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# Planning Statement

Land South of Church Road,  
Brampton Abbotts,  
Ross-on-Wye

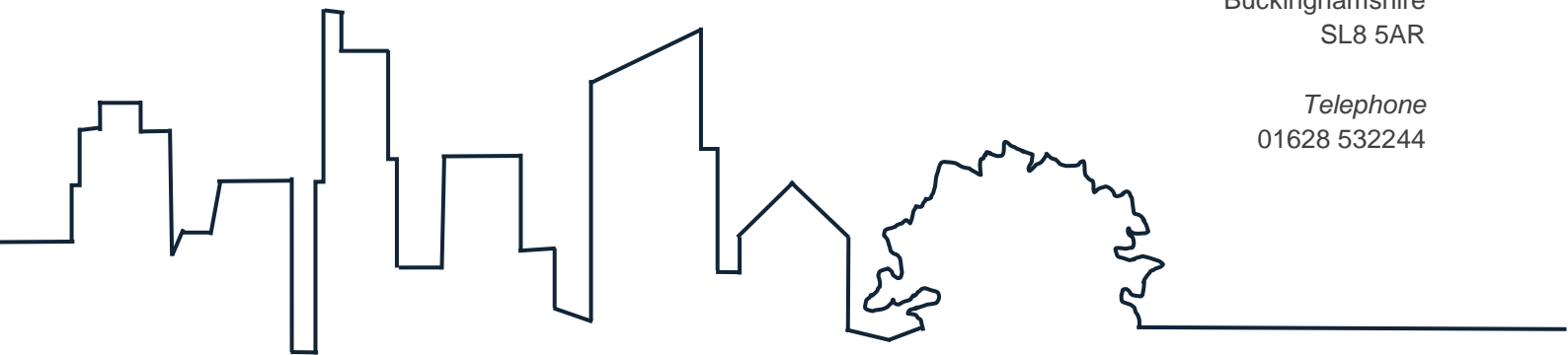
On behalf of Richard West

June 2019

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# **1 INTRODUCTION**

- I.1 The application site is a field to on the South side of Church Road in the centre of the village of Brampton Abbots.
- I.2 This application follows the refusal of a scheme for 10 dwellings on the site in January 2019. The previous application was refused on the visual impact of the proposal but also on a failure to provide a Transport Assessment that considers the linkage of the site to services and facilities.
- I.3 The application responds to the Council's reasons for refusal by reducing the number of proposed dwellings from 10 to 7 and by providing a detailed Transport Assessment.
- I.4 It is considered that this application directly addresses the Council's concerns and should be accordingly be granted permission.

## 2 SITE & SURROUNDINGS

- 2.1 The site is located within Brampton Abbots and lies to the north of the village hall and Oak House Nursery School adjoins the site in the east. The remainder adjoins existing residential development to the north, west and east. To the south of the sites lies an agricultural field.



Figure 1 - Aerial view of site (Google 2019)

- 2.2 Brampton Abbots is designated under policy RA2 of the Core Strategy as a sustainable location for appropriate proportional residential growth. The village benefits from a Church, village hall and children's' nursery, whilst the Primary School is located on the main road between Ross-on-Wye and the village. Brampton Abbots lies approximately 2.5km from Ross-on-Wye Town Centre.
- 2.3 The site, an undeveloped agricultural field, as is the whole of Brampton Abbots and surrounding area (including parts of Ross-on-Wye), is within the statutory designated Wye Valley Area of Outstanding Natural Beauty.
- 2.4 The Brampton Abbots and Foy Neighbourhood Plan (Regulation 14 Consultation Draft November 2018) designates a settlement boundary for Brampton Abbots. This is shown in Figure 2 below. The application site falls outside the settlement boundary as currently defined in the emerging plan.



Figure 2 – Extract from Brampton and Foy Neighbourhood Plan (Reg 14 - Figure 6)

## Planning History

- 2.5 Construction of 10 no. residential dwellings, 10 no. car ports and 2 no. garages and associated works (Ref: I63755) was refused planning permission in January 2019 for the following reasons:



1. The proposal would have an adverse impact on the character and appearance of the Wye Valley Area of Outstanding Natural Beauty, failing to preserve or enhance the special and defining qualities of the landscape hereabouts and not represent an appropriate response to the established context and development pattern contrary to Herefordshire Core Strategy policies SS1, SS6, RA2 and LD1, the Wye Valley AONB Management, National Planning Policy Framework and CROW Act.
2. The impact of the development on the highways network, both the immediate and wider area has not been assessed or adequate consideration given to linkages with services and facilities by means other than the private car and as such the proposal represents an unquantified risk to highway and pedestrian safety and the free flow of traffic and is contrary to Herefordshire Core Strategy policies SS4 and MT1

2.6 The refused layout is shown in Figure 3 below. From the Council's assessment of the application the main issues were the residential development to the East of the site and the lack of a transport assessment. This is examined in detail in section 5 below.



Figure 3 – Layout of refused scheme

- 2.6 Prior to the application for 10 dwellings pre-application discussions took place. Under reference 152760 and a scheme for 13 dwellings, the advice concluded –

“Whilst the site is sustainable in terms of its location, I do question whether the density is appropriate or achievable having regard to ecological and landscaping requirements and mitigation outlined in these comments. Indeed there is no evidence meaningful assessment and appraisal of these matters has influenced the indicative proposal. Any proposal must conserve or enhance the locality as set out in the policies above. Having regard to the nature of the site and its sensitivity, once a density and layout are found acceptable significant regard should be made in respect of the design of the dwellings. The rural character of the site and village must be maintained however the LPA is receptive to high quality contemporary design.”

- 2.7 The issues raised in the pre-application response are considered in detail in section 5 below.

### Other Relevant Decisions/ Appeals

- 2.8 Very close to the site is “Land at The Beeches, Church Road, Brampton Abbots, Ross-on-Wye, Herefordshire HR9 7JD”. This site for 4 dwellings was approved at appeal in March 2018 (Ref: 172040/F). The approved layout is set out in Figure 3 below. A copy of the appeal decision is set out in appendix 1.



**Figure 3 – Approved Site Layout**

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B0020/19– Brampton Abbots

### 3 THE PROPOSAL

- 3.1 The proposal is to erect seven houses facing Church Road. The proposed layout consists of 7 no. 2 storey detached dwellings in a mix of 3 and 4 bedroom homes. Dwellings have been orientated to provide a varied and informal frontage facing out on to the existing highway which bounds the western and northern sides of the site. Dwellings are set back from the highway within large plot curtilages to allow for ample of green space to be provided to frontages to reinforce the informal rural feel.



Figure 4 – Proposed Site Plan

- 3.2 The proposed layout makes the following changes from the refused scheme:

- Reduction in the overall number of dwellings proposed to a total of 7no. to provide an appropriate density for the location and context;
- Dwellings designed to provide an open linear form of development along the site frontage with the existing highway in keeping with the established settlement patterns in the local area;
- Development within the south eastern area of the site has been removed to both reduce dwelling numbers and to provide additional open green space/ paddock land. This area is to be landscaped to help integrate the new development into its rural



setting; preserve the amenity of adjacent buildings; as well as improve ecological and biodiversity opportunities;

- Visibility for the 2 access points onto Church Road have been calculated using the 85th percentile speed derived from the traffic survey taken during the week of 27<sup>th</sup> February 2017. Using the formulas set out in Manual for Streets 2, the visibility splays have been calculated to be 2.0m x 33m.

## 4 PLANNING POLICY

### LOCAL PLANNING POLICY – DEVELOPMENT PLAN

- 4.1 The Development Plan consists of the saved policies of the Herefordshire Core Strategy (2015).
- 4.2 The Core Strategy predates the 2018 and 2019 versions of the National Planning Policy Framework (NPPF). As this document has not been revised in light of the NPPF, weight can only be attached to them to the extent that they are consistent with the NPPF (in line with paragraph 213 of the NPPF).
- 4.3 The Brampton Abbots and Foy Neighbourhood Plan Regulation 14 plan was out for consultation 28th January 2019 to 9th March 2019. As the plan is at a very early stage of preparation very little weight should be attached to the emerging policies. Objections have been raised by my client regarding the proposed designation of the settlement boundary and the associated policy. A copy of the objection that was submitted is attached in appendix 2.
- 4.4 The assessment below demonstrates how the scheme meets the provisions of the Development Plan. A detailed assessment of the relevant issues are set out in Section 5.

HEREFORDSHIRE CORE STRATEGY 2015		
POLICY SSI – PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT		
POLICY	RESPONSE	EVIDENTIAL JUSTIFICATION
This policy emphasises the NPPF's presumption in favour of sustainable development. This states that where relevant policies apply planning permission will be granted unless material considerations indicate otherwise.	Achieved	This is achieved and a detailed assessment is set out in section 5 below.

<b>POLICY SS2 - DELIVERING NEW HOMES</b>		
<b>POLICY</b>  <p>This policy provides that the majority of housing is directed to Hereford city or one of the five market towns including Ross on Wye, and in the rural areas, new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community.</p>	<b>RESPONSE</b>  <p>Achieved</p>	<b>EVIDENTIAL JUSTIFICATION</b>  <p>This policy is detailed in policy RA2 below. The assessment against the more detailed policy is set out in section 5 below.</p>
<b>POLICY SS4 - MOVEMENT AND TRANSPORTATION</b>		
<b>POLICY</b>  <p>This policy describes that proposals should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p>	<b>RESPONSE</b>  <p>Achieved</p>	<b>EVIDENTIAL JUSTIFICATION</b>  <p>This is considered in detail in section 5 below.</p>

<b>POLICY SS6 - ENVIRONMENTAL QUALITY AND LOCAL DISTINCTIVENESS</b>		
<b>POLICY</b>  <p>This policy describes proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.</p> <p>Policy SS6 then states in its list of criteria states "Development proposals should be shaped through an integrated approach and based upon sufficient information to determine the effect upon landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty."</p>	<b>RESPONSE</b>  <p><b>Achieved</b></p>	<b>EVIDENTIAL JUSTIFICATION</b>  <p>The impact on the character and appearance of the area is considered in section 5 below.</p> <p>In terms of ecology, an ecological survey is submitted with the application that demonstrates that the scheme would not have a significant impact on ecology.</p>
<b>POLICY RA2 - HOUSING IN SETTLEMENTS OUTSIDE HEREFORD AND THE MARKET TOWNS.</b>		
<b>POLICY</b>  <p>Policy RA2 states that housing proposals in the rural areas will be directed to and permitted in any of the 119 listed settlements such as Brampton Abbots where the following criteria are met:</p> <p>Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area.</p> <p>Their locations make best and full use of suitable brownfield sites wherever possible;</p> <p>They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and</p> <p>They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.</p>	<b>RESPONSE</b>  <p><b>Achieved</b></p>	<b>EVIDENTIAL JUSTIFICATION</b>  <p>This is considered in detail in section 5 below.</p>

<b>POLICY H3 – ENSURING AN APPROPRIATE RANGE AND MIX OF HOUSING</b>		
<b>POLICY</b>	<b>RESPONSE</b>	<b>EVIDENTIAL JUSTIFICATION</b>
Ensuring an appropriate range and mix of housing requires Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.	<b>Achieved</b>	The proposed mix of 3 and 4 bedroomed houses meets a specific need within Brampton Abbots and therefore would be acceptable and in accordance with this policy
<b>LDI Landscape and townscape</b>		
<b>POLICY</b>	<b>RESPONSE</b>	<b>EVIDENTIAL JUSTIFICATION</b>
Policy LDI states that: “proposals should: <ul style="list-style-type: none"> <li>• demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;</li> <li>• conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;</li> <li>• incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>• maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.”</li> </ul>	<b>Achieved</b>	This is considered in detail in section 5 below.



<b>MT1 - Traffic management, highway safety and promoting active travel</b>		
<b>POLICY</b>	<b>RESPONSE</b>	<b>EVIDENTIAL JUSTIFICATION</b>
<p>Development proposals should...:</p> <ol style="list-style-type: none"> <li>1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</li> <li>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</li> <li>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</li> <li>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</li> <li>5...facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</li> <li>6. have regard to ...cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</li> </ol>	Achieved	This is considered in detail in section 5 below.

**The Brampton Abbots and Foy Neighbourhood Plan (Regulation 14 Consultation Draft November 2018)**
**POLICY BAF1 - NEW HOUSING DEVELOPMENT IN BRAMPTON ABBOTTS**

<b>POLICY</b>	<b>RESPONSE</b>	<b>EVIDENTIAL JUSTIFICATION</b>
<p>In the area of AONB, development outside the defined Settlement Boundary will be restricted in its scale, type and distribution so as to conserve the landscape and scenic beauty of the AONB and meets the following circumstances in addition to those referred to in a-d above;</p> <p>e. The Core Strategy growth target has not been met; AND</p> <p>f. Such development adjoins the Settlement Boundary, does not significantly reduce the gaps between the settlement boundaries and conserves the road sided linear, dispersed settlement pattern of the built-up area.</p> <p>a. It is of good design when assessed against Policy BAF2 of this plan and Policy SD1 of the Herefordshire Local Plan Core Strategy and in keeping with the character, appearance and local distinctiveness of the settlement</p> <p>b. It conserves the landscape and scenic beauty of the Wye Valley Area of Outstanding Natural Beauty (AONB);</p> <p>c. It does not lead to significant adverse surface water flooding and local road traffic and highway safety impacts; and</p> <p>d. It conserves the linear road side settlement pattern</p>	<p>Achieved</p>	<p>This is considered in detail in section 5 below.</p>

Policy BAF2 - GOOD QUALITY DESIGN		
POLICY	RESPONSE	EVIDENTIAL JUSTIFICATION
<p>“..need to demonstrate that they:</p> <p>a) Exploit existing infrastructure, or provide adequate new infrastructure to serve the needs of the development.; and</p> <p>b) They do not have a significant adverse impact on the amenity of existing and future occupiers of the development and neighbouring properties.</p> <p>...when assessed in relation to the following criteria:</p> <p>a. Contribution to local identity and sense of place;</p> <p>b. Suitability of the overall design and appearance of the development (including size, scale, density, layout, access,) when assessed in relationship with surrounding buildings, spaces, vegetation, water areas and other features of the surrounding area;</p> <p>c. Use, and where appropriate re-use, of local and traditional materials or suitable artificial alternatives. Standardised materials and products should be avoided;</p> <p>d. Use of space and landscape design;</p> <p>e. Protection and enhancement of woods, trees, hedgerows, rivers, ditches and water features;</p> <p>f. Movement to, within, around, and through the development;</p> <p>g. Originality, innovation and initiative;</p> <p>h Inclusion of energy efficiency and conservation measures; and</p> <p>i Use of sustainable drainage systems.</p>	<p>Achieved</p>	<p>This proposed development has been designed to reflect the wider design of houses in the locality. The design was accepted when the Council refused permission for the larger scheme.</p>

<b>POLICY BAF4 – LANDSCAPE AND SCENIC BEAUTY</b>		
<b>POLICY</b>	<b>RESPONSE</b>	<b>EVIDENTIAL JUSTIFICATION</b>
<p>Development proposals will be assessed against the following:</p> <p>a) Within the settlements and countryside of the AONB their ability to conserve the scenic and natural beauty of the area...;</p> <p>b) Impact on views within the Neighbourhood Development Plan area... Where appropriate impact on views should be identified and assessed in a Landscape Visual Impact Assessment. Where a negative impact is identified...;</p> <p>c) The conservation and management of mature trees, hedgerows, orchards, water meadows, ponds and other water features;</p> <p>d) Proposals should be of a scale and designed so that they retain the dispersed and road side linear settlement pattern of the Neighbourhood Development Plan area as it sits within the wider, most valued landscape and does not change the character and distinctiveness of the area;</p> <p>e) Conservation of the scenic beauty and tranquillity of the AONB;</p> <p>f) Include lighting and mitigation to limit light pollution and retain the area's dark skies; and</p> <p>g) Conservation, where appropriate, and enhancement of wildlife.</p>	<p>Achieved</p>	<p>This is considered in detail in section 5 below.</p>

**POLICY BAF8 – THE MANAGEMENT OF TRAFFIC SAFETY AROUND THE AREA**

<b>POLICY</b>	<b>RESPONSE</b>	<b>EVIDENTIAL JUSTIFICATION</b>
<p>To minimise the impact of traffic and to create a safer environment for all road users, improvements to the following areas will be supported:</p> <ul style="list-style-type: none"> <li>▪ Gatsford Crossroads (Figure 11a)</li> <li>▪ Rudhall Crossroads (Figure 11b)</li> <li>▪ Junction at Oak House, Ross Road (Figure 11c)</li> </ul> <p>Planning proposals that would lead to further increases in traffic at these locations and other traffic management issues will be resisted unless suitable mitigation is identified.</p>	Achieved	This is considered in detail in section 5 below.

**LOCAL PLANNING POLICY – SUPPLEMENTARY PLANNING GUIDANCE****LANDSCAPE CHARACTER ASSESSMENT 2009**

4.5 A number of landscape and townscape character assessments have been prepared supported by a Historic Landscape Characterisation and completed conservation areas appraisals. The Landscape Character Assessment Supplementary Planning Guidance 2009 (SPD) will be reviewed during the plan period. (paragraph 5.3.9 from Adopted Core Strategy).

4.6 The site is located in what is termed “Principal Farmlands”. This is explained as:

**“CHARACTER DESCRIPTION**

The rolling, lowland area of Central Herefordshire is dominated by this Landscape Type. These are settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The mixed farming land use reflects the good soils on which they are typically found. Networks of small winding lanes nestling within a matrix of hedged fields are characteristic. Tree cover is largely restricted to thinly scattered hedgerow trees, groups of trees around dwellings and trees along stream sides and other watercourses. The composition of the hedgerow tree cover differs from that of Timbered Farmlands in its lower density and lack of oak dominance. This is a landscape with a notably domestic character, defined chiefly by the scale of its field pattern, the nature and density of its settlement and its traditional land uses. Hop fields, orchards,



grazed pastures and arable fields, together make up the rich patchwork which is typical of Principal Settled Farmlands.

#### SETTLEMENT PATTERN

Additional housing in hamlets and villages should be modest in size in order to preserve the character of the original settlement.”

- 4.7 The proposed development would be modest to meet the need of Brampton Abbots and would retain the character of the “Settled Farmlands” by retaining and strengthening existing and proposed hedgerows.

## NATIONAL PLANNING POLICY

### Introduction

- 4.8 The National Planning Policy Framework was published in February 2019. This document sets out the Government's objectives for the planning system placing "sustainability" at the forefront of national planning policy. Paragraph 8 explains that "Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)."
- 4.9 The three interdependent objectives are Economic, Social; and Environmental.
- 4.10 The three components need to be pursued in an integrated way looking for solutions which deliver multiple goals. It is therefore clear that what the National Planning Policy Framework wishes to see is balanced decision making with all factors considered rather than "development control" decisions made in isolation of the three overriding principles.

