

(p) Land at Upper Weston, Weston under Penyard (estimated capacity 19 dwellings)

- 5.4.56 The site at Upper Weston now has planning permission for 19 dwellings of which 7 are for affordable housing.

(q) Land adjacent to Whitestone Chapel, Withington (estimated capacity 25 dwellings)

- 5.4.57 This 0.8 hectare site is located in the southern part of Withington and comprises two fields in pastoral use. The site is in a highly visible location adjacent to the A4103 and so a high standard of design will be required. Development should present a strong planted boundary to the A4103 and seek to retain existing landscape features within the site and on its northern, western and eastern boundaries. The development of the site also presents an opportunity to improve parking and access arrangements for the adjacent Chapel. Given the nature and built form of the surrounding area, a medium density development of around 25 units is appropriate, incorporating an element of affordable housing. Development of the site is constrained by the capacity of the public sewerage pumping station. Should the site be developed prior to Welsh Water undertaking the works developers may be required to fund essential improvements.

(r) Land adjacent to Village Hall, Withington (estimated capacity 15 dwellings)

- 5.4.58 This 0.5 ha site is located on the north western edge of Withington and is covered in scrub and overgrown orchard trees. The site is recognised as being of nature conservation interest and so development should create a wildlife habitat within the site as a mitigation measure. The northern boundary of the site forms an important edge to the village and so a strong landscape boundary will be required. It is anticipated that the site should be developed at a medium density of around 15 units incorporating an element of affordable housing. Development of the site is constrained by the capacity of the public sewerage pumping station. Should the site be developed prior to Welsh Water undertaking the works developers may be required to fund essential improvements.

H4 Main villages: settlement boundaries

The following settlements are identified as main villages. The provision of housing in the main villages will be restricted to sites within the identified settlement boundary, save for exception schemes (policy H10). Residential development will be permitted on both allocated and windfall sites within these boundaries, where proposals are in accordance with the housing design and other policies of the Plan.

Almeley
Bartestree
Bishops Frome
Bodenham (The Moor)
Bosbury
Brimfield
Burghill
Canon Pyon
Cleghonger
Colwall
Cradley
Credenhill
Cusop
Dilwyn
Eardisland
Eardisley
Ewyas Harold
Fownhope
Goodrich
Gorsley

Little Dewchurch
Lugwardine
Luston
Lyonshall
Madley
Marden
Moreton-on-Lugg
Much Dewchurch
Orleton
Pembroke
Peterchurch
Shobdon
Staunton-on-Wye
Sutton St. Nicholas
Tarrington
Walford (Coughton)
Wellington
Weobley
Weston-under-Penyard
Whitbourne

Kingsland
Kingstone
Lea
Leintwardine

Whitchurch
Wigmore
Withington
Yarpole

H5 Main villages: housing land allocations

In order to ensure that the housing requirements set out in policy S3 are met, the following sites are identified for development for housing up to 2011. The development of these sites will be expected to provide a mix and range of housing types to meet the variety of housing requirements of the County. An indicative affordable housing target has been set out for each of the sites which will form the basis for meeting wider identified housing needs.

Site	Estimated dwelling capacity	Target of affordable dwellings (35%)
Frome Valley Haulage Depot, Bishops Frome	15	5
Former bus/coach depot, Canon Pyon	12	4
Covent Garden, Colwall	20	7
Land opposite the Co-op, Cusop	25	9
Land adjacent to Lower House Farm, Ewyas Harold	10	4
Land rear of Plough Inn, Little Dewchurch	12	4
Land north of B4352, Madley	20	7
Land at Paradise Farm, Marden	23	8
Land adjacent to Callow View, Much Dewchurch	10	4
Land adjacent to the Birches, Shobdon	30	8
Land opposite Primary School, Sutton St. Nicholas	15	5
Church Farm, Wellington	20	7
Land off Auberrow Road, Wellington	12	4
Land rear of surgery, Weobley	6	2
Land adjacent to Weobley Methodist Church	12	4
Land at Upper Weston, Weston-under-Penyard	19	7
Land adjacent to Whitestone Chapel, Withington	25	9
Land adjacent to Village Hall, Withington	15	5
TOTAL	301	103

Housing in smaller settlements

- 5.4.59 The anticipated pattern of dwelling provision in the wider rural areas outside the market towns and the main villages, provided for under policies H6 to H8, is set out below.

Table 5.4: Dwelling completions 1996-2011, rural areas.

1996-2001 Dwelling completions	2001-2011 Dwellings arising from:	Total 1996-2011
	2001 commitments	328
	Windfalls	767
	UDP allocation	0
823	Total	1095
		1918

- 5.4.60 It has been recognised that there is a need for small-scale housing growth in the wider rural areas of the County to satisfy local housing needs. The need for such housing development