yes*

Water *Yes*

Sewerage *Yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *The narrow access precludes development of more than 1 dwelling.*

Can the entire site be developed? *See above*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

- 29. Totally inappropriate
- 30. Significant constraints *Yes - Access*
- 31. Minor constraints
- 32. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

- 36. 0 – 5 years *Yes*
- 37. 6 – 10 years *Yes*
- 38. 11 – 15 years *Yes*
- 39. 16 – 20 years
- 40. Never

Potential housing capacity on the site *One*

Other comments

Recommended width of access to a development of more than one dwelling is 5m. There is no possibility of access becoming wider.

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136222 Adjacent to Luston Primary school OS 482635*

Site address *Westland View*

Site area (hectares) *1.2*

Existing use *Agricultural*

Previous use (if known) *Agricultural*

Greenfield or brownfield or both *Greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *School and Agricultural*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt)

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland

Fallow *yes*

Arable

Open space

Woodland

Agricultural buildings

Other, please state

4 Landscape

Topography *Level*

Views into the site (are there any significant views affected?)

Views out of the site (are there any significant views affected eg church spires etc)

5 Other site features

Vegetation (trees and hedgerows) *Hedgerows*

Hydrological features (streams ponds watercourses) *Stream on North side. Ditches East and West. Marshy in between.*

Other on site features (particular features, existing buildings etc)

Signs of contamination?

6 Site accessibility

Is the settlement served by a public transport service? Yes [X] No []

If so how frequent is this service? *Hourly*

Is there a public right of way within or adjoining the site? *Yes*

Does the site have access to an adopted highway? *No*

Does the site have access via a private road or ransom strip? *Yes*

Awareness of restrictive covenant/

7 General area description

Can the site be well integrated with the surrounding built environment? *No*

Height and character of surrounding buildings? *None*

Any other amenity issues nearby? (bad neighbours, odour, noise etc) *Yes, Primary School*

therefore noise and traffic.

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....[]

Scheduled ancient monument.....[]

Listed buildings.....[]

Conservation area.....[X]

Flood zone.....[X]

AONB.....[]

Flood zone (1,2 or 3).....[?]

TPOs.....[]

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....[]

Special area of conservation.....[]

NNR's.....[]

Other policy constraints

Utility services available:

Gas

Electricity *No*

Water *No*

Sewerage *No*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *No*

Can the entire site be developed? *No*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

33. Totally inappropriate *Poor access and flood meadow*

34. Significant constraints

35. Minor constraints

36. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

41. 0 – 5 years

42. 6 – 10 years

43. 11 – 15 years

44. 16 – 20 years

45. Never Yes

Potential housing capacity on the site

Other comments

This field forms a part of the flood mitigation upstream of Luston village.

Site assessment form

1. Site information

Settlement *Luston*

Site Name *136223 Lustonbury Orchard OS 488626*

Site address *Lustonbury*

Site area (hectares) *In excess of one Hectare*

Existing use *Orchard*

Previous use (if known) *Orchard*

Greenfield or brownfield or both *Greenfield*

Adjacent/surrounding land uses (eg housing industrial agricultural) *Agricultural and Housing*

Is the site covered by an existing policy (please see proposal maps e.g. protected open space, countryside green belt)

Is the site:

Within the settlement boundary or built form.....[]

Adjacent to the settlement boundary or built form.....[X]

Open countryside.....[]

2 Brownfield

Not applicable

3 Greenfield

Grassland

Fallow

Arable

Open space

Woodland

Agricultural buildings

Other, please state *Orchard*

4 Landscape

Topography *Gently Sloping to the North East.*

Views into the site (are there any significant views affected?)

Views out of the site (are there any significant views affected eg church spires etc) *Towards Eye Church and Berrington Hall*

5 Other site features

Vegetation (trees and hedgerows) *Young and mature fruit trees and hedgerows.*

Hydrological features (streams ponds watercourses)

Other on site features (particular features, existing buildings etc) *P.V. Solar panels on the ground.*

Signs of contamination?

6 Site accessibility

Is the settlement served by a public transport service? Yes No

If so how frequent is this service? *Hourly*

Is there a public right of way within or adjoining the site? *No*

Does the site have access to an adopted highway? *Yes*

Does the site have access via a private road or ransom strip?

Awareness of restrictive covenant/

7 General area description

Can the site be well integrated with the surrounding built environment? *Yes*

Height and character of surrounding buildings? *2 storey, listed buildings*

Any other amenity issues nearby? (bad neighbours, odour, noise etc)

8 Policy constraints and local services

Do any of the following affect the site? (tick all that apply)

Archaeological site.....

Scheduled ancient monument.....

Listed buildings.....

Conservation area.....

Flood zone.....

AONB.....

Flood zone (1,2 or 3).....

TPOs.....

Biodiversity

Sites of international importance / sites of national importance

SSSI's.....

Special area of conservation.....

NNR's.....

Other policy constraints

Utility services available:

Gas

Electricity *Yes*

Water *Yes*

Sewerage *Yes*

Additional comments

9 Site appraisal

Is the site considered appropriate for development? *Yes, with due consideration for neighbouring Listed Buildings.*

Can the entire site be developed? *Recommend adjacent to the settlement boundary and parallel to B4361*

Suitability

Which category does this site fall into? Please give reasons for your choice (what are the problems if any)

37. Totally inappropriate

38. Significant constraints

39. Minor constraints *Yes, Mature Perry Trees. Must be sympathetic to the vernacular.*

40. Unconstrained

Availability

In which time frame could the site be developed? (subject to the infrastructure requirements, e.g. sewerage schemes, road improvements etc. This may be established later in consultation with other organisations)

46. 0 – 5 years *Yes*

47. 6 – 10 years *Yes*

48. 11 – 15 years *Yes*

49. 16 – 20 years

50. Never

Potential housing capacity on the site *Up to five*

Other comments

Although any development of this site would extend the village it will still remain within the village boundary.