### Housing

- 4.11 Paragraph 10 sets out that for decision making that where the development plan is out of date housing policies the local authority should grant permission unless:
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies with the Framework when taken as a whole; or
  - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed
- 4.12 The NPPF seeks to significantly boost the supply of housing by requiring local planning authorities to identify and annually update a deliverable five year housing land supply with an additional 5% or 20% buffer. The level of the buffer is dependent on whether there has been a record of persistent under delivery in order to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the land market (paragraph 73). For Herefordshire, the buffer is 20%.

- **The NPPF seeks to boost the delivery of housing. As is demonstrated in section 5 below, the Council cannot demonstrate a 5 year housing supply and therefore the test that should be applied to this application is that there **MUST** be significant and demonstrable harm to outweigh the benefits of the application.**

## Design

- 4.13 In terms of design the NPPF states that: " Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.." (paragraph 124)
- 4.14 The Government requirement is for 'good design' and the following paragraph 127 states that decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- **The NPPF seeks to ensure that developments do not harm the character of the area.**
- **The proposal has been designed so that the development will reflect the local street scene and wider area.**

## 5 PLANNING ASSESSMENT

### INTRODUCTION

- 5.1 All applications must be determined in accordance with sections 38(6) Planning and Compulsory Purchase Act 2004 which states: ‘..the determination must be made in accordance with the plan unless material considerations dictate otherwise’. The duty is therefore for the Council to exercise its judgement and consider many (sometimes) conflicting issues to decide whether planning permission should be granted. This will mean examining the development plan and taking material considerations which apply to the proposal into account. This process is often termed the “Planning Balance”.
- 5.2 The NPPF is a material consideration that must be taken into account in determining any application and in particular paragraphs 1 to 14 sets out the presumption in favour of sustainable development.
- 5.3 The assessment below sets out how the planning application accords with the both the Development Plan and the NPPF in regard to the main issues which are the: overall principle of development, the impact on character and appearance of the wye valley area of outstanding natural beauty and wider character of the area and the impact on highway and pedestrian safety. The planning balance is considered separately in section 6 as this relates to the overriding principle of ensuring that decisions contribute to the achievement of sustainable development.

### PRINCIPLE OF DEVELOPMENT

- 5.4 The Council’s policies in SS1, SS6 and RA2 of the Herefordshire Core Strategy seek to direct new housing development within settlements as defined in Neighbourhood Plans. The aim of these policies is to maintain and strengthen locally sustainable communities across the rural parts of Herefordshire with sustainable housing growth being supported in or adjacent to settlements identified in Figures 4.14 and 4.15 of the policy. Brampton Abbots is listed in Figure 4.14, as one of the settlements, within the Ross-on-Wye Housing Market Area, which will be the main focus of proportionate housing growth.
- 5.5 In allowing the appeal at “The Beeches” (see appendix 2) the Inspector commented:
- “By virtue of its designation for future housing growth, the Council and its Core Strategy consider Brampton Abbots to be a sustainable location. The Council indicates that it is expected to accommodate a minimum of 19 dwellings during the CS period. Although it*

*appears to have limited facilities, it is accessible to a range of facilities and services in the nearby market town of Ross-on-Wye.” (Paragraph 8)*

- 5.6 The key question is whether the site is in or adjacent to the village of Brampton Abbots. Paragraph 4.8.23 from the Core Strategy states:

*“Where appropriate, settlement boundaries (or a reasonable alternative) for those settlements listed in Policy RA2 will be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocation DPD. In the period leading up to the definition of appropriate settlement boundaries the Council will assess any applications for residential developments in Figure 4.14 and 4.15 against their relationship to the main built up form of the settlement. Outside of these settlements new housing will be restricted to avoid unsustainable patterns of development. Residential development will therefore be limited to those proposals which meet the criteria listed in Policy RA3. Proposals should seek to make use of existing buildings through conversion and adaption in preference to new development. This approach accords with Paragraph 55 of the NPPF.”*

- 5.7 The Brampton Abbots the Neighbourhood Plan (Regulation 14 Consultation - November 2018) is at an early stage of development and has proposed a settlement boundary. The proposed boundary is set out in Figure 2 above. This boundary is clearly arbitrary and has a number of issues including the boundary not being sufficient to allow even the minimum of 19 dwellings in the Core Strategy. This and further concerns are detailed in my client’s objection to the Neighbourhood Plan that are set out in appendix 2.

- 5.8 Given that the proposed boundary has significant issues, the application should be assessed against the relation to the main built up form of Brampton Abbots. As recognised in paragraph 6.1 of the Neighbourhood Plan (Reg 14 draft), “Brampton Abbots settlement has a linear, dispersed built-up settlement form following various roads through the Neighbourhood Plan area.”

- 5.9 The development site is between: housing that fronts Ross Road, the Oak Tree Nursery School to the East; the village hall to the North; and housing on Church Road to the West. The site is clearly within the village of Brampton Abbots. In approving the scheme at the “Beeches” (172040/F), the Inspector commented:

*“Whilst the development would result in residential housing on what is currently an open field, the Council considers that it would represent a natural growth point for the village. It would be reflective of existing patterns of development on the western side of the lane and respect the plot depth of the three houses to the north. As the Village Hall lies to the south on the same side of the lane, and given the extant permission for two houses to the immediate south of the site, the development would effectively represent a logical form of ‘infill’. I note that Council has made a similar assessment with which I concur.” (Paragraph 14 – See Appendix 1).*

- 5.10 The proposed development would extend the existing group of houses adjoining the Church in Brampton Abbots with a gap being retained to Oak House. The dispersed



nature of the properties on Ross Road will be retained. Furthermore, the overall settlement pattern would not be harmed.

- 5.11 On this basis, the principle of residential development of the site must be accepted subject to the site meeting the further requirements of policy RA2 in terms of impact. Policy BAF1 of the emerging Neighbourhood Plan should be given no weight in determining this application given the outstanding issues with the settlement boundary.
- 5.12 In refusing permission for the larger scheme of 10 units the Council considered that the site: “..is sustainably located and accords with the locational requirements of Core Strategy policy RA2.” The same must apply to the reduced scheme of 7 units.

### **IMPACT ON THE CHARACTER AND APPEARANCE OF THE WYE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY AND WIDER CHARACTER OF THE AREA**

- 5.13 Policies RA2 and LDI require that new housing development needs to be designed and laid out to reflect the size, role and function of that settlement including its character and landscape setting. The impact on the Wye Valley AONB is set out in policy BAF6 from the emerging Neighbourhood Plan.
- 5.14 In refusing the previous scheme, the Council commented as follows:
- “In terms of revisions to the layout of the proposed development, the scheme itself is essentially as it was. Referring to earlier landscape comments both at application stage and pre-application advice, the LPA is not convinced that 10 units upon this site with the built form extending the length of the eastern site boundary is sympathetic to the existing settlement pattern of Brampton Abbots. It appears that the full extent of the roadside hedgerow will be lost, given that hedgerows are a key characteristic of the landscape character type; Principal Settled Farmlands, this would also be considered harmful to the local character and thus fail to preserve or enhance the character and appearance of the AONB.”*
- 5.15 The proposed scheme has addressed the Council’s refusal by reducing the number of units from 10 to 7. The proposed development to the eastern side boundary has been

removed. Furthermore, the roadside hedgerow that is currently in a poor condition will be largely retained and strengthened.

- 5.16 To support the refused application, the application included a detailed Landscape Appraisal. This concluded that the larger development would not result in any harm.

“Its setting within the wider landscape will not affect the landscape character and position within the AONB.

In summary, the proposed development can be absorbed into the landscape with additional landscaping and tree planting.” (Paragraphs 1.6.6 and 1.6.7)

- 5.17 Given that the current scheme is smaller than the refused scheme and has a similar layout the above conclusions would also apply to the current scheme. The previous Landscape Appraisal has therefore been submitted with this application as it is still relevant.
- 5.18 By retaining a gap to the housing on Ross Road, the proposed scheme would conserve the road sided linear, dispersed settlement pattern of the built-up area of Brampton Abbots. Furthermore, the proposed scheme would not have a significant impact on the Wye Valley AONB. On this basis the proposed development would be in accordance with policies RA2, LDI of the Herefordshire Core Strategy and policy BAF 6 from the emerging Brampton and Foy Neighbourhood Plan.

## **IMPACT ON HIGHWAY AND PEDESTRIAN SAFETY**

- 5.19 The relevant policies are SS4 and MT1 of the Herefordshire Core Strategy. These require that the new development demonstrates that there would not harm highway or pedestrian safety from the access or from the location of the development in terms of promoting access to services by means other than private motorised transport.
- 5.20 The refusal of planning permission for ten units (Ref: 163755) stated that the proposed development failed to assess the linkages with services and facilities other than by the private car in terms of the impact on the highway network both locally and with the wider area. No transport statement was submitted with the application.
- 5.21 It should be recognised that the evidence base that supports Herefordshire Core Strategy policy RA2 states that Brampton Abbots is a “sustainable” location for future housing growth to meet local needs. This was recognised in the approval of the scheme at the “Beeches” (Ref: 172040/F) where the appeal Inspector commented as follows:

“By virtue of its designation for future housing growth, the Council and its CS consider Brampton Abbots to be a sustainable location. The Council indicates that it is expected to accommodate a minimum of 19 dwellings during the CS period. Although it appears to have limited facilities, it is accessible to a range of facilities and services in the nearby market town of Ross-on-Wye. Local residents have indicated that there would be a

reliance on use of the private motor car and that the bus service is limited, but the National Planning Policy Framework (the Framework) recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas. In any event, Brampton Abbots is identified as a suitable location for housing growth in Policy RA2 of the CS.” (Paragraph 8 of the appeal decision – See appendix 1).

- 5.22 Taking that the site is sustainable, there are essentially two issues here: first the impact of the access and the need for this to be safe; and secondly the need for an assessment of the impact of the development in terms of access to local services and facilities.
- 5.23 The submitted Transport Statement provides a speed survey that now demonstrates that the provision of the visibility splays would be safe and meet the requirements of Manual for Streets 2 and the Herefordshire Design Guide. On this basis, the access can be considered to be safe and in accordance with policies SS4 and MTI (4).
- 5.24 The submitted Transport Statement demonstrates that:
- “..the local highway network can absorb the traffic impacts of development. Additional access points and Travel Plan Statement measures are proposed to promote integrated travel connections; to the degree that the nature and location of the site allow. The enclosed Framework Travel Plan Statement also encourages active travel behaviour and it is expected a full statement will be conditioned as part of the decision notice.”
- 5.25 On the basis that the proposed development is in a settlement identified for housing growth, has a safe access and would promote other transport choices, the proposal would therefore be in accordance with policies SS4 and MTI and therefore should be approved.

## 6 PLANNING BALANCE

- 6.1 The Council in October 2018 accepted that it cannot demonstrate a 5 year housing supply (see appendix 3). Therefore, the “tilted balance” in accordance with paragraph 11 of the NPPF must be applied. Therefore, planning permission should be granted unless: “Any adverse impact of doing so would significantly and demonstrably outweigh the benefits.”
- 6.2 The benefits of the scheme are:
- a) Increase housing supply where a five year supply does not exist;
  - b) Provide a needed development in the centre of Brampton Abbots;
  - c) Provide well designed house that will complement the existing houses in the area;
  - d) In the short term, the construction activities will generate employment opportunities for local skilled tradesmen and there is potential for building companies to develop the local skills base through apprenticeships and links with local construction training providers;
  - e) There are a number of economic benefits, including expenditure from new residents on goods and services in the local area which will provide positive effects upon the economic sustainability of the local economy and the indirect support this provides to new employment and the vitality of area;
  - f) Direct economic benefits of new housing can be generated from additional Council tax revenue; and
  - g) The energy consumption and carbon dioxide emissions of the proposed development will be extremely low.

Overall, the proposed house would provide needed housing within the the centre of Brampton Abbots. The benefits of the scheme clearly outweigh any harm and therefore permission should be granted.

## **7 CONCLUSION**

- 7.1 The Development Plan encourages development within Brampton Abbots as the village has a number of facilities and would be an appropriate location for new housing. Furthermore, the principle of development of the site should be accepted as it would retain the dispersed linear character of Brampton Abbots.
- 7.2 As the Council cannot demonstrate a 5 year supply of housing, the test for determining applications is set out in paragraph 11 of the NPPF. This states that, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.3 Following the refusal of planning permission, the proposal has been amended to reduce the impact of the development and address the Council's reasons for refusal. A detailed transport statement has now been submitted with the application.
- 7.4 The proposed development has been designed to remove the development to the eastern boundary.
- 7.5 It is considered that the proposal would be acceptable given that: the site is in the centre of Brampton Abbots in a village that is identified as being sustainable for new housing, the design includes a gap to the housing on Ross Road, and a Transport Statement has been provided that demonstrates that the site is sustainable and the access is not dangerous. The proposal would therefore be in accordance with the Development Plan. On this basis, it is considered that permission should be granted.



**Appendix 1 – Appeal Decision - Land at The  
Beeches, Church Road, Brampton Abbots,  
Ross-on-Wye, Herefordshire HR9 7JD**



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## Appeal Decision

Site visit made on 30 January 2018

**by JP Tudor BA (Hons), Solicitor (non-practising)**

**an Inspector appointed by the Secretary of State**

**Decision date: 21 March 2018**

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**Appeal Ref: APP/W1850/W/17/3185559**

**Land at The Beeches, Church Road, Brampton Abbots, Ross-on-Wye, Herefordshire HR9 7JD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
  - The appeal is made by HK Developments Ltd (also known as Hampton Kirk Developments Ltd) against Herefordshire Council.
  - The application Ref 172040/F is dated 5 June 2017.
  - The development proposed is residential development of 4 new dwellings.
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### Decision

1. The appeal is allowed and planning permission is granted for residential development of 4 new dwellings at Land at The Beeches, Church Road, Brampton Abbots, Ross-on-Wye, Herefordshire HR9 7JD in accordance with the terms of the application, Ref 172040/F, dated 5 June 2017, subject to the attached schedule of conditions.

### Preliminary Matters

2. The appeal is against the Council's failure to determine the application within the prescribed time. The Council advises that had it been in a position to determine the application, it would have approved the proposed development with conditions.
3. According to the Council, the planning application followed the lapse of a previous planning permission granted on 6 May 2016<sup>1</sup>, under the same local and national policy framework, for an identical scheme. Whilst it also offered some enhancements to infrastructure, relating to the upgrade of a nearby junction, not included in the current proposal, the Council advises that they were good will gestures rather than forming essential mitigation for the proposal.
4. During the consideration of the planning application, a query was raised concerning the name of the applicant, given on the planning application form as 'HK Developments Ltd'. I understand that there is a company of that name located in Gillingham, Kent but that it has no connection with the site or interest in the land or proposal. The appellant has clarified that 'HK Developments Ltd' was intended to refer to 'Hampton Kirk Developments Ltd' which is the sole owner of the relevant land. The appellant has also formally advised the Kent company of the position. The Council are satisfied that the

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<sup>1</sup> 153437/F

discrepancy did not invalidate the original or previous planning applications and that no third party has been prejudiced. I see no reason to take a different view. For the avoidance of doubt I have referred to both company names in the banner heading above.

## **Main Issues**

5. The main issues are the effect of the proposed development on:

- the character and appearance of the area, having particular regard to the location of the site within the Wye Valley Area of Outstanding Natural Beauty (AONB);
- highway safety along Turners Lane and the local road network; and,
- the living conditions of neighbouring occupiers, with particular regard to outlook, privacy and light.

## **Reasons**

### *Character and appearance*

6. The appeal site is a roughly rectangular parcel of land within an agricultural field adjacent to existing residential development to the north and west, with the remainder of the field to the east. To the south, planning permission has already been granted to the appellant to erect 2 dwellings on part of the field.<sup>2</sup> Further to the south is a pond with the Village Hall beyond it. The site is located within the rural village of Brampton Abbots, which falls within the AONB. It is proposed to construct 4 residential dwellings with a new access off the adjoining Turners Lane. They would front on to a private drive running parallel to the lane.
7. Policy RA2 of the Herefordshire Local Plan Core Strategy 2011-2031 (CS)<sup>3</sup> says that to maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to settlements identified in Figures 4.14 and 4.15 of the policy. Brampton Abbots is listed in Figure 4.14, as one of the settlements, within the Ross-on-Wye Housing Market Area, which will be the main focus of proportionate housing growth. Although the village does not have a defined settlement boundary, it is not disputed by the main parties that the appeal site is in or adjacent to the main built up area of the village, which is in accordance with what I saw on my site visit.
8. By virtue of its designation for future housing growth, the Council and its CS consider Brampton Abbots to be a sustainable location. The Council indicates that it is expected to accommodate a minimum of 19 dwellings during the CS period. Although it appears to have limited facilities, it is accessible to a range of facilities and services in the nearby market town of Ross-on-Wye. Local residents have indicated that there would be a reliance on use of the private motor car and that the bus service is limited, but the National Planning Policy Framework (the Framework)<sup>4</sup> recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.<sup>5</sup> In any

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<sup>2</sup> 171321/F

<sup>3</sup> Adopted October 2015

<sup>4</sup> Published March 2012

<sup>5</sup> Paragraph 29

event, Brampton Abbots is identified as a suitable location for housing growth in Policy RA2 of the CS.

9. The importance of the Herefordshire landscape, and particularly the AONB, is also acknowledged in CS Policy RA2 and its supporting text<sup>6</sup>, as is the prospect of new dwellings within it, provided that they are of high quality design, appropriate to their context and make a positive contribution to the rural landscape, with the use of appropriate materials and landscaping. Paragraph 115 of the Framework also says that great weight should be given to conserving landscape and scenic beauty in AONBs.
10. As the proposal relates to 4 new dwellings, I concur with the Council's view that it does not amount to a major development, even when considered cumulatively with the planning permission already given for two dwellings to the south. Therefore, paragraph 116 of the Framework which says that planning permission should be refused for such developments in AONBs, except in exceptional circumstances, is not relevant to the proposal.
11. There is a range of scattered residential development in Brampton Abbots of different ages and styles. Whilst the new houses would be relatively sizeable, consisting of 3 x 4 bedroom and 1 x 5 bedroom dwelling, they would not be dissimilar to other modern detached houses on the opposite side of the road. The site is on elevated ground which rises gradually from south to north, about 1.5 to 2 metres above the adjacent lane, according to the appellant's Landscape and Visual Impact Study (LVIS)<sup>7</sup>. Although the dwellings would be limited to about 7.4 or 7.6 metres in height, with dormer roofs or dormer windows at eaves level, they would be visible in the wider landscape from some vantage points.
12. However, they would be on generous plots and set well back from the lane, being to the rear of their own access drive. The existing hedgerow, which includes trees, within a bank running along the lane would be retained providing partial screening, with further appropriate landscaping along boundaries secured by condition. Therefore, views of the houses would be partially screened or filtered from the adjacent lane and neighbouring properties, even allowing for loss of leaves during the winter months. New landscaping would also filter views from the east.
13. The proposed materials of brick, natural slate, timber boarding and powder coated aluminium/timber composite windows would be generally sympathetic to the palette of natural building materials used in this rural area. The particular materials and their quality could also be controlled by means of a suitable condition. The design, with pitched roofs and gable ends, is not untypical of much of the other housing in the area.
14. Whilst the development would result in residential housing on what is currently an open field, the Council considers that it would represent a natural growth point for the village. It would be reflective of existing patterns of development on the western side of the lane and respect the plot depth of the three houses to the north. As the Village Hall lies to the south on the same side of the lane, and given the extant permission for two houses to the immediate south of the

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<sup>6</sup> Paragraph 4.8.17

<sup>7</sup> Peter Quinn Associates (6 August 2015)

site, the development would effectively represent a logical form of 'infill'. I note that Council has made a similar assessment with which I concur.

15. Some local residents have said that there would be views of the residential development on entering the village, especially as it is on elevated ground. However, residential development is already apparent on entering the village. Indeed, one would expect to encounter views of houses on reaching a settlement, which the appeal site is within or adjacent to.
16. The development would be visible from the public right of way on the southern boundary of the site and in some more distant views from the surrounding public rights of way (PROW) network. However, it would be seen in the context of existing built development within the village and other scattered development in the area. The Council's PROW officer has not objected. The appellant's LVIS finds that even allowing for its raised position, longer range views of the site are partial or restricted by roadside hedges and existing vegetation. Although it considers a moderate adverse effect on near views of the site, the effects are variously described as neutral, minor or slight in relation to local and wider landscape character and more distant views.
17. The Council is also satisfied that any harm to the AONB would be minimal and localised to the immediate area, which has a rural residential character. That is in accordance with what I saw on my site visit and from my own assessment of the proposals and their likely effect on the wider landscape. The Wye Valley AONB Management Plan 2015-2020 (AONBMP)<sup>8</sup> accepts that there will be some degree of change with its impacts accommodated<sup>9</sup> and recognises that: *'It is neither possible nor desirable to 'fossilise' a landscape, and we must aim to keep a living, working and functioning countryside.'*<sup>10</sup>
18. Some local residents have referred to a recent appeal relating to Land West of Larksmead<sup>11</sup> within the village. It has been suggested that the appeal was only allowed because of considerable efforts to mitigate the visual impact of that single proposed dwelling, through the design, use of appropriate materials and hard and soft landscaping.
19. However, in paragraph 9 of that decision, the Inspector states: *'The proposal would lead to a level of domestication of the site however the design, form and materials, whilst not reflective of other dwellings in the vicinity, would take on the appearance of an agricultural/equine building which is not out of character for the area.'* Therefore the nature and context of that proposal was different in some significant respects, as it involved the replacement of a stable building with a dwelling. Consequently, the Inspector took into account the similarity of its design with the character of the equine building which it replaced. The appeal proposal already reflects the scale, pattern of development and materials of other dwellings opposite and in the area.
20. Moreover the appeal proposal intends to retain existing screening hedgerow and trees to the west and introduce new hedgerows and boundary treatments, which could be confirmed in a landscaping scheme secured by condition. Those aspects are not dissimilar to considerations in the Larksmead appeal decision, where the screening effects of vegetation and planting were taken into account.

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<sup>8</sup> February 2016

<sup>9</sup> Paragraph 2.2.1

<sup>10</sup> Paragraph 3.1.1

<sup>11</sup> APP/W1850/W/17/3173077

21. Paragraph 9 and 10 of the Larksmead decision refer to the Landscape and Visual Impact Assessment findings of neutral to minor adverse effects, which the Inspector considered could be mitigated by appropriate planting, which again is similar to the findings in the appeal before me. The significant aspect of the Larksmead appeal was that it was allowed on the basis that the Inspector concluded that, subject to conditions, the development would not have a significant adverse effect on the character and appearance of the area or the AONB. In any event, all proposals and sites have their own individual characteristics and I have decided the appeal before me on its own merits.
22. It is also a significant material consideration that planning permission was granted, following discussion and the amendment of plans, for an identical scheme on the same site as recently as 6 May 2016. That permission lapsed because the Council imposed an implementation timescale condition of 1-year, in accord with its policy at the time, rather than longer periods which are more usually given. It is suggested that the situation has changed since that permission because subsequently permission has been granted for 2 houses on a site to the south. Although I have considered the cumulative effect of 6 houses, assuming that other permission is built out, the fact that another scheme has been assessed by the Council, under the same national and local policies, and permission granted for residential development on an immediately adjacent site, if anything, lends further support to the principle of residential development at the appeal location.
23. Whilst great weight must be given to conserving landscape and scenic beauty in AONBs, taking the above factors into account, I conclude that the proposed development would not result in a significant adverse effect on the character and appearance of the area or the AONB. Therefore, the proposal would comply with Policies SS2, SD1, RA2, SS6, LD1 of the CS, development strategic objectives WV-D2 and WV-D3 of the AONBMP and relevant parts of the Framework. Amongst other things, they seek to protect the intrinsic character and beauty of the countryside, particularly AONBS, ensure new buildings respect the scale, height, proportions and massing of surrounding development and are appropriate to their context. Furthermore, that proposals are of a high standard of design and do not create a dominant feature out of character with the landscape of the AONB.

#### *Highway safety*

24. Access to the site would be via Turners Lane. Although it is a narrow single-track road with no footway, that is not uncommon in a rural setting. The lane is straight with reasonable visibility along it. A new entrance and driveway would be created and appropriate visibility could be secured by condition. A passing bay to the south is proposed to assist traffic using the lane, which could also be conditioned. Whilst Brampton Abbots and Foy Group Parish Council (PC) suggested that the passing bay would not assist access or turning, my view is that it would assist the general flow of vehicles along the lane, which includes access to the site. Moreover, there is ample turning space for future occupiers within the site. A local resident has expressed concern about the effect on parking but the proposed dwellings have adequate off road parking.
25. Concern has also been expressed about visibility at the junction to the south with Church Road, adjacent to the Village Hall and nearby nursery, although no

evidence of road traffic accidents occurring as a result has been presented. Whilst there would be an increase in traffic movements along the lane resulting from 4 new houses, and the 2 houses permitted under the extant permission (if implemented), the Council's Transportation Manager is satisfied with the access and parking arrangements and considers that the proposal would have no overriding significant impact on the surrounding road network. The Council is aware of the extant permission and the appeal proposal and I am given to understand that it appreciates the functional relationship between the accesses for the schemes. It is reasonable to place significant weight on the professional assessment of the Council's specialist Transport Manager. Although I have also carefully considered the issue of highway safety, I see no reason to take a different view from the Council.

26. I understand that the previous lapsed permission included an offer by the appellant to upgrade the access junction adjacent to the Village Hall, which is not part of the current proposal. However, the Council advises that the upgrade was a gesture of goodwill and not considered to be necessary mitigation for the proposal in terms of highway safety.
27. Overall therefore, I conclude that the proposal would not have an adverse effect on highway safety along Turners Lane and the local road network. It follows that it would comply with Policies SS4 and MT1 of the CS, which requires that developments should be designed and located to minimise effects on the transport network and to ensure there is safe entrance and exit.

#### *Living conditions*

28. Concerns have been expressed by the PC and some local residents that the development would be overbearing, overshadowing and affect privacy. The proposal would involve change, as it would introduce residential housing onto pasture land. However, accepting the rising contours of the land south to north, each of the 4 dwellings would be set well back from the lane, behind an access drive, retained hedgerow and landscaping.
29. Plots 1 and 4 are of the same design and the nearest part of the dwellings to the houses opposite would be the single storey garage element. Although I appreciate that Brampton Cottage fronts immediately onto the lane, the Council has calculated that there would still be about 32 metres between the house on Plot 1 and Brampton Cottage, and approximately 23 metres between Plot 4 and the existing dwelling at Stonegate. The distances between the windows of habitable rooms are greater and calculated at about 40 and 32.5 metres respectively. Plots 2 and 3 are, according to the Council, about 40 and 35.5 metres from the dwellings opposite them. Those figures have not been disputed. The separation distances would sufficiently mitigate any negative effect.
30. The side elevation of the dwelling on Plot 4 would be closer, at about 17.5 metres, to house at The Beeches, a bungalow to the north. However, the dwelling on Plot 4 would be closer to the road, with its rear elevation in rough alignment with the front elevation of The Beeches. A boundary of native species planting would divide the rear garden of Plot 4 from The Beeches. Therefore, the relative positions should not result in a significant adverse effect.



31. Private views are not normally protected by the planning system, unless the impact of the change is to such a degree that it has an overwhelming, oppressive or confining effect, which significantly harms the living conditions of occupiers in terms of outlook. A change of view over a green field to a view of new housing is not regarded as a planning consideration. The development of part of the field would change some views from the windows of some adjacent properties, particularly at first floor level. However, given the separation distances, combined with the design, layout, setback and retention of existing hedgerow and landscaping, the proposal would not have an overbearing impact or significantly affect light or privacy.
32. Therefore, I conclude that the proposed development would not have a significant adverse effect on the living conditions of neighbouring occupiers, with particular regard to outlook, light or privacy. Consequently, it would be in accordance with CS Policy SD1, which, amongst other things, seeks to safeguard residential amenity for existing residents. It would also accord with a similar aims within paragraph 17 of the Framework.

### **Other Matters**

33. In addition to the above, a range of other matters have been raised by the PC and local residents. Whilst generalised concerns have been expressed about the effect of the development on ecology, existing hedgerows, including many trees, would be retained. The Council's Ecologist is satisfied with the proposal, subject to appropriate conditions regarding landscaping and a habitat protection and enhancement scheme. I see no reason to disagree with that professional assessment.
34. Flood risk in relation to run-off onto the lane and towards Brampton Cottage has been raised. Surface water drainage would be managed via a harvesting/soakaway system. The Council is satisfied with that proposal and the scheme could be made subject to approval via a condition.
35. It has been suggested that the development would lead to noise pollution. However, residential housing is not normally considered to be a generator of excessive noise. The surrounding area is already part-residential and noise would not be likely to significantly increase as a result of the proposal. Reference is made to stress on infrastructure but no particular details are given. I am not persuaded that 4 houses would have a disproportionate effect on infrastructure in a village identified in the CS as suitable for proportionate housing growth.
36. The dwellings have been referred to as 'high-priced executive homes' but they are not dissimilar in size to other dwellings in the village. The Council is responsible for providing a range of housing types across the county, including affordable housing.
37. It has been suggested that there are alternative preferable sites for development in the village. However, my role is to consider the appeal proposal before me. Changes to the proposal have been suggested by third parties, such as excavation into the ground to lower the effective height of the houses. Substantial earth movements and artificial changes to the contours of the land could have a negative effect on the immediate landscape. Therefore, whilst I have considered that suggestion, given the setback, limited extent of the elevation of the land, the design and associated screening, I do not



consider that it would be necessary or reasonable to impose a change of that kind by condition.

38. Although I understand that a Neighbourhood Development Plan is being prepared, I have limited details and the Council advises that it has not reached a stage where it attracts material weight in the planning process.

### **Conditions**

39. The Council has suggested conditions which I have considered, making minor amendments, if necessary, to ensure compliance with the tests contained in the Planning Practice Guidance (PPG). A condition setting a time limit for commencement of the development is required by statute. It is appropriate that there is a condition requiring the development to be carried out in accordance with the approved plans for certainty. A condition relating to ecology is necessary to ensure that relevant statutory and regulatory protections are complied with and any protected species and habits are conserved and enhanced. It is appropriate for there to be conditions relating to landscaping, tree and hedges to safeguard them and the character and appearance of the AONB. The landscaping condition includes a requirement of the bin storage to be enclosed, given that it is to be used by all the dwellings, in order to protect the appearance of the area.
40. Conditions relating to the access, visibility splays, wheel cleaning, parking and turning areas and a passing bay are required in the interests of highway safety and the free flow of traffic. A condition regarding materials is necessary to ensure harmony with the surroundings. It is appropriate for there to be a condition ensuring water conservation and efficiency measures to reflect national standards. A condition precluding surface water or land drainage to the public sewerage system is included, on the advice of Welsh Water, to prevent overloading and pollution or detriment to the environment. Conditions relating to the use of the garages and forecourts are appropriate to ensure that adequate off-street parking is retained, to protect the character of the location and to avoid harm to the living conditions of residents in the area.
41. I have reordered the Council's suggested conditions in accordance with advice in the PPG.<sup>12</sup> Some of those suggested conditions relating to boundaries and ecological requirements were duplicated in other conditions or already, in effect, covered by the condition requiring compliance with the Betts Ecology report recommendations. I have, therefore, edited, combined or removed some of them, as appropriate. Following consultation with the parties, conditions regarding surface and foul water drainage have been added for certainty and to ensure that appropriate arrangements will be in place. A condition controlling the hours of construction is also appropriate to protect the living conditions of nearby residents.
42. The Council suggested conditions restricting permitted development rights. Paragraph 200 of the Framework, as supported by the PPG<sup>13</sup>, makes clear that planning conditions should not be used to restrict national permitted development rights unless there is clear justification for doing so and that the blanket removal of freedoms to carry out small scale domestic and non-

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<sup>12</sup> Paragraph: 024 Reference ID: 21a-024-20140306

<sup>13</sup> Paragraph: 017 Reference ID: 21a-017-20140306

domestic alterations are unlikely to meet the tests of reasonableness and necessity.

43. The reasons given by the Council for those conditions, referring to the protection of the character and amenity of the area and adjacent residents, are not sufficiently clear or specific. Although, I recognise that the site is within the AONB, the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, includes limits on the extent and nature of permitted development and some further restrictions specific to AONBs. In this case removing permitted development rights on the basis of the reasons provided would not meet the relevant tests. Consequently, I have not included those conditions.
44. It is essential that the requirements of conditions 3, 4 and 6-11 are agreed or completed prior to development commencing to ensure an acceptable form of development in respect of ecology, the character and appearance of the AONB, drainage and highway safety.

### **Planning Balance and Conclusion**

45. As the Council acknowledges that it cannot currently demonstrate a 5-year housing land supply (HLS), by virtue of paragraph 49 of the Framework, relevant policies for the supply of housing are considered out-of-date and the fourth bullet point of paragraph 14 of the Framework applies. The important issue is not whether or not particular policies should be categorised as 'policies for the supply of housing' but whether the result is a 5-year HLS. If there is no 5-year HLS, it does not matter if that is because of policies which specifically deal with housing provision or because of other restrictive policies, it is the shortfall itself which triggers the fourth bullet point of paragraph 14. That advises that planning permission should be granted dependent on two tests detailed in the first and second limbs of the bullet point.
46. The second limb test advises that permission should be granted unless specific policies in the Framework indicate development should be restricted. Footnote 9 to paragraph 14 gives examples of such restrictive policies, which include those relating to AONBs. I have already considered the great weight that should be given to conserving the landscape and scenic beauty of the AONB, as required by paragraph 115 of Framework. As I found that there would be no significant adverse effect and that, therefore, the AONB would be conserved, that policy does not indicate that permission should be refused.
47. Therefore, it is necessary to consider the first limb test. That advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The Framework identifies the three dimensions to sustainable development: environmental, economic and social.<sup>14</sup>
48. In environmental terms, I have already concluded that the development would not harm the character and appearance of the area or the AONB. The loss of a relatively small area of pasture at this location opposite and next to existing housing would not be significant. There would be no adverse effect on biodiversity, subject to appropriate conditions. There would be likely reliance

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<sup>14</sup> Paragraph 7

on use of the private motor car to reach Ross-on-Wye with its range of services and facilities. However, as it is not far from Brampton Abbots, journey distances would be relatively short and 4 houses would not generate substantial additional traffic. The Framework also recognises that opportunities to maximise sustainable transport solutions will vary from rural to urban areas<sup>15</sup> and Brampton Abbots is identified in the CS as an appropriate location for proportionate housing development. Therefore, although reliance on private transport is a negative aspect, I give it moderate weight.

49. Economically, there would be some uplift during the construction period in the form of employment and the purchase of building materials and from the contribution of future occupiers to the local economy.
50. In social terms, future occupiers would potentially participate in local activities and support local services. There would also be a contribution to the supply of housing in a situation where the Council is not meeting the requirement for a 5-year HLS. Although the number of houses is relatively limited, 4 houses would still be a contribution of some value and go towards fulfilling the Council's minimum target of 19 houses for Brampton Abbots during the CS period. The Framework at paragraph 47 also advises local planning authorities of the need to boost significantly the supply of housing.
51. As explained in the body of the decision, I have found that the proposal would comply with the development plan, including CS Policies SS2, SD1, RA2, SS6, LD1, SS4 and MT1. I have given moderate weight to the harm caused by likely reliance of future occupiers on the private motor car. However, overall the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Therefore, the presumption in favour of sustainable development, within paragraph 14 of the Framework, weighs in favour of the proposal.
52. Although I have carefully considered the appeal proposal on its own merits, it is also a significant material consideration that a virtually identical scheme, referred to above, has previously been approved by the Council under the same local and national planning policies.
53. Local plans are intended to be the means by which sustainable development is secured. I have found that the proposal complies with the development plan, for the reasons explained above. There are no material considerations to indicate that the proposal should be determined otherwise than in accordance with the development plan.
54. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

*JP Tudor*

INSPECTOR

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<sup>15</sup> Paragraph 29

### **SCHEDULE OF CONDITIONS**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos 513-PL01; 513-PL02; 513-PL03; 513-PL04 and 513-PL05.
- 3) The recommendations set out in the ecologist's report from Betts Ecology dated April 2015 should be followed in full unless otherwise agreed in writing by the local planning authority. Prior to commencement of the development, a habitat protection and enhancement scheme should be submitted to and approved in writing by the local planning authority, and the scheme shall be implemented as approved and thereafter maintained as such. An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.
- 4) No development shall commence until details of both soft and hard landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

#### **Soft landscaping**

- i) A plan or plans showing details of all existing trees and hedges on the application site. The plan(s) should include, for each tree/hedge, the accurate position, species and canopy spread, together with an indication of which are to be retained and which are to be removed.
- ii) A plan or plans at a scale of 1:200 or 1:500 showing the layout of proposed tree, hedge and shrub planting and grass areas.
- iii) A written specification clearly describing the species, sizes, densities and planting numbers and giving details of cultivation and other operations associated with plant and grass establishment. It shall include at least 5 species of native woody shrubs to be planted within each hedge.

#### **Hard landscaping**

- iv) Existing and proposed finished levels or contours.
- v) The position, type, design and materials of all site enclosures, boundary treatments and retaining structures.
- vi) Car parking layout and other vehicle and pedestrian access and circulation areas.
- vii) Hard surfacing materials.
- viii) Minor structures [e.g. street furniture, play equipment, refuse or other storage area, signs etc.]. The refuse/recycling bin storage area shall be enclosed.
- ix) External lighting.
- x) Location of proposed and existing functional services above and below ground [e.g. drainage, power, communications cables, pipelines etc.] indicating routes, levels, access points, supports as relevant.
- xi) Retained historic or other landscape features and proposals for restoration, where relevant.

- 5) The soft landscaping works approved under condition 4 shall be carried out concurrently with the development hereby permitted and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year period. The hard landscaping works approved under condition 4 shall be completed prior to the first occupation of the development.
- 6) Prior to any materials or equipment being brought on to site or work commencing the existing trees and hedgerows to be retained shall be subject to a secured root protection zone based on BS5837:2012. The protection should remain in place until all work has been completed and spare materials and machinery removed from site.
- 7) No development shall take place until full details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved in writing by the local planning authority. The drainage shall be provided in accordance with the approved details before first occupation of the dwellings.
- 8) Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 35 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.
- 9) Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.
- 10) Development shall not begin until wheel cleaning apparatus has been provided in accordance with details to be submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved.
- 11) Development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the local planning authority and such provision shall be retained and kept available during construction of the development.
- 12) With the exception of any site clearance and groundwork no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 13) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have

been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

- 14) None of the dwellings hereby permitted shall be occupied until works for the disposal of sewage shall have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.
- 15) Prior to the first occupation of any of the residential development hereby permitted, written evidence / certification demonstrating that water conservation and efficiency measures to achieve the 'Housing – Optional Technical Standards – Water efficiency standards' (i.e. currently a maximum of 110 litres per person per day) for water consumption as a minimum have been installed / implemented shall be submitted to the local planning authority for their written approval. The development shall not be first occupied until the local planning authority have confirmed in writing receipt of the aforementioned evidence and their satisfaction with the submitted documentation. Thereafter those water conservation and efficiency measures shall be maintained for the lifetime of the development.
- 16) None of the dwellings hereby permitted shall be occupied until the highways mitigation (provision of a passing bay) as shown on the approved plans listed under Condition 2 of this Decision has been provided, installed and is fully functional in accordance with details to be submitted to and approved in writing by the local planning authority.
- 17) During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: 0700-1800 Monday-Friday, 0800-1300 on Saturdays nor at any time on Sundays or on Bank or Public Holidays.
- 18) None of the existing trees and/or hedgerows on the site (other than those specifically shown to be removed on the approved drawings) shall be removed, destroyed or felled without the prior approval in writing of the local planning authority.
- 19) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
- 20) The garages hereby permitted shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the dwelling houses as such and not for the carrying out of any trade or business.
- 21) The garaging and access thereto must be reserved for the garaging or parking of private motor vehicles and the garage shall at no time be converted to habitable accommodation.

END OF SCHEDULE

## **Appendix 2 – Objection to Regulation 14 Consultation – Brampton and Foy Neighbourhood Plan**



**Our Ref: GC/B0020/19**

8 March 2019

Parish Clerk  
Brampton Abbots and Foy Parish Council  
Michaelchurch Cottage,  
St Owen's Cross,  
Hereford,  
HR2 8LD

Dear Sir/Madam,

**Draft Brampton Abbots Neighborhood Plan**

This letter provides representations in response to the draft version of the Brampton Abbots and Foy Neighbourhood Plan (BAF) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Richard West requests to be added to the Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter sets out clearly that the draft Neighbourhood Plan significantly fails the basic legal requirements for Neighbourhood Plans in that it does not promote enough development given the wording of policy BAF1 and the associated Settlement Boundary in Figure 6.

**Legal Requirements**

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the BAF must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.
- (d) The making of the order contributes to the achievement of sustainable development.





- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

Even though the plan is only at Regulation 14 stage it is important that the plan still meets the basic legal requirements for Neighborhood Plans.

### **National Planning Policy Framework and Planning Practice Guidance**

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

“Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.” (Paragraph 29 of the Framework).

### **Sustainable Development**

At the heart of the Framework is a presumption in favour of sustainable development, which is set out in section 2 of the Framework. The achievement of sustainable development applies to both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area. This is not just simply meeting the minimum in Strategic Policies but to allow more.

In promoting development, there is a requirement that: “Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.” (Paragraph 69 of the Framework).

### **Strategic Policies**

Neighbourhood plans should support the delivery of strategic policies contained in Local Plans, and should shape and direct development that is outside of strategic policies. For the BAP, this means that the neighbourhood plan should support the delivery of the Herefordshire Core Strategy Local Plan that was adopted in December 2015.



“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.” (National Planning Guidance Paragraph: 041 Reference ID: 41-041-20140306)

RA2 of the Herefordshire Core Strategy states: “The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various elements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.”

In the recent appeal at “Land at The Beeches, Church Road, Brampton Abbots, Ross-on-Wye, Herefordshire HR9 7JD” (application Ref 172040/F), the minimum requirement for Brampton Abbots was agreed as being 19 dwellings. This approval and the adjoining site account for 6 of these 19 dwellings.

## Objections

- 1) Further information - It is unclear from paragraphs 6.4 and 6.5 of the Draft Neighbourhood Plan, where the additional housing is to be located. It would be helpful if the table in paragraph 6.4 was detailed further. It would also be useful that the text of the plan indicates the criteria that have been used to designate the settlement boundary in Figure 6.
- 2) No assessment has been made whether additional sites could be allocated within Brampton Abbots in accordance with Paragraph 69 of the Framework.
- 3) The Settlement Boundary for Brampton Abbots has not been drawn in a way that would facilitate an appropriate level of proportional growth within the plan period. The boundary should allow for more than the 19 dwellings required by the Herefordshire Core Strategy. The boundary would therefore be inconsistent with policy RA2 of the Herefordshire Core Strategy.
- 4) The Settlement Boundary in Figure 6 should include the Land to the South of Church Road which was recently refused under reference 163755. In refusing permission, the Council accepted that housing was an appropriate use for this site in accordance with policy RA2. A copy of the site plan is set out below in Figure 1 for information.





**Figure 1 – Site Plan of the Land to the South of Church Road**

- 5) Policy BAF1 does not have clarity regarding how the policy would be applied. The designation of settlement boundaries should essentially approve the principle of housing development subject to specific factors that may apply and are specific for the area within the designated settlement boundary. It is unclear what this policy is seeking. Furthermore, the part of the policy that applies outside the settlement boundary is unclear. For example, does this mean housing development that is adjacent but where the Core Strategy target has been met, will not be allowed? This would clearly be contrary to the basis conditions.

We look forward to hearing from the Parish Council regarding how the above objections will be considered. We are willing to enter into discussions regarding how our concerns can be overcome.

If you have any queries or require any further information at this stage, please do not hesitate to contact me by telephone or email.

Yours faithfully

*g.cooper*

Gavin Cooper BA (Hons) MA MRTPI  
Principal Consultant  
[gavin.cooper@walsingplan.co.uk](mailto:gavin.cooper@walsingplan.co.uk)



## **Appendix 3 – 5 year housing supply position – October 2018.**

## **1. Introduction**

- 1.1 This Statement sets out an assessment of the housing land supply position in Herefordshire taking into account the requirements of the National Planning Policy Framework (NPPF) at 1<sup>st</sup> April 2018.
- 1.2 Under the faster delivery of homes, a reviewed approach to the five year supply has been set. The context to the updated Framework, as has been repeatedly cited by Government, is to address the severe issues of housing undersupply and affordability prevalent across the country. It is of no surprise therefore that the most substantial policy changes relate to the delivery of housing and the more effective use of land. It is about ensuring homes are actually built.

## **2.0 Planning Policy**

### **National Planning Policy Framework**

- 2.1 The NPPF 2018 indicates that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years supply of housing against their housing requirements set out in adopted strategic policies or against the local housing need where the strategic policies are more than five years old (paragraph 73). The supply of specific deliverable sites should in addition include a buffer:
- 5% to ensure choice and competition in the market for land; or
  - 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply<sup>1</sup>.
- 2.2 Paragraph 75 sets out that to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. This

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<sup>1</sup> (NPPF Footnote 39) From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

will be assessed by the Secretary of State in the *Housing Delivery Test* which is explained later.

- 2.3 Paragraph 11 sets out the presumption in favour of sustainable development for both plan making and decision taking. Paragraph 11d states ‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date this means granting permission’.
- 2.4 Not meeting the five year supply continues to be associated with policies that are ‘out of date’. This is clarified by Footnote 7 of the NPPF ‘where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years’ then granting permission is expected.
- 2.5 The NPPF is therefore emphasising the importance of the presumption in favour of sustainable development. In reaching a decision upon new housing, the housing land supply position will need to be balanced against other factors in the development plan and/or NPPF which could result in the refusal of planning permission or restriction in development. Footnote 6 associated with paragraph 11 of the NPPF is helpful in stipulating those areas that the NPPF has in mind where development should be restricted. Such areas include:
- habitats sites (and those sites listed in paragraph 176<sup>2</sup>) and/or designated as Sites of Special Scientific Interest
  - irreplaceable habitats
  - land designated as Local Green Space
  - land designated as an Area of Outstanding Natural Beauty
  - land affected by designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 6<sup>3</sup>)
  - land at risk of flooding
- 2.6 The NPPF has reviewed its definition of ‘**deliverable**’ sites. ‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development<sup>4</sup>, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on

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<sup>2</sup> a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites (see NPPF footnote 59); and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

<sup>3</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

<sup>4</sup> NPPF defines ‘major development’ as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’.

- 2.7 Once a 5 year housing land paper is drafted, it then needs to meet the requirements of paragraph 74 as this provides a new mechanism to allow a local planning authority to demonstrate a five year supply of housing sites.

- 2.8 A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- a) has been produced through engagement with developers and others with an impact on delivery;
- b) considered by the Secretary of State; and
- c) incorporates recommendations of the Secretary of State where the position on specific sites cannot be agreed.

- 2.9 The Council will be taking this route on publication of the July 2019 5 Year Housing Supply.

### **The Housing Delivery Test**

- 2.10 The NPPF states that “the Housing Delivery Test measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Housing Delivery Test is carried out by Central Government and the Secretary of State will publish the test results for each local authority in England every November”.

- 2.11 The ‘presumption in favour of sustainable development’ at paragraph 11 states that that the presumption will apply where housing delivery is below 75% of the requirement; in line with the Housing Delivery Test. There are transitional arrangements in place until the 75% target is applied. Paragraph 215 of the NPPF sets out these requirements:

- a) November 2018 - If delivery falls below 25% of housing required over the previous three years;
- b) November 2019 - Indicate that delivery was below 45% of housing required over the previous three years;
- c) November 2020 and in subsequent years - Indicate that delivery was below 75% of housing required over the previous three years.

- 2.12 Regardless of passing the test, paragraph 75 of the NPPF states that where delivery falls below the above figures or if delivery falls below 95% over three years from 2020 then authorities are required to prepare an *action plan* to assess the causes of under-delivery and identify actions to increase deliver. In addition to maintaining a deliverable 5 year housing land supply, the Housing Delivery Test imposes a major incentive to process housing applications as swiftly as possible and work with developers to speed up implementation and delivery.

- 2.13 Whereas five-year supply tries to forecast what will be built in the future, the Housing Delivery Test looks at what has actually been delivered. Where targets have been missed over the last three-years, a variety of consequences will apply depending on the severity of the shortfall.

#### **Planning Practice Guidance (PPG)**

- 2.14 The recent update to the PPG on **13 Sept 2018** means there are changes as to how the 5 year supply should be approached. Local Planning Authorities are expected to be more transparent with regard to the information that is set out in the 5 year supply. Commentary on site progress including reasons for slow/fast rates of activity as well as build out rates are expected to be set out.

- 2.15 The following highlights the recent changes:

- The authority needs to seek agreement on sites and the level of delivery.
- Instead of the 5 year supply being assessed through planning appeals as has been the case up to now; the Planning Inspectorate will now be assessing the supply and the authority needs to set it out in an **Annual Position Statement**.
- The authority should engage with the typical stakeholders such as developers, landowners, land promoters and even utility providers. This is expected to be set out in an **Engagement Statement**
- Authorities may wish to set up an assessment and delivery group which can assist authorities to not only identify any delivery issues but also help to find solutions to address them.
- From next year, authorities need to submit their annual position statement by **July 31** for assessment by the Planning Inspectorate. The Inspectorate will issue their recommendations in **October** confirming the housing supply until the following October. Therefore the Inspectorate will be expected to complete their review within 3 months. Once the recommendation is issued it will be valid for 12 months. This will be an annual process.
- When considering an annual position statement, the Planning Inspectorate will assess whether the evidence provided by the local authority is sufficient to demonstrate that there is a 5 year land supply. If this is the case then this will be a material consideration in the determination of planning appeals.

#### **Development Plan Position**

- 2.16 The Herefordshire Local Plan - Core Strategy was adopted by Herefordshire Council on 16 October 2015 following an Examination in Public. Although the Council was deemed to have a five year housing land supply by the Local Plan Inspector but in subsequent years there has not been a demonstrable five year housing supply in Herefordshire.
- 2.17 As a result of the lack of a five year supply the council issued an **Interim Statement** in *September 2016* setting out its position as a result of not having a five year land supply. The position paper states that 'in the absence of a five year supply and in order to increase the delivery of new housing in the county, Herefordshire Council positively encourages developers to come forward with proposals for suitable and sustainable housing developments to meet the county's needs'.



- 2.18 To date there has been good progress with the uptake of Neighbourhood Development Plans (NDPs) across the county. There are currently 37 plans which have been 'Made' and 4 post successful referendum, all of which will form part of the statutory development plan for the relevant parish area in conjunction with the Core Strategy. Further information on NDPs and their progress and contribution in the supply can be found at paragraph 4.50.
- 2.19 As the NPPF requires an annual update to the five year supply position of each local authority, this statement simply sets out the annual position at April 2018.

### **Neighbourhood Planning and housing land supply**

- 2.20 Neighbourhood Plans should support the strategic policies contained within local plans and should not promote less development than set out in the strategic policies for the area.
- 2.21 Paragraph 14 of the revised NPPF (2018) refers to paragraph 11d whereby it states in situations where the presumption applies ...'where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date', it is expected that permission is granted unless there are other material matters. Therefore the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighborhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
- a) The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
  - b) The neighborhood plan contains policies and allocations to meet its identified housing requirement;
  - c) The local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirements, including the appropriate buffer as set out in paragraph 73); and
  - d) The local planning authority's housing delivery was at least 45% of that required over the previous three years.

## **3. Calculating the Housing Land position**

- 3.1 The NPPF states that strategic policies should be informed by a local housing needs assessment conducted using the standard method in national planning guidance (paragraph 60). As the Herefordshire Core Strategy was adopted three years ago its housing targets are still considered to be up to date. The Core Strategy covers the period 2011-31 and provides for a minimum **16,500 homes** between 2011 and 2031.
- 3.2 This report therefore provides an assessment of the housing land supply against the Core Strategy targets. Policies SS2 and SS3 of the Core Strategy set out the Council's strategy to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031. In respect of a housing target for Herefordshire the expectation is that the highest rate of housing completions will be towards the latter end of the plan period.
- 3.3 The Core Strategy indicative trajectory suggests that in the early years of the plan anticipated delivery rates will be lower but as the housing market improves and key

infrastructure is provided, delivery rates will increase. The anticipated Core Strategy trajectory from 2011–2031 is set out in Figure 1. The stepped target is a basis for monitoring and assessing land supply (including the five year housing land supply) throughout the plan period and a detailed annualised trajectory is provided in Appendix 4).

**Figure 1. Overall Core Strategy housing trajectory**

	<b>2011-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>Average per annum</b>
Core Strategy	600	850	900	950	825
<b>Totals</b>	<b>3000</b>	<b>4250</b>	<b>4500</b>	<b>4750</b>	<b>16500</b>

#### **4. Methodology**

- 4.1 In assessing the components of the 5-year housing supply position in Herefordshire the contents of the NPPF and NPPG have been considered.

In assessing the 5-year supply position the following elements have been considered:

1. Sites with planning permissions include sites with full planning permission, sites with outline permission and sites currently under construction as at 1 April 2018.
2. Sites which have received a resolution to grant planning permission between 31 March 2017 and 1 April 2018.
3. The contribution that Core Strategy strategic housing proposals can make to the five year supply.
4. A windfall site allowance. The Council has made no allowance for windfalls in the first three years in order to avoid double counting with existing commitments. As such there would be a windfall calculation for years 4 & 5.
5. An assessment of the realistic number of dwellings which are likely to be delivered through neighbourhood development plans over the five year period.

Other factors must be also considered against the calculation of five year supply and these relate to:

6. Past housing completions at the time of calculation (Officers on site surveying development progress between the period May – July 2018).
7. The shortfall against plan targets during the same period. Comparisons are made against the indicative trajectory.
8. It is acknowledged that Herefordshire should be considered as a 20% authority as there has been an under-provision in the previous three years which has been less than 85% delivery on completion rates as per NPPF Footnote 38.

- 4.2 The following section explains how each of these factors has been taken into account:

## Sites with planning permission

- 4.3 Sites with full permission which are considered to be deliverable can contribute to housing supply. In the NPPF Glossary, a definition of *deliverable* is set out. It confirms that sites with detailed planning permission or sites which are not a major housing development (less than 10 dwellings) should be considered deliverable until permission expires. If there is evidence to say they will not come forward in the next five years then that needs to be taken into account.
- 4.4 Sites with outline permission which are considered to be deliverable can still contribute to housing supply. However, the NPPF requires more evidence of the site coming forward if it is to be included in the supply. The standard lead in times allows an additional period for such sites to obtain full planning permission and discharge conditions as required. The approach here will be to discount sites with outline planning permission where permission renewals are happening on the site. Discussions with Development Management Officers, agents and developers has been undertaken to establish a picture of the progress being made.
- 4.5 Sites that are under construction are considered to be deliverable and such sites continue to deliver completions.
- 4.6 In some cases, particularly in the case of redevelopment schemes, there may be a net loss of houses. These have been fully taken in to account in the overall calculations of supply which produces a net figure. The Oval in Hereford has permission for 259 dwellings which includes demolition of 210 dwellings yielding a total net gain of 49 dwellings. The site's losses have been accounted for in previous years. All remaining completions for 2017/18 have been included as a net increase in dwellings. Appendix 1 lists all sites with planning permission at 1 April 2018.

**Figure 2a. Commitments (before discount)**

<b>Commitments</b>	<b>2017/18</b>
Not started	4997
Under construction	700
Total (Gross)	5697
Total (net)	<b>5595</b>

- 4.7 Included in the commitments, is a certificate of lawfulness (CLEUD) decision P142613/U at Lea Villa, Lea. This was a historic permission dating back to 1969 for use of land for the siting of 52 caravans for residential purposes and occupied by persons of 50 years of age and over. The CLEUD is allowing the intensification of the site for the siting of 11 more caravan homes. The development is under construction.
- 4.8 Similarly, a planning decision for a CLEUD (160813) on Yew Tree Residential Park, Peterstow allows for additional siting of mobile homes. The CLEUD is not specific about the number of mobile homes but it is estimated that the site has capacity for a minimum of 10 homes. 1 of these homes is currently under construction with 9 not started.

### **Commitment site discounts and considerations**

- 4.9 Some of the larger sites may still have further to go before commencement on site can begin therefore their ability to contribute fully to the supply has been looked at and discounts and adjustments have been made where necessary. Where other sites with outline permission are close to expiry they too have been assessed where there does not appear to be any action in relation to bringing a reserved matters application forward. Any other issues which have come to the fore have also been reflected in the adjustments made below. Sites which featured in this list last year have been included to demonstrate where progress has been made.
- 4.10 Sites such as **Barons Cross** in Leominster (172135) has a Reserved Matters permission for 414 dwellings. Keepmoat homes will not be developing the site but a new house builder is currently working with the Council to bring forward the site. As the site has made the necessary progress through the planning system it is expected that a contribution of 200 dwellings for the five year period is anticipated on this site.
- 4.11 **Land South of the B4349 & West of the C1221, Kingstone** (130351/F) for 150 dwellings is under construction therefore no discounting applied.
- 4.12 **Barley Close, Woodseaves Road, Eardisley** (141408) has permission for 25 dwellings. However, issues surrounding the eastern part of the site precludes development close to nearby residential. The site may not come forward in part and a revised scheme may be required to deliver some form of development here. The site capacity has been reduced to 0 dwellings.
- 4.13 **Gosmore Road, Clehonger**, (142349) is land with permission for 80 dwellings. Persimmon Homes achieved a recent Reserved Matters approval (173007) 5 April 2018. Therefore the site is expected to be built out in the next 5 years.
- 4.14 **Land South of the Wheatsheaf Inn, Fromes Hill** (150473) expires Sept 2018 with no further movement to renew the permission. Therefore 20 discounted.
- 4.15 **Land at 2 Monkmoor Street, Hereford** (162584) This is the second renewal on this application and the permission for 10 dwellings has one year remaining. Site is discounted due to inactivity.
- 4.16 **Land off Rosemary Lane, Leintwardine**, (142215) This outline permission expires in February 2019. There has been no further progress to move to a reserved matters application.
- 4.17 **Land east of the A40, Ross-on-Wye**, (140684/O) has had a section 106 agreement signed and a valid Reserved Matters application is being considered. Therefore as this is a large site the full 290 dwellings cannot be expected to come forward within five years at this stage. A discount on the site has been applied but it would be realistic to expect that the next 12 months would see a full approval. Therefore an anticipated commencement in year 2 would yield 50 dwellings per annum, totalling 200 dwellings in the next five years.
- 4.18 The Core Strategy strategic urban extension at Ross known as **Land at Hildersley Farm, Hildersley, Ross on Wye** (150930) achieved outline planning permission in March 2018 when the Section 106 agreement was completed. The site is yet to be sold and a housebuilder has yet to come on board with a Reserved Matters application. Therefore it is expected that this site could commence delivery in year 3

and could yield 50 dwellings per annum. Therefore based on potential build out rates commencing in 2020, the site could contribute 150 dwellings over the next five years

A total of **5129** is the final commitment figure that will contribute to the supply.

**Figure 2b. Commitments (after discounts and adjustments) 2018**

Site		Commitment	Anticipated delivery	discounted amount
Barons Cross		414	200	214
South of B4349 & West of C1221, Kingstone		150	150	0
Barley Close, Woodseaves Road, Eardisley		25	0	25
Gosmore Rd, Clehonger		80	80	0
Land South of the Wheatsheaf Inn, Fromes Hill		20	0	20
Land at 2 Monkmoor Street, Hereford		10	0	10
Land off Rosemary Lane, Leintwardine, Herefordshire		45	0	45
Land east of the A40, Ross-on-Wye		290	200	90
Land at Hildersley Farm, Hildersley, Ross on Wye		212	150	62
Total		1246	780	<b>466</b>
Total net commitment before adjustment	5595			
Total net commitment after adjustment (-466)	<b>5129</b>			

**Sites with a resolution to grant planning permission between 31 March 2017 and 1 April 2018**

- 4.19 Between 31 March 2017 and 1 April 2018 there were 200 dwellings included within planning applications that had a resolution to grant planning permission but were awaiting Section 106 agreements. These sites were not included within the

commitments figures table at Appendix 1. These sites are clearly available and deliverable as part of the 5-year supply according to the agent and landowners.

- 4.20 **Land at Holmer Trading Estate, Hereford** (150659) achieved a resolution to grant permission in March 2018. It has since had a S106 agreement signed off in August 2018. The site is currently on the market and is expected to be fully deliverable in the next 5 years.
- 4.21 **Land off Ashfield Way, Bromyard** (162261) The site has outline permission for 80 dwellings which was achieved in September 2017. A section 106 agreement has been agreed but yet to be signed. There is no apparent reason why the site cannot come forward within the 5 year period.

**Figure 3. Resolution to grant sites (discounts considered)**

Site	Capacity	Anticipated. delivery	discounted amount
Land at Holmer Trading Estate, Hereford	120	120	0
Land off Ashfield Way, Bromyard	80	80	0
Total (net)	200	200	0
Total net capacity on resolution sites after discount (200 - 0)	<b>200</b>		0

### **Strategic urban extensions**

- 4.22 The Core Strategy strategic housing proposals will plainly make a significant contribution to the overall housing land supply over the plan period. They were vigorously examined as part of the Core Strategy examination in public. Detailed discussions with developers, agents and landowners have been progressing on a regular and productive basis and as outlined in the following sections. It therefore remains necessary only to demonstrate the availability and achievability of each site to warrant its inclusion in the land supply.
- 4.23 Projected out-turns on these sites have been assumed at levels currently advised by the in house planning officers to establish lead in times for each decision milestone. Estimations on commencement and build out rates have been advised by the development industry during September 2018. Figure 4 sets out the projected annual build rate for each of the strategic sites. However, given the size of these sites and the potential for more than one house-builder to be active on site at any one time, there is potential for significant increase in the levels of delivery should there be a further increase in market demand for housing in the area. The delivery of strategic site allocations will be a key focus as these will make a substantial contribution to housing delivery in the longer-term.
- 4.24 Two of the urban extension sites within the Core Strategy now have planning permission following two separate Planning Committee meetings. Holmer West (150478) in Hereford achieved a planning permission for 460 dwellings in August 2016 with a section 106 agreement signed 19 May 2017. A reserved matters

permission (171073) for phase 1 with 82 dwellings is currently under construction and this has accounted for in the list of commitment sites. A phase 2 application (182712) has recently been validated for 203 dwellings. The site is making good progress therefore the whole site can be added to the housing supply as a site that is currently delivering as set out. Therefore if 82 dwellings is deducted from the total 460 this leaves a remainder of 378 dwellings to come forward this is set out in the list of commitment sites also.

- 4.25 More recently in March 2018, land at Hildersley in Ross on Wye (150930) achieved outline planning permission for 212 dwellings and is currently for sale. Due to the land not having a reserved matters permission a cautious approach has been taken as to its potential delivery and this is accounted for in the commitments at Figure 2b.

#### **Hereford western expansion, Three Elms**

- 4.26 Three Elms is principally in the ownership of the Church Commissioners who provide active support for the development proposed. An outline planning application (162920) was validated in September 2016. Smaller areas of land to the south of the expansion area are covered by options to Taylor Wimpey.
- 4.27 Development at Three Elms is subject to planning policy requirements for a range of social, transport and environmental infrastructure. The range and scale of matters to be addressed is generally typical for a scheme of this nature. They have been discussed with the developers as the scheme has developed in recent years. Flood risk considerations are addressed in the policy.
- 4.28 Policy HD5 as currently drafted requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures), and to deliver land and infrastructure to facilitate the construction of the adjoining phase of the Hereford Relief Road. The Three Elms expansion area overlaps with the Relief Road corridor in the west (Core Strategy, figure 4.2). This will not preclude development commencing on eastern parts of the expansion area and which are outside the Relief Road corridor. A Cabinet decision on the preferred red route was taken in July 2018 in preparation for consultation. On this basis, development at Three Elms may proceed in advance of such improvements being in place or the preferred route selection for the Relief Road.
- 4.29 Further investigations regarding water supply have been carried out resulting in a decision on the planning application moving back within the timeframe to address objections to the application from neighbouring industries. Taking this delay into account, commencement on the site is not expected until October 2021 with delivery of 20 dwellings in year 4 and 100 dwellings in year 5 giving a total of 120 dwellings in the five year period.

#### **Hereford southern expansion, Lower Bullingham**

- 4.30 Lower Bullingham is controlled by a single developer (Bloor Homes). Significant technical work undertaken by the developer has been discussed with the Council and other stakeholders. An outline application is expected late 2018.
- 4.31 The developer anticipates a comprehensive scheme coming forward for planning approval for over 1,000 dwellings and other uses in line with the emerging Core

Strategy policy HD6. The principal site access will be onto the B4399 (Rotherwas Access Road).

- 4.32 The development of Lower Bullingham is subject to planning policy requirements for social, transport and environmental infrastructure. The range and scale of matters to be addressed is generally typical for a scheme of this nature. Flood risk considerations are addressed in the policy.
- 4.33 Policy HD6 as currently drafted requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures). The site is expected to commence delivery in 2020/21, with 5 dwellings programmed to be completed in the initial year following site preparation and continuing with 50 dwellings per annum thereafter, yielding a total 105 dwellings in the five year period.

#### **Hereford, City Centre development**

- 4.34 The Local Plan identifies the city centre as providing 800 houses over the plan period. The large majority of those new houses will be delivered within the urban village, a policy area; formed by a conglomeration of underutilised sites located to the north of the river bounded by the railway line to the north. The Hereford Area Plan will seek to define the actual boundary area for Local Plan Core Strategy Policy HD2 to apply.
- 4.35 The new Link Road traverses across Merton Meadow from Commercial Road to Edgar Street and opens up previously land locked sites for development. Other than the Link Road, which is complete, delivery of housing in the city centre is not dependent on the delivery of any other strategic infrastructure, and applications for housing schemes are regularly coming forward. Welsh Water are fully engaged in discussions on the improvements required to the water and sewerage infrastructure. Contributions towards additional educational needs would be expected to come forward as part of this development.
- 4.36 Early drafts of the defined city centre area combined with an analysis of completion rates show that 202 dwellings have been completed within this area<sup>5</sup> since 2011. This completion figure set against the target for delivery of 800 dwellings shows that approximately a further 600 dwellings should be delivered to meet the Core Strategy growth targets for this area. In addition, commitments within this area amount to 259 dwellings yet to come forward some of which are under construction and this is an increase on last year's position. Based on recent year's performance, a build out rate commencing with 10 in year 3 and 50 dwellings per annum for years 4 and 5 is forecast. The council is working alongside its strategic partner, Keepmoat to deliver redevelopment of the land it owns in and around the city centre, particularly within the area close to the link road. This particular area will be expected to commence delivery in 2021/2022. Please see below for current rate of commitment and completions for this area.

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<sup>5</sup> The completion and commitment figure has already been incorporated into figures above to avoid double counting.



**Figure 4. HD2 City Centre progress**

City Centre HD2	Completions (net)	Commitments (net)
2011-2017	191	
2018	11	
Total to date	<b>202</b>	<b>259</b>

**Bromyard, Hardwick Bank**

- 4.37 The Core Strategy strategic urban extension site in the town is in the controlling interest of Mosaic Estates and Bovis Homes. A planning application (163932) was submitted in April 2017 for up to 500 homes which is 250 dwellings more than the urban extension identified in the Core Strategy. The site has already been considered as a pre application in 2016.
- 4.38 The location is not dependent on any strategic infrastructure for its delivery. Contributions towards additional educational needs, a new park, or any other identified infrastructure requirements will be provided for as part of any planning permission and associated s.106 agreement. Active transport links and improvements to footways, cycleways, crossing facilities and bus stops will be provided as part of the Hardwick Bank development.
- 4.39 A decision on the outline application is expected mid 2019 following on with a reserved matters application in late 2019. Following site preparation, the site is expected to commence delivery in 2021/22, with 25 dwellings programmed to be completed in year 4, rising to 55 dwellings in year 5, yielding a total of 80 dwellings in the five year period.

**Ledbury, Viaduct Site**

- 4.40 A planning application (171532) for up to 625 homes was submitted in April 2017 together with an Environmental Statement. A decision on the site is expected in spring 2019 with a reserved matters decision shortly after. Commencement on site is anticipated late 2019.
- 4.41 As allowance for the canal forms part of the strategic site, the Canal Trust is involved in discussions to determine the most effective route and management of this combined open space amenity area.
- 4.42 The development will be required to deliver 210 primary school places. Discussions with the Council's education providers are underway as to how best to achieve this either within the location or through contributions to provision elsewhere. Given that there is currently no capacity within the primary school, any new provision will be required in the early phases of the development.
- 4.43 The site is expected to begin delivery in the third supply year with just 5 dwellings. Thereafter the level of delivery will increase from 50 to 100 dwellings per annum and potentially higher beyond the five year period. The site is expected to yield a total 155 dwellings in the five year period.

## Leominster Southern Expansion

- 4.44 This area is principally in the ownership of Brasenose College, Oxford University and Land agents are handling the project for Brasenose College.
- 4.45 Policy LO2 sets out a number of planning policy requirements for a range of social, transport and environmental infrastructure. A critical element of this is the provision of a link road from east to west at the southern limit of the urban extension to serve the new development. The likeliest section of the site to provide for early release of land would be on the eastern side of the site on Hereford Road. The Council is currently looking at a timetable to bring the site and the road forward. However due to the site's progress to date it is not expected to deliver in the short term and is more likely to be in the medium term future.

**Figure 5. Strategic Urban Extension Sites build out rate at April 2018**

Strategic location	Estimated Core Strategy site capacity	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	Sub total
<b>Hereford</b>							
Hereford, Three Elms	1000				20	100	120
Hereford, Lower Bullingham	1000			5	50	50	105
Hereford, City Centre Urban Village	800 (- 202 <sup>6</sup> )						
	Remainder to be delivered = 598			10	50	50	110
<b>Leominster</b>							
Leominster, Southern expansion	1500						0
<b>Bromyard</b>							
Bromyard, Hardwick Bank	250				25	55	80
<b>Ledbury</b>							
Ledbury, Viaduct	625			5	50	100	155
<b>Total</b>	<b>4973</b>						<b>570</b>

## Windfall assessment

- 4.46 Windfall sites are those that have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have

<sup>6</sup> See Figure 4.

unexpectedly become available. Herefordshire is a predominantly rural county and experiences a number of windfalls that also come forward on greenfield land. The Revised NPPF states at paragraph 70, 'Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'.

- 4.47 The SHLAA is an assessment of the likely total numbers of new houses that could be achieved on sites with potential to deliver 5 or more dwellings. Historically, larger windfall sites have not formed a major part of the housing supply. Therefore it was decided to continue to focus this assessment on the smaller windfall sites as they have a stronger pattern of occurrence. The historic performance of windfall sites accommodating four or less dwellings was assessed as these sites would not be identified through SHLAA. Historic windfall completions are detailed in the table below.

**Figure 6. Historic windfall completion rates**

<b>YEAR</b>	<b>Net Windfall Completions (all sites)</b>	<b>Net Windfall<sup>7</sup> (site capacity 4 or less)</b>
2004/05	454	297
2005/06	610	278
2006/07	552	243
2007/08	559	263
2008/09	449	191
2009/10	342	176
2010/11	267	158
2011/12	233	89
2012/13	137	57
2013/14	281	95
2014/15	647 <sup>8</sup>	303
2015/16	253 <sup>9</sup>	122
2016/17	347 <sup>10</sup>	128
2017/18	707	319
<b>TOTAL</b>	<b>5838</b>	<b>2719</b>

<sup>7</sup> These completions exclude residential garden land completions

<sup>8</sup> 740-93(The Oval, Hereford) = 647 (losses at the Oval)

<sup>9</sup> 308-55 (55 losses at The Oval, Hereford) =253

<sup>10</sup> 370-23(23 losses at the Oval, Hereford)=347

- 4.48 Windfall sites accommodating four or less dwellings provide just under half of the total housing completions over the past ten years. The Council therefore considers it realistic and reasonable to expect 100 windfall units will be delivered per year over the next 5 years (in line with the windfall estimate set out in the Core Strategy). Based on past trends and the number of windfall sites that are currently either undetermined applications or at an advanced stage of preparation, this is considered to be a conservative estimate of what is likely to be delivered.
- 4.49 To avoid double counting, the Council has applied the windfall allowance within the housing trajectory from year 4 onwards only (2021/22 and 2022/23). This is because planning permissions last for 3 years and some of the existing housing commitments will already be windfall developments.

**Figure 7. Anticipated windfall**

Windfall allowance for yrs. 4 & 5 is 100 dwellings pa	100	
Account for yrs. 4 & 5 in five year supply		200

#### **Sites brought forward through Neighbourhood Development Plans**

- 4.50 The Council has been proactive in working with local communities on the preparation of Neighbourhood Development Plans. There are currently 110 Neighbourhood Development Plans (NDPs) being prepared which covers all the market towns except Bromyard and over 80% of those rural settlements highlighted for growth. It is expected that they will take between 12 and 18 months to reach adoption. Once adopted, these NDPs will add local detail to the policies set within the Core Strategy, as required by national planning policy set within the NPPF, as well as playing a major part in the delivery of the level of housing required in the plan period. Paragraph 40 of the NPPG is clear that Neighbourhood plans should deliver against the *up to date evidence of housing needs*.
- 4.51 Housing delivery in the rural areas has historically been strong and has provided approximately half of development in the County. Housing allocations within rural areas are contained within neighbourhood development plans. As at 6 September 2018 there are 37 adopted/made NDPs and 4 post successful referendum plans and 2 further plans awaiting referendum. A further 15 plans have reached examination stage and 3 plans have reached submission (regulation 16). Therefore a total of 61 NDPs have material weight in planning decisions. 32 of these plans contain site allocations. In addition a further 12 plans have reached draft plan stage (regulation 14).
- 4.52 As set out earlier the Council has taken a modest approach in its estimate of windfall delivery including only 1000 units of windfall development within the overall supply. The evidence in Figure 6 however indicates that on average 194 dwellings come forward per annum on sites with capacity for 4 or less dwellings. While the NPPF does not support the inclusion of garden land as windfall development, the Council believes there is clear evidence and policy support that supply from this source will continue and it is suggested there is additional flexibility for these sites to come forward. Of those plans without specific site allocations, 22 contain settlements

boundaries and criteria based policies to allow for continuing growth within the settlement for these windfall developments. .

- 4.53 Therefore, sites brought forward through NDPs are anticipated upon the housing supply from now onwards in years 3 -5.
- 4.54 This estimate takes account of the progress made to date. Those more advanced NDPs include proposals for approximately 1200 dwellings excluding identified sites with planning permission. This includes Plans that are at Regulation 14, Regulation 16 post examination, those with scheduled referendums and those that are due to be Made or have been Made. Appendix 3 sets out the position of these advanced NDPs to date. The following build out rate anticipated for NDPs is based on the yield of allocations set out in current NDPs that have reached referendum stage or are now adopted/made. This amounts to a 370 dwelling yield from all these allocations, see Appendix 3 for a list of these sites. Where NDPs have not identified allocations no estimation has been made on the potential yield but these areas still have potential to deliver housing under a criteria based policy. Where issues have been identified with sites, discounting has also been carried out and this is reflective of the discounting carried out earlier in Figure 2b. Therefore an anticipated yield of 350 dwellings is set out for NDPs in the supply.

**Figure 8. Anticipated Neighbourhood Development Plan supply**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
NDP allowance for yr 3 - yr5			50	100	200	
Total						<b>350</b>

The table below sets out all the aforementioned deliverable sites with a sum total of **6449** deliverable dwellings.

**Figure 9. Total deliverable sites**

Deliverable	Amount	Discount	Total
Total (net)	5595		
Commitments discount		466	5129
Sites with resolution to grant planning permission between March 2015 - April 2016			
Resolution sites discount	200	0	200
Strategic Urban Extensions	570		570
Neighbourhood Plans for yrs 3- 5			350
Windfall allowance for yrs. 4 & 5 in five year supply			200
<b>Total</b>			<b>6449</b>

## **Additional calculation factors**

### **Past housing completions**

- 4.55 Completions are monitored annually and are deducted from the overall target to establish progress. When assessed against the Core Strategy housing trajectory the figures are as set out in Figure 10 which would indicate there is a shortfall of 1545 dwellings.

**Figure 10. Completions compared with Core Strategy indicative trajectory**

<b>Year</b>	<b>Core Strategy year</b>	<b>Net requirements with stepped trajectory</b>	<b>Net Completions</b>	<b>Difference</b>
1	<b>2011/2012</b>	600	341	-259
2	<b>2012/2013</b>	600	201	-399
3	<b>2013/2014</b>	600	331	-269
4	<b>2014/2015</b>	600	774	174
5	<b>2015/2016</b>	600	327	-273
6	<b>2016/2017</b>	850	405	-445
7	<b>2017/2018</b>	850	776	-74
	<b>Total</b>	4700	3155	<b>-1545</b>

### **Shortfall of housing supply from previous years**

- 4.56 The shortfall is calculated from the start of the Plan period to the time of calculation (2011- 2017). The shortfall itself comprises the difference between the number of homes that should have been built in trajectory terms and those that have actually been built over this period. The Council's shortfall is 1545 when assessed against the indicative Core Strategy target as set out earlier in Figure 1.

### **Buffers**

- 4.57 As set out earlier at para 2.1. the NPPF states that supply should include a buffer. Due to not having a 5 year housing land supply for the past three years and to improve the prospect of achieving the planned supply the Council continues to apply the 20% buffer rather than the 5% or 10 % buffer to the housing requirement. The buffer is added after the shortfall.
- 4.58 Taking into account all the variables set out above, the following table provides a summary of how the five year supply is calculated.
- 4.59 Figure 11 shows that with a stepped trajectory target and the shortfall being addressed over the forthcoming five years there is currently not a five year supply of housing land in the County.

**Figure 11. Assessment against Core Strategy stepped trajectory.**

	Source	Homes	Notes
<b>A</b>	Core Strategy 2011 – 2031	16500	
<b>B</b>	Core Strategy requirement 1/4/2011 – 1/4/2018	4700	Using Trajectories: 600 dpa 2011-2016 (5yrs.) 850 dpa 2016-2018(2 yrs.)
<b>C</b>	Homes Completed (net) 1/4/2011 – 31/3/2018 (past seven years)	3155	Net reduction includes demolitions and conversions
<b>D</b>	Requirement for next five years	4350	Using Trajectories 18/19– 20/21 – 850 pa (3yrs) 21/22 – 22/23 900 pa (2yrs)
<b>E</b>	Plus Residual Shortfall	1545	(over next five years as per NPPG)
<b>F</b>	Plus 20% buffer	1179	As recommended by Core Strategy Inspector and NPPF 2018
<b>G</b>	<b>Total Requirement</b>	<b>7074</b>	
<b>H</b>	<i>Annualised requirement</i>	<i>1415</i>	
<b>I</b>	<b>Total Deliverable dwellings</b>	<b>6449</b>	
<b>J</b>	<b>Housing Supply</b>	<b>4.55 yrs.</b>	

## 5. Housing land supply for Herefordshire

- 5.1 When assessed against the Core Strategy, the current supply is 4.55 years. However, although the Council cannot demonstrate a 5-year supply at this time it is clear that there is a continuing increase in the number of dwellings granted planning permission which has resulted in a year on year increase in the level of commitments in the County since 2011. Housing completions have increased with the highest level since the start of the Core Strategy Plan period since 2011.

## **Appendices**



## Appendix 1. List of commitments by Housing Market Area 2018

Housing Market Area	App No.	Site Address	Parish	Not Started 2017/18	Under Construction 2017/18
Bromyard	161382	Agricultural building rear of Crookshill Farm, Acton Beauchamp, Worcester	Acton Beauchamp	1	
Bromyard	160846	Former Poultry Shed at Green House Farm, Acton Green, Acton Beauchamp, Herefordshire, WR6 5AA	Acton Beauchamp	1	
Bromyard	153668	Disused agricultural building, rear of Crookshill Farm, Acton Beauchamp, Worcestershire	Acton Beauchamp	1	
Bromyard	160984	Land at Rose Cottage, Munderfield, Bromyard, Herefordshire	Avenbury		1
Bromyard	162506	Land at The Walled Garden, Bodenham Manor, Bodenham, Hereford, Herefordshire	Bodenham	3	
Bromyard	153090	Bodenham Manor, Dinmore Station Road C1121, Bodenham, Herefordshire	Bodenham	1	
Bromyard	151055	Land opposite, England's Gate Inn, The Moor, Bodenham, Hereford	Bodenham		
Bromyard	152989	Annexe, Bodenham Manor, Bodenham, Hereford, Herefordshire, HR1 3JS	Bodenham		1
Bromyard	153600	New House Farm, Bodenham, Hereford, Herefordshire, HR1 3JD	Bodenham	1	
Bromyard	151651	Paddock adjacent to Stoneleigh, Bodenham, Hereford	Bodenham	1	2
Bromyard	151660	Dev 1 Land Adjacent Pigeon House Proposed Construct Of New Self Built Dwelling With Acces, C1121 From Bodenham Manor To Milcroft Road Via Bodenham, Bodenham, Herefordshire	Bodenham	1	
Bromyard	162438	Land at Wynmoor, Bodenham, Hereford, Herefordshire	Bodenham		1
Bromyard	174184	Land East of Bodenham Manor, between Bodenham Cottages and The Orchard, Bodenham, Herefordshire	Bodenham	2	
Bromyard	171319	Dev 1 Land Adjacent Englands Gate Inn Proposed Residential Development Of Up To 10 Dwellin, C1125 From A417 To	Bodenham	10	

		The Vault Via Bodenham Village, Bodenham, Herefordshire			
Bromyard	161188	Plot at Porthouse Farm, Tenbury Road, Bromyard, Herefordshire	Bromyard and Winslow	48	28
Bromyard	153255	Barn at Crowles Ash, Winslow, Bromyard, Herefordshire	Bromyard and Winslow		1
Bromyard	143013	Land at 77 Old Road, Bromyard, Hereford	Bromyard and Winslow		6
Bromyard	161877	Land at 52 New Road, Bromyard, Herefordshire	Bromyard and Winslow	2	
Bromyard	162480	Dev 1 Site At Old Grammar School Convert Of School Building To 5 Residential Dwellings, Church Street, Bromyard, Herefordshire	Bromyard and Winslow	5	
Bromyard	151069	Land at Spion Cop, 61 York Road, Bromyard, Herefordshire	Bromyard and Winslow		1
Bromyard	162222	Land at The Grove, Winslow, Nr Bromyard, Herefordshire, HR7 4SW	Bromyard and Winslow		1
Bromyard	163690	Land at Keep Cottage, Bromyard, Herefordshire	Bromyard and Winslow		1
Bromyard	174373	Land North of 41 Lower Thorn, Bromyard, Herefordshire, HR7 4AZ	Bromyard and Winslow		2
Bromyard	163810	Plot 1 Land Adjacent 7 Milvern Close Proposed Erection Of 2 Semi Detached Dwellings, Milvern Close, Bromyard, Herefordshire	Bromyard and Winslow	2	
Bromyard	172115	Land at Stonehouse Farm, Bromyard, Herefordshire	Bromyard and Winslow	10	
Bromyard	180005	2 Market Square, Bromyard, Herefordshire, HR7 4BP	Bromyard and Winslow	1	
Bromyard	171806	Land at Uphampton Farm, Docklow, Leominster, Herefordshire	Docklow and Hampton Wafer	6	
Bromyard	171535	Land adjacent to Woodhouse Farm, Edwyn Ralph, Herefordshire	Edwyn Ralph		3
Bromyard	143630	Old Hall Farm, Stoke Prior, Leominster, Herefordshire, HR6 0LH	Ford and Stoke Prior	1	
Bromyard	163560	Land opposite The Old Hall, Stoke Prior, Herefordshire	Ford and Stoke Prior	8	
Bromyard	162475	Land adjacent Heath Farm, Stoke Prior, Leominster, Herefordshire, HR6 0NF	Ford and Stoke Prior	1	
Bromyard	161876	Land adjoining Croft Gate, Stoke Prior, Leominster, Hereford	Ford and Stoke Prior	4	

Bromyard	150677	Plot 1 Land At Old Hall Proposed Single Ecologically Sustainable Dwelling With Access, C1110 From Stoke Prior Village To Risbury Mill, Stoke Prior, Herefordshire	Ford and Stoke Prior	1	
Bromyard	171549	Land adjoining Croft Gate, Stoke Prior, Leominster, Hereford	Ford and Stoke Prior	4	
Bromyard	162181	Land at The Birches, Hampton Charles, Tenbury Wells, Worcestershire, WR15 8PZ	Hampton Charles	3	2
Bromyard	161039	The Granary and The Wain House, Court Farm, Hatfield, Leominster, Herefordshire	Hatfield and Newhampton	2	
Bromyard	153179	Redundant Barn, Bilfield Farm, Hatfield, Bromyard	Hatfield and Newhampton	1	
Bromyard	140817	Dev 1 Hampton Court Estate Cottages Conversion Of Agricultural Buildings To 21 New Dwell, A417 From A49 To Humber Brook, Hope-Under-Dinmore, Herefordshire	Hope under Dinmore		21
Bromyard	163322	Land at The Field Stud Farm, Poplands Lane, Risbury, Leominster, Herefordshire, HR6 0NN	Humber	2	
Bromyard	162528	Land at Kia Ora, Risbury, Leominster, Herefordshire	Humber	2	
Bromyard	171800	Methodist Chapel, Risbury, Leominster, Herefordshire, HR6 0NH	Humber		1
Bromyard	164045	Land at Little Burley, Stonehouse Lane, Bringsty	Linton (Bringsty)		1
Bromyard	171245	Barns at Hainscroft, Hainscroft Track, Whitbourne, WR6 5RE	Linton (Bringsty)		1
Bromyard	163753	Land at The Three Horseshoes Inn, Little Cowarne, Hereford, Herefordshire	Little Cowarne		1
Bromyard	160258	Burley Gate House, Burley Gate, Hereford, Herefordshire, HR1 3QR	Ocle Pychard		1
Bromyard	142919	Land at The Bunglaow, Lyvers Ocle Farm, Ocle Pychard, Herefordshire	Ocle Pychard	1	
Bromyard	161874	Lower Castleton, Westhide, Hereford, Herefordshire, HR1 3RF	Ocle Pychard		1
Bromyard	170609	Land To The East Of Holme, Copse House, Holme Oaks, Ocle, Pychard, HR1 3RE	Ocle Pychard	2	
Bromyard	163534	Land to the south of C1110, Risbury Road, Pencombe, Bromyard	Pencombe with Grendon Warren	1	

Bromyard	170045	Land at New House Farm, Pencombe, Bromyard, Herefordshire	Pencombe with Grendon Warren		1
Bromyard	152917	Land North of New House Farm, Pencombe, Herefordshire, HR4 7AS	Pencombe with Grendon Warren		4
Bromyard	180218	New House Farm, Pencombe, Bromyard, Herefordshire, HR7 4RN	Pencombe with Grendon Warren	1	
Bromyard	162953	Land adjacent Brockmanton Hall, Whyte Lane, Pudleston, Leominster	Pudleston	1	
Bromyard	151476	Agricultural barn, rear of Hereford House Inn,, Stanford Bishop, Herefordshire	Stanford Bishop	1	
Bromyard	160708	Land at Hill Top, Little Cowarne, Bromyard	Stoke Lacy	2	
Bromyard	160014	Land adjacent to Stoke Lacy Village Hall, Stoke Lacy, Herefordshire, HR7 4HG	Stoke Lacy	12	
Bromyard	102717	Plot 1 New Dwelling Plot Adjacent Dingle Cottage Annexe To Be Demolished, Stoke Lane, Stoke Lacy, Herefordshire	Stoke Lacy		1
Bromyard	163658	Land adjacent to Cuckhorn Farm, Stoke Lacy, Hereford	Stoke Lacy	1	
Bromyard	172292	Land adjacent to Stoke Lacy Village Hall, Stoke Lacy, Herefordshire, HR7 4HG	Stoke Lacy	10	
Bromyard	174698	Land adjacent to Newlands, Stoke Lacy, Hereford, Herefordshire	Stoke Lacy	28	
Bromyard	103217	Tidbatch, Pound Lane, Clifton-on-Teme, Worcestershire, WR6 6EQ	Tedstone Delamere		1
Bromyard	131331	Lambs Green Cottage, Clifton-On-Teme, Worcester, Herefordshire, WR6 6EG	Tedstone Delamere		1
Bromyard	174149	Land at Garden Cottage, Tedstone Delamere, Bromyard, Herefordshire	Tedstone Delamere	1	
Bromyard	171067	The Forge, Delamere Road, Tedstone Delamere, Bromyard, Herefordshire, HR7 4PR	Tedstone Delamere		1
Bromyard	163194	Agricultural shed, The Court, Tedstone Wafre, Bromyard.	Tedstone Wafer		1
Bromyard	171099	Land at Trogge, High Lane, Tedstone Wafer, Bromyard, Herefordshire	Tedstone Wafer		1
Bromyard	174663	Land at Little Wacton Farm, Bredenbury, Herefordshire, HR7 4TQ	Wacton	1	
Bromyard	170329	Land at Lower Tedney Farm, Clifton-On-Teme, Worcester	Whitbourne		1

Bromyard	172005	Whitbourne Church Of England Primary School, Whitbourne, Worcester, Herefordshire, WR6 5SP	Whitbourne		2
Bromyard	140905	Conversion of St Andrews Church, Wolferlow, Bromyard, Herefordshire, HR7 4QA	Wolferlow	1	
Golden Valley	113127	Plot 1 Site At Crafty Webb Erection Of Affordable Home Dolvach Cottage, Bredwardine Hill, Bredwardine, Herefordshire	Bredwardine		1
Golden Valley	143324	Land at Crossmore Bungalow, Clifford, Herefordshire	Clifford	1	
Golden Valley	163054	Land adjacent to High House, Priory Wood, Clifford, Herefordshire	Clifford	3	
Golden Valley	170353	Land at The Garlands, Priory Wood, Clifford, Herefordshire	Clifford		1
Golden Valley	153165	Land at Lower Wyeside, Clifford, Herefordshire, HR3 5EU	Clifford		1
Golden Valley	142687	Conversion of Old Pontfaen Barns, Old Pontfaen, Clifford, Hereford	Clifford		1
Golden Valley	170847	Land adjacent to The Garlands, Priory Wood, Clifford, Herefordshire	Clifford	1	
Golden Valley	171600	Land at Priory Wood, Clifford, Hay on Wye, Herefordshire	Clifford	1	
Golden Valley	153230	Barn at Rockyfold, Craswell, Herefordshire	Craswall		1
Golden Valley	150981	Land rear off Westbury, Cusop, Hay-on-Wye, Hereford	Cusop		3
Golden Valley	160679	Land East of Newport Street, Cusop, Hay-On-Wye, Herefordshire, HR3 5BE	Cusop		26
Golden Valley	173630	Plot 3 Meadowland, Church Road, Cusop, Hay-on-Wye, Hereford	Cusop	1	
Golden Valley	172791	Greenfields, Cusop, Hereford, Herefordshire, HR3 5QX	Cusop		1
Golden Valley	163056	Land adjacent to The Chapel, Chapel Lane, Dorstone, Herefordshire	Dorstone	2	
Golden Valley	170941	Barn at Pitt Farm, Pitt Road, Dorstone, Herefordshire, HR3 6BL	Dorstone	1	
Golden Valley	161674	Land to the rear of the Laurels Veterinary Practice, Pontrilas Road, Ewyas Harold	Ewyas Harold	3	
Golden Valley	163209	Land at Poplars Meadow, B4347 Elm Green Road, Hereford	Ewyas Harold	1	
Golden Valley	141963	Land East of Callowside, Ewyas Harold, Herefordshire	Ewyas Harold	38	

Golden Valley	174609	Land at 6 Elmdale, Ewyas Harold, Herefordshire	Ewyas Harold	1	
Golden Valley	163438	Land at The Coach House, Ewyas Harold, Herefordshire	Ewyas Harold	1	
Golden Valley	171211	Outbuilding at The Furrows, Ewyas Harold, Herefordshire, HR2 0EL	Ewyas Harold	1	
Golden Valley	131723	Conversion of Old House Barn, Middle Cwm, Longtown, Hereford	Llanveynoe		1
Golden Valley	991165	Plot 1 Barn Conversion Cefn Barn, Cefn Lane, Longtown, Herefordshire, HR2 0NQ	Llanveynoe		1
Golden Valley	143474	Barn at Lower Ponthendre, Longtown, Herefordshire	Longtown	1	1
Golden Valley	152247	Land at Llanrosser Methodist Chapel, Michaelchurch, Escley, Herefordshire	Michaelchurch Escley		1
Golden Valley	173250	Land at Vine Cottage, Moccas, Hereford	Moccas	1	
Golden Valley	112825	Plot 1 Site Adjacent Cae Garw Replacement Dwelling, U74205 From U74200 To Sunny Bank, Newton St. Margarets, Herefordshire	Newton (Golden Valley South)		1
Golden Valley	171973	Barn at Far House Farm, Lower Newton, Lower Maescoed, Herefordshire, HR2 0HP	Newton (Golden Valley South)	1	
Golden Valley	172704	Land at Middle Common Piggery, lower Maescoed, Herefordshire	Newton (Golden Valley South)	7	
Golden Valley	160577	Land at Dorefield House, Crossways, Peterchurch, Herefordshire	Peterchurch	1	
Golden Valley	173719	Land at Horsepool Crossing Cottage, Peterchurch, Herefordshire	Peterchurch	1	
Golden Valley	164039	Land at Pear Tree Cottage, Fine Street, Peterchurch, Hereford	Peterchurch	1	
Golden Valley	172216	Land at 13 Crossways, Peterchurch, Herefordshire, HR2 0TG	Peterchurch	1	
Golden Valley	132707	Land adjoining, Hawthorn Rise, Peterchurch, Herefordshire	Peterchurch	89	
Golden Valley	172543	Land to the south of Closure Place, Peterchurch, Herefordshire	Peterchurch	10	
Golden Valley	171995	Former Baptist Chapel, Preston-on-Wye, Herefordshire, HR2 9JU	Preston on Wye	1	
Golden Valley	173988	Land at Pwll-Y-Hunt, Pudding Land, Pontrilas, Hereford	Rowlstone	1	
Golden Valley	163221	Land East of Old Barn House, Pencoyd, St Owens Cross, Herefordshire	Tretire with Michaelchurch	1	

Golden Valley	161431	Land at The Forge, Tyberton, Hereford, Herefordshire, HR2 9PT	Tyberton		1
Golden Valley	160774	Replacement dwelling at Myrtle Cottage, Vowchurch, Herefordshire, HR2 0RL	Vowchurch	1	
Golden Valley	143789	Replacement dwelling at Westview, Vowchurch, Hereford	Vowchurch	1	
Hereford	161745	Land east of Church House, Bartestree, Herefordshire	Bartestree	10	15
Hereford	173962	Land to the North East of, Bartestree Court, Hereford	Bartestree	1	3
Hereford	163811	Land adjacent The Clovers, Bishopstone, Herefordshire, HR4 7HX	Bishopstone	1	
Hereford	92326	Bolstone Court, Bolstone, Hereford, Herefordshire, HR2 6LZ	Bolstone	3	
Hereford	174475	Land at Shepherd's Rough, Bolstone, Herefordshire	Bolstone	1	
Hereford	171515	Buildings at Gannah Farm, Bolstone, Herefordshire	Bolstone	3	
Hereford	160741	Land adjacent to Galen House, Cherry Orchard, Kings Acre, Hereford, HR4 0SG	Breinton	1	
Hereford	151641	Land At Cherry Orchard, Swainshill, Hereford, HR4 0SN	Breinton	9	
Hereford	161329	Land south of Kings Acre Road, Swainshill, Hereford	Breinton	8	
Hereford	170990	Land adjacent to Swainshall Verso, Kings Acre Road, Herefordshire, HR4 7PU	Breinton		1
Hereford	171609	Land adjacent to Veldifer, A480, Hereford, Herefordshire	Breinton	1	
Hereford	161416	Replacement Dwelling at Witchwater Cottage, Bridge Sollars, Herefordshire, HR4 7JH	Bridge Sollars		1
Hereford	153743	Agricultural Barns, Tillington Fruit Farm, Tillington, Herefordshire	Burghill	3	
Hereford	161834	Land opposite, Playing fields, Pyefinch, Burghill, Herefordshire	Burghill	17	
Hereford	163264	Land adjacent to Clearwater, Eltons Marsh, Burghill, Herefordshire, HR4 7SJ	Burghill		1
Hereford	160599	Land at Tillington Fruit Farm, Crowmoor Lane, Tillington, Hereford, HR4 8LD	Burghill	2	
Hereford	160600	Coach House at Fruit Farm Tillington Estate, Crowmoor Lane, Tillington, Herefordshire, HR4 8LD	Burghill	1	
Hereford	152835	Land at The Parks Farm, Parks Lane, Canon Pyon, Herefordshire	Burghill	2	

Hereford	153810	Fruit Farm Tillington Estate, Crowmoor To Tillington Lane, Tillington, Herefordshire, HR4 8LD	Burghill		1
Hereford	173167	Former Live And Let Live, Tillington, Hereford, Herefordshire, HR4 8LL	Burghill	1	
Hereford	173605	Land adjacent to Bredstone House, Burghill, Hereford	Burghill	10	
Hereford	160048	Land between Tillington Road and, Roman Road, Herefordshire	Burghill	50	
Hereford	170424	Land adjacent to Woodfield Farm, Badnage Lane, Tillington	Burghill		2
Hereford	172420	Land Adjacent The Old Chapel, Tillington, Hereford, Herefordshire	Burghill	1	
Hereford	174268	Land at Bird In Hand Cottage, Crowmoor Lane to Tillington, Tillington, Herefordshire, HR4 8LE	Burghill	1	
Hereford	180246	Land to the rear of The Villa, Burghill, Hereford	Burghill	1	
Hereford	164091	Land at Red Brook, Twyford Common, Nr Hereford	Callow	1	
Hereford	141917	Land adjacent to the Playing Fields, Canon Pyon, Herefordshire	Canon Pyon		
Hereford	160340	Stables at The Backwoods, Westhope, Hereford, Herefordshire, HR4 8BU	Canon Pyon	1	
Hereford	162311	Site adjacent to Summerlease, Westhope Hill, Westhope, Herefordshire	Canon Pyon	4	
Hereford	151698	Land at, Former Yeomans Coach Depot, A4110 Canyon Pyon, Herefordshire	Canon Pyon	10	
Hereford	170858	Land at Ellington 16 Meadow Drive, Canon Pyon, Hereford	Canon Pyon	1	
Hereford	170940	Barns at Lower Derndale Farm, Derndale Road, Wellington, Herefordshire, HR4 8BG	Canon Pyon	4	
Hereford	172980	The Barn, Canon Pyon, Hereford, Herefordshire, HR4 8NY	Canon Pyon	1	
Hereford	160645	Land adjacent to Garnom Bungalow, Clehonger, Herefordshire, HR2 9SY	Clehonger	2	1
Hereford	141964	Land off, Madley Road, Clehonger, Herefordshire	Clehonger	90	
Hereford	162904	Land to the rear of Bine Cottage, Clehonger, Herefordshire	Clehonger		5
Hereford	153134	Land at Walnut Tree Farm, Clehonger, Herefordshire	Clehonger	1	



Hereford	142349	Land between The Seven Stars and Gosmore Road, Clehonger, Herefordshire	Clehonger	80	
Hereford	174449	Land adjacent to Glasnant House, Clehonger, Herefordshire	Clehonger	4	
Hereford	162975	39 Centurion Way, Credenhill, Hereford, Herefordshire, HR4 7FF	Credenhill		
Hereford	132278	Land at Tree Cottages, Credenhill, Herefordshire	Credenhill	2	
Hereford	174094	Land at Offas Dene, Prospect Lane, Dinedor, Hereford	Dinedor	1	
Hereford	174700	The Oaks, Dinedor, Hereford, Herefordshire, HR2 6LQ	Dinedor	5	
Hereford	83188	Wootton Farm, Perton Lane, Dormington, Herefordshire, HR1 4NA	Dormington		1
Hereford	163491	Land at Woodavens, Dormington, Hereford	Dormington	1	
Hereford	151343	Priors Court, Priors Court Lane, Dormington, Hereford, Herefordshire, HR1 4EE	Dormington		1
Hereford	153094	Land at Westfields Farm, Eaton Bishop, Herefordshire	Eaton Bishop		1
Hereford	171812	Land at 4 Green Court, Eaton Bishop, Hereford	Eaton Bishop	1	
Hereford	172461	Yew Tree Farm, Eaton Bishop, Hereford, Herefordshire, HR2 9QX	Eaton Bishop	2	
Hereford	172514	Land at Lane Head Farm, Eaton Bishop, Herefordshire	Eaton Bishop	1	
Hereford	172516	Land at Lane Head Farm, Eaton Bishop, Herefordshire	Eaton Bishop	1	
Hereford	100470	The Squirrels, Court Gardens, Fownhope, Hereford, Herefordshire, HR1 4PB	Fownhope	1	
Hereford	163649	Land at Wyedown House, Fownhope, Hereford	Fownhope	1	
Hereford	152955	Land at New Inn, Fownhope, Hereford	Fownhope		1
Hereford	112197	Dev 1 Oldstone Farm Conversion Of Period Barns To 2 Residential, Ladyridge To Fownhope Road C1273, Fownhope, Herefordshire	Fownhope		2
Hereford	163707	Land opposite Mill House Farm, Fownhope, Herefordshire	Fownhope	15	
Hereford	171102	Lime Tree House, Fownhope, Hereford, Herefordshire, HR1 4NN	Fownhope	1	
Hereford	153500	Land at 6 Graftonbury Mews, Grafton Lane, Hereford, Herefordshire	Grafton		1

Hereford	173986	Former Graftonbury Garden Hotel, Grafton Lane, Grafton, Hereford, Herefordshire, HR2 8BN	Grafton	2	
Hereford	174071	Land North of Oak Tree Lodge, Grafton Lane, Portway, Hereford, HR2 8BW	Grafton	1	
Hereford	172134	Land adjacent to Flat 1 The Woodlands, Grafton Lane, Hereford, HR2 8BL	Grafton		1
Hereford	152232	Land adjacent to Hampton Park Road, Hampton Bishop, Hereford	Hampton Bishop		5
Hereford	151360	Land east of Hampton Dene Road, Hereford	Hampton Bishop	12	25
Hereford	164079	Lower House Farm, Netherwood Lane, Hereford, HR1 1UT	Hampton Bishop	1	
Hereford	180109	Land at Coach House, Holywell Gutter Lane, Hereford	Hampton Bishop	1	
Hereford	163130	Khema, Holme Lacy, Hereford, Herefordshire, HR2 6PH	Holme Lacy	1	
Hereford	173200	Wilsley House, Holme Lacy To Hollington Farm Road C1266, Holme Lacy, Herefordshire	Holme Lacy		6
Hereford	171124	Land south east of The Old Vicarage, Holme Lacy, Herefordshire	Holme Lacy	4	
Hereford	171455	Land at Pound Farm, Holme Lacy, Hereford	Holme Lacy	7	3
Hereford	161669	Land adjacent to Bannut Tree House, Shelwick Lane, Shelwick, Hereford, HR1 3AH	Holmer & Shelwick	5	
Hereford	163894	Land at West Court, Attwood Lane, Hereford	Holmer & Shelwick	2	
Hereford	160492	Land adjacent to Oakley End, Shelwick, Hereford	Holmer & Shelwick	2	
Hereford	163390	Land adjacent to, Barbury, Coldwells Road, Hereford, HR1 1LH	Holmer & Shelwick		1
Hereford	152705	Land at The Crossways, Holmer, Hereford, HR1 1LA	Holmer & Shelwick		4
Hereford	160222	Barn at Lyde Cross Farm, Lyde, Hereford	Holmer & Shelwick		1
Hereford	162912	Land to the East of the A49, Holmer, Herefordshire	Holmer & Shelwick	41	
Hereford	163174	Land Opposite Dorgar, Shelwick, Herefordshire, HR1 3AL	Holmer & Shelwick	2	
Hereford	110246	Dev 1 Three Barn Conversions To Residential Highfield House, Coldwells Road, Holmer, Herefordshire	Holmer & Shelwick	2	1
Hereford	162436	Land adjoining Fairleigh, Shelwick Green, Hereford, HR1 3AW	Holmer & Shelwick	1	

Hereford	143556	Dev 1 Redevelopment Of Magnis Works Proposed New Development Of 5 Detached Dwellings Wit, From Roman Road To Cot Barn House, Hereford, Herefordshire	Holmer & Shelwick	5	
Hereford	143412	Land at Copelands, Church Way, Holmer, Hereford	Holmer & Shelwick		1
Hereford	153777	Land at The Courtyard, Copelands, Church Way, Holmer, Hereford	Holmer & Shelwick	1	
Hereford	162689	Land Adjacent To Bramblefield, Munstone, Hereford, HR1 3AH	Holmer & Shelwick	1	
Hereford	160959	Land to the East of The Rambles, Shelwick, Hereford	Holmer & Shelwick	4	
Hereford	173534	Bramble Field Barn, Munstone, Hereford, Herefordshire, HR1 3AH	Holmer & Shelwick	1	
Hereford	150478	Land to the north of the Roman Road and west of the A49, Holmer West, Hereford	Holmer & Shelwick	378	
Hereford	161986	Land off Church Way, Holmer, Hereford	Holmer & Shelwick	2	
Hereford	163535	Land at Wytz End, Church Way, Holmer, Hereford, Herefordshire	Holmer & Shelwick	2	
Hereford	171008	Land adjacent to Lyde Cross Tree, Munstone, Hereford	Holmer & Shelwick		1
Hereford	171073	Land to the north of the Roman Road and west of the A49, Holmer West, Hereford	Holmer & Shelwick	29	13
Hereford	171200	Land adjacent to Stone House, Munstone, Hereford	Holmer & Shelwick	1	
Hereford	172522	Barn at The Old Farmhouse, Shelwick, Hereford	Holmer & Shelwick	1	
Hereford	172671	Land adjoining Ivydene, Munstone, Hereford	Holmer & Shelwick	1	
Hereford	174395	Land to the East of The Rambles, Shelwick, Hereford	Holmer & Shelwick	4	
Hereford	174480	Greylands, Swainshill, Hereford, Herefordshire, HR4 7QE	Kenchester	2	
Hereford	162110	Land adjacent Maple Villa, Ledgemoor, Weobley, Herefordshire	King's Pyon	2	
Hereford	162883	Land adjacent Bramley, Bush Bank, Hereford, Herefordshire	King's Pyon		1
Hereford	153582	Land adjacent to Dower Cottage, Kings Pyon, Leominster, Herefordshire	King's Pyon	6	1
Hereford	151690	Land at Myrtleford Cottage, Ledgemoor, Weobley, Herefordshire	King's Pyon	1	
Hereford	142709	Replacement dwelling at Lokhandar, Bush Bank, Hereford	King's Pyon		

Hereford	174001	Land East of the road from Kings Pyon Forge, Kings Pyon, Herefordshire	King's Pyon	1	
Hereford	163953	Land at Rivendell, Bush Bank, Canon Pyon, Herefordshire	King's Pyon	2	
Hereford	161016	Plot 1 Land Adjacent Sunny Bank Cottage Demolition And Replacement Of Existing Dwelling, New Mills Farm Road, Little Dewchurch, Herefordshire	Little Dewchurch		1
Hereford	162473	Land at Point Pleasant, Little Dewchurch, Hereford	Little Dewchurch		1
Hereford	153004	Land at Court Farm, Little Dewchurch, Hereford, Herefordshire	Little Dewchurch		1
Hereford	161726	Land South of The Glympse, Green Crize, Lower Bullingham, Hereford	Lower Bullingham	2	
Hereford	132829	Dev 1 Land Adjacent 102 The Pastures Erection Of 2 Dwellings Back To Back, The Pastures, Lower Bullingham, Herefordshire	Lower Bullingham		2
Hereford	173731	5 Withybrook Close, Lower Bullingham, Hereford, Herefordshire, HR2 6RD	Lower Bullingham	1	
Hereford	172448	Land South of The Glympse, Green Crize, Lower Bullingham, Hereford	Lower Bullingham	1	
Hereford	143720	Land south of A438 forming parcel no 0008 and part parcel no 2308, Bartestree, Hereford	Lugwardine	40	
Hereford	163625	Land adjacent to Random Rocks, Bartestree, Hereford, Herefordshire	Lugwardine		1
Hereford	163077	Land to the rear of 2 Quarry House, Lugwardine, Herefordshire	Lugwardine	1	
Hereford	111124	Land adj to Hagley Hall, Lugwardine, Bartestree, Hereford, HR1 4BA	Lugwardine	2	
Hereford	140531	Land off Cotts Lane, Lugwardine, Hereford	Lugwardine	30	
Hereford	153700	Land at Fernleigh, Eau Withington, Hereford, Herefordshire	Lugwardine		1
Hereford	151549	Land off Traherne Close, Lugwardine, Herefordshire	Lugwardine	3	4
Hereford	170440	Land at Porch House, Lugwardine, Hereford	Lugwardine	1	
Hereford	171572	Land adjacent to Newcourt Farm, Lugwardine, Hereford, Herefordshire	Lugwardine		1

Hereford	172193	Land at Lakeside Barn, Black Hole Lane, Bartestree, Hereford	Lugwardine		1
Hereford	180132	Land at Mill Cottage, Bartestree, Hereford	Lugwardine	2	
Hereford	131615	Dev 1 Barn Adjacent Forty Farm Proposed Barn Conversion To Two 1 Bed Flats, The Forty Farm Road, Madley, Herefordshire	Madley		2
Hereford	161828	Land at Bage House Farm, Lulham, Madley, Herefordshire	Madley		1
Hereford	152036	Land adjacent to, Faraday House, Madley, Herefordshire	Madley	27	
Hereford	150897	Faraday House and land adjoining, Madley, Hereford	Madley	10	
Hereford	111254	Keepers Bungalow, Madley, Hereford, Herefordshire, HR2 9PB	Madley		1
Hereford	173917	Land at the Yard, Brampton Road, Madley, HR2 9LU	Madley	1	
Hereford	162737	Brook House at Brook Farm, Marden, Herefordshire, HR1 3ET	Marden	6	
Hereford	161591	Barn opposite 15 - 17 Burmarsh Cottages, Sutton St Nicholas, Herefordshire	Marden		2
Hereford	161069	Land at Old School House, Marden, Herefordshire	Marden		1
Hereford	161466	Land at Venns Green Farm, Venns Lane, Sutton St Nicholas, Hereford	Marden	3	
Hereford	150989	Land adjacent to New House Farm, Marden, Herefordshire	Marden	90	
Hereford	161435	Land at 1 & 2 Venns Green Cottages, Venns Green, Sutton St Nicholas, Herefordshire	Marden		2
Hereford	143782	Land adjacent to Rose Villa, Paradise Green, Marden, Hereford	Marden	9	
Hereford	142901	Land adjacent to Rose Villa, Paradise Green, Marden, Hereford	Marden		
Hereford	163666	Farm Buildings at Rose Villa, Marden, Hereford	Marden	3	
Hereford	170368	Land adjacent to Rodds Close, Marden, Herefordshire	Marden	4	
Hereford	171694	Land adjacent to Paradise House, Marden, Hereford	Marden		1
Hereford	173936	Pump Orchard, Chapel Lane, Dormington, Hereford, Herefordshire, HR1 4EP	Mordiford	2	
Hereford	172120	Land adjacent to Stoneleigh, Mordiford, Herefordshire, HR1 4LR	Mordiford	1	

Hereford	151315	Land at Garrison House, Ordnance Close, Moreton on Lugg, Hereford	Moreton on Lugg	9	
Hereford	153017	Plot 1 Land At The Good Life Proposed Erection Of Raised Bungalow With Basement, C1125 From A4103 To River Lugg, Shelwick, Herefordshire	Pipe and Lyde		1
Hereford	173839	Land Adjacent To Holly Brook, Cottage, Lyde, Hereford, HR4 8AD	Pipe and Lyde		1
Hereford	161765	Land at The Steppes, Preston Wynne, Herefordshire	Preston Wynne		1
Hereford	162687	Land adjoining, 1 Meadow Cresecent, Preston Wynne, Herefordshire	Preston Wynne	1	
Hereford	160689	Land adjacent to The Pastures, Preston Wynne, Hereford, HR1 2PE	Preston Wynne	1	
Hereford	173583	Dower House, Preston Wynne, Hereford, Herefordshire, HR1 3PE	Preston Wynne		1
Hereford	173705	Land adjacent to The Pastures, Preston Wynne, Hereford, HR1 2PE	Preston Wynne	1	
Hereford	150173	Land at T J Crump Oakwrights Ltd, The Lakes, Swainshill, Herefordshire	Stretton Sugwas	8	
Hereford	150213	Land at Church Cottage, Swainshill, Herefordshire	Stretton Sugwas	2	
Hereford	152524	Travellers Rest Inn, Stretton Sugwas, Hereford, Herefordshire, HR4 7AL	Stretton Sugwas	5	
Hereford	163334	Land adjacent to Zaytoon, Stretton Sugwas, Hereford	Stretton Sugwas	2	
Hereford	162964	Offices at Glenthorne, Swainshill, Herefordshire, HR4 7PU	Stretton Sugwas	1	
Hereford	162229	Land West of Hanwell House and Land East of Half Acre, Swainshill	Stretton Sugwas	4	
Hereford	173263	Land to the rear of Cross House, Stretton Sugwas, Hereford, Herefordshire	Stretton Sugwas	2	
Hereford	173696	Land at the Travellers Rest, Stretton Sugwas, Herefordshire, HR4 7AL	Stretton Sugwas	4	
Hereford	170466	Land at Zaytoon, Stretton Sugwas, Herefordshire	Stretton Sugwas	1	
Hereford	171380	Land at The Travellers Rest Inn, Stretton Sugwas, Hereford	Stretton Sugwas	4	
Hereford	172383	Site At Sugwas Pool, Stretton Sugwas, Hereford	Stretton Sugwas		1

Hereford	172762	Land adjacent to Well House, Swains Hill, Herefordshire	Stretton Sugwas	1	
Hereford	113593	Barn Conversions at Lane Farm, Sutton St Nicholas, Hereford, HR1 3AT	Sutton	3	
Hereford	150899	Building plot adjacent to, The Talbots Farm, The Rhea, Sutton St Nicholas, Herefordshire	Sutton		1
Hereford	174423	Land at Willow Croft, Sutton St Nicholas, Herefordshire	Sutton		1
Hereford	170328	Land adjacent to Willowcroft, Sutton St Nicholas	Sutton	2	
Hereford	173987	Land at The Elms, Wyatt Road, Cross Keys, Herefordshire	Sutton	1	
Hereford	164149	Land at The Old Post House, Tarrington, Hereford	Tarrington	1	
Hereford	90932	Aldersend Farm, Alders End Road, Tarrington, Hereford, Herefordshire, HR1 4ET	Tarrington	5	
Hereford	151954	Land adjacent to Ravensholt, Wellington, Hereford	Wellington		1
Hereford	161737	Land adjacent to 19 Brookside, Wellington, Herefordshire	Wellington	1	
Hereford	161182	Land at Stocks House Farm, Wellington, Hereford, HR4 8AZ	Wellington		5
Hereford	171706	Land South of Gatherstone, Auberrow Road, Wellington, Herefordshire, HR4 8AU	Wellington	4	
Hereford	162804	Purlbrook Farm, Shucknall, Hereford, Herefordshire, HR1 3SJ	Weston Beggard	1	
Hereford	153355	Land opposite Dingley Dell, Shucknall Hill, Herefordshire	Weston Beggard	1	
Hereford	152042	Land North of Whitestone Business Park, Whitestone, Herefordshire	Withington	80	
Hereford	151150	Land adjacent to Southbank, Withington, Herefordshire	Withington	16	19
Hereford	132272	Sandalwood, Nunnington, Hereford, Herefordshire, HR1 3NJ	Withington		1
Hereford	150067	Land adjacent Vine Tree Close, Withington, Herefordshire	Withington	31	
Hereford	160772	Land Adjacent To Style House, Withington, Hereford, Herefordshire, HR1 3PZ	Withington		1
Hereford	173429	Land adjacent to Ramblers Court, Withington, Herefordshire	Withington	3	
Hereford	170636	Land adjacent to Ramblers Court, Withington, Herefordshire	Withington	1	
Hereford	172043	Land Adjacent To Whitestone Chapel, Withington, Hereford, HR1 3QA	Withington	33	

Hereford	172798	Whitestone House, Whitestone, Hereford, Herefordshire, HR1 3SD	Withington	1	
Hereford	180170	Land adjacent The Mill House, Withington, Herefordshire, HR1 3NN	Withington	1	
Hereford	162648	Land adjacent to 8 Station Road, Moorhampton, Herefordshire	Yazor		1
Hereford	150244	30 Union Street, Hereford, Herefordshire	Hereford	1	
Hereford	153254	Land at 82 Widemarsh Street, Hereford	Hereford		
Hereford	162879	Land at 41 Chartwell Road, Hereford	Hereford		1
Hereford	131391	Dev 1 The Oval Demolition And Redevelopment Of The Oval To Include 259 New Build, The Oval, Hereford, Herefordshire	Hereford		18
Hereford	162946	Land between Grafton House and Highlands, Grafton Lane, Hereford, Herefordshire	Hereford		1
Hereford	160401	Land at 12 Kyrle Street, Hereford	Hereford	1	
Hereford	151077	Plot 1 Land At Chandos Street Methodist Church Convert Of Church To Residential, Chandos Street, Hereford, Herefordshire	Hereford	1	
Hereford	153053	Land at 178 Ross Road, Hereford, Herefordshire, HR2 7PL	Hereford		1
Hereford	163094	Flats at, 145 Eign Street, Hereford, HR4 0AJ	Hereford		2
Hereford	160344	Flats at 35 Percival House, St Owen Street, Hereford, Herefordshire, HR1 2JB	Hereford	5	
Hereford	162508	Land at 58 Bodenham Road, Hereford	Hereford		
Hereford	162539	Land at 40 Baysham Street, Hereford	Hereford	2	
Hereford	161931	Land at, 46-47 Catherine Street, Hereford, Herefordshire, HR1 2DU	Hereford	10	
Hereford	152246	The Saracens Head, 1 St Martins street, Hereford, HR2 7RD	Hereford		6
Hereford	142008	Land between, 39 and 41 Westfaling Street, Hereford, Herefordshire	Hereford	1	
Hereford	160613	Land at former Whitecross School, Baggallay Street, Hereford, Herefordshire	Hereford		4
Hereford	153057	Land at 114 Eign Road, Hereford, Herefordshire	Hereford		1
Hereford	162887	Land adjacent to 8 Holbrook Close, Hereford	Hereford	1	



Hereford	162210	Land to the rear of 85 Aylestone Hill, Hereford, Herefordshire	Hereford	1	
Hereford	143340	Plot 1 Land To Rear Of 25 Barrs Court Road Proposed Dwelling, Barrs Court Road, Hereford, Herefordshire	Hereford		1
Hereford	152395	Flats no 1 and 14, Elizabeth Court, Bodenham Road, Hereford, Herefordshire	Hereford	4	
Hereford	153245	Land at 1 Farr Close, Hereford, Herefordshire	Hereford	2	
Hereford	151352	Land at 85 Aylestone Hill, Hereford, Herefordshire, HR1 1HX	Hereford	1	
Hereford	132258	White Lodge, 50 Ledbury Road, Hereford, Herefordshire, HR1 2SY	Hereford		5
Hereford	164100	Land off Friars Street and Cross Street, Hereford	Hereford	10	
Hereford	164042	First and Second Floors 18 - 20 Commercial Street, Hereford	Hereford	7	
Hereford	161446	Land at, 16 Blackfriars Street, Hereford, Herefordshire	Hereford		51
Hereford	981641	land off, Treago Grove, Hereford, Herefordshire	Hereford	7	
Hereford	143495	Convert 1st and 2nd floor flats at 11-13 Maylord Street, Hereford, Herefordshire	Hereford	4	
Hereford	152528	Land to the rear of Western House, 1 Broomy Hill, Hereford	Hereford		1
Hereford	164111	52 Broomy Hill, Hereford, Herefordshire, HR4 0LH	Hereford	1	
Hereford	160988	Land at The Ship Inn, Ross Road, Hereford	Hereford		35
Hereford	163501	Land at The Moorfield Inn, Moorfield Street, Hereford	Hereford	2	
Hereford	162326	Land at 10 Gruneisen Street, Whitecross, Hereford	Hereford	1	
Hereford	150843	Old Public Toilets, The Oval, Belmont, Hereford	Hereford		1
Hereford	161356	Land at 40 Newtown Road, Hereford, HR4 9LL	Hereford	4	
Hereford	162584	Land at 2 Monkmoor Street, Hereford	Hereford	10	
Hereford	150630	Land off Catherine Street, Hereford	Hereford	8	
Hereford	153506	20 Broad Street, Hereford	Hereford		4
Hereford	163751	Flats at 15 - 17 Eign Gate, Hereford, HR4 0AB	Hereford	3	
Hereford	170350	Land at 98 Kings Acre Road, Hereford, HR4 0RG	Hereford	2	

Hereford	151031	Dev 1 Land At 8 Cotteril Street Proposed Erection Of 2 Semi Detached Dwellings, Cotterell Street, Hereford, Herefordshire	Hereford	2	
Hereford	163719	Conversion at 129/131 Eign Street, Hereford, Herefordshire	Hereford		2
Hereford	173781	Offa Court, St Peters Street, Hereford, HR1 2LE	Hereford	1	
Hereford	173867	32-35 Bridge Street, Hereford, HR4 9DG	Hereford	4	
Hereford	173875	Burton Lodge, 168 Whitecross Road, Hereford, Herefordshire, HR4 0DJ	Hereford	6	
Hereford	173885	Land at 40 - 46 Commercial Street, Hereford	Hereford	17	
Hereford	174221	23 Gorsty Lane, Hereford, Herefordshire, HR1 1UL	Hereford	5	
Hereford	174333	39 Langland Drive, Hereford, Herefordshire, HR4 0QG	Hereford	1	
Hereford	172163	Land at 72 Penn Grove Road, Hereford	Hereford		1
Hereford	174421	Land adjacent to, 1 Hunderton Avenue, Hereford	Hereford	1	
Hereford	152568	Land at The Paddocks, Roman Road, Hereford, Herefordshire	Hereford	50	
Hereford	174450	161 Belmont Road, Hereford, Herefordshire, HR2 7JR	Hereford	6	
Hereford	161044	Land at, 70 Whitecross Road, Hereford	Hereford	10	
Hereford	170474	Land adjacent to 2 Hunderton Road, Hereford, HR2 7AA	Hereford	1	
Hereford	170929	Land at, 42 Hinton Road, Hereford	Hereford	3	
Hereford	171101	Land adjoining, 88 Kings Acre Road, Hereford	Hereford		1
Hereford	171385	Land at 19 Ferndale Road, Hereford	Hereford		1
Hereford	171619	Land at 12 Chilton Square, Tupsley, Hereford, Herefordshire	Hereford		3
Hereford	171742	46 St Guthlac Street, Hereford, Herefordshire, HR1 2EX	Hereford		1
Hereford	172380	Land at 11 Cantilupe Street, Hereford, Herefordshire	Hereford	1	
Hereford	172452	Replacement dwellings at 156 Belmont Road, Hereford, Herefordshire	Hereford		3
Hereford	172808	Former Offices at Moor House, Widemarsh Common Road, Hereford, HR4 9NA	Hereford	2	
Hereford	172823	16-18 High Town, Hereford	Hereford	19	
Hereford	173512	28 High Town, Hereford, Herefordshire, HR1 2AB	Hereford	4	

Hereford	174140	Land at 35a Chandos Street, Hereford, HR4 0EY	Hereford	2	
Hereford	174444	128 Widemarsh Street, Hereford, Herefordshire, HR4 9HN	Hereford	5	
Hereford	174467	The Potting Shed, Ryelands Street, Hereford, HR4 0LA	Hereford	9	
Hereford	174619	2-3 High Town, Hereford, Herefordshire, HR1 2AA	Hereford	3	
Hereford	164024	Former Council Offices, 39 Bath Street, Hereford, Herefordshire, HR1 2HQ	Hereford	77	
Kington	101020	The Old Methodist Chapel, Almeley, Hereford, Herefordshire, HR3 6PY	Almeley		1
Kington	162312	Land at Pool Farm, Woonton, Hereford	Almeley	6	
Kington	161919	Land opposite Old Buck House, Woonton, Herefordshire	Almeley	3	
Kington	174721	Land at Woonton Farm, Woonton, Herefordshire	Almeley	5	
Kington	171021	Riverside Bungalow, Whitney-On-Wye, Hereford, Herefordshire, HR3 6EU	Brilley		1
Kington	171863	Land at Old Court, Brobury, Hereford	Brobury with Monnington on Wye	2	
Kington	162094	Land at Hill End Farm, Spond, Kington	Eardisley	2	
Kington	162098	Land at Hill End Farm, Spond, Kington	Eardisley	1	
Kington	141408	Land adjacent Green Gables, Off Woodseaves Road, Eardisley, Herefordshire	Eardisley	25	
Kington	173675	Barn A, Spond, Kington	Eardisley	1	
Kington	163948	Plot 1 Land Adjacent The Meadows Proposed Construct Of 2bed Dormer Bungalow, Upcott Lane From Little Upcot To A4111 Eardisley, Eardisley, Herefordshire	Eardisley		1
Kington	170359	Land at, Green Gables, Eardisley, Herefordshire	Eardisley		
Kington	174059	Land at Barley Close, Woodseaves Road, Eardisley, Herefordshire	Eardisley	2	
Kington	162420	Land at Old Bakery, 12 Church Street, Kington, Herefordshire	Kington		1
Kington	141330	Kingswood Hall, Kingswood Road, Kington, Herefordshire, HR5 3HE	Kington		2
Kington	161973	Land and buildings to rear of, 43 High Street, Kington, Hereford	Kington	1	

Kington	141088	Dev 1 Building Conversion 4 Gravel Hill Proposed Convert Of Building To 2 Semi Detached, Gravel Hill, Kington, Herefordshire	Kington		2
Kington	142354	Land at Floodgates, Kington, Herefordshire	Kington		2
Kington	161641	Land at 12 Greenfield Drive, Kington, Hereford	Kington		2
Kington	113545	Dev 1 Land Adjacent 43 Duke Street Proposed Construction Of 4 Detached Houses, Duke Street, Kington, Herefordshire	Kington	4	
Kington	153631	Land at Deacon's Yard, 36 Victoria Road, Kington, Herefordshire	Kington	10	
Kington	174004	15 Bridge Street, Kington, Herefordshire, HR5 3DL	Kington		1
Kington	174069	Land at Hergest Croft Estate, Ridgebourne Road, Kington, Herefordshire	Kington	1	
Kington	171649	Land Adjacent To Stonewood, Cottage, Oxford Lane, Kington, Herefordshire	Kington	1	
Kington	171775	Land at Newburn Farm adjacent to Kingswood Road, Kington	Kington	5	
Kington	174335	Plot 1 Land Adjacent 34 Headbrook Proposed New Dwelling, Headbrook, Kington, Herefordshire	Kington	1	
Kington	151976	Barn adjacent to Beech Grove, Rushock, Kington	Kington Rural	1	
Kington	160661	Land at Bradnor Farm, Barton Lane, Kington, Herefordshire	Kington Rural	3	
Kington	163478	Land at The Oaklands, Kingswood, Kington, Herefordshire	Kington Rural	1	
Kington	172429	Birches Farm, Kington, Herefordshire, HR5 3EY	Kington Rural	1	
Kington	160663	Kinnersley Service Station, The Old Carpenters Shop, Kinnersley, Hereford, Herefordshire, HR3 6QB	Kinnersley		1
Kington	173989	Land At Broadfield Farm, Broadfield Farm, Kinnersley, Herefordshire, HR3 6QQ	Kinnersley	1	
Kington	162197	Land adjacent to The Firs, Lyonshall, Kington, Herefordshire	Lyonshall		1
Kington	163882	Land south of Penrhos Farm, Lyonshall, Kington	Lyonshall		1
Kington	152330	(Site B2) Land adjacent Upper House, Lyonshall, Herefordshire	Lyonshall	7	

Kington	160574	Land northwest of Beech House, Holme Marsh, Kington, Herefordshire	Lyonshall	8	
Kington	143832	Dev 3 Site B Opposite Upper House Proposed Erection Of 6 Houses, C1031 Spond Lane To Lyonshall, Lyonshall, Herefordshire	Lyonshall	6	
Kington	143830	Dev 3 Site B Opposite Upper House Proposed Erection Of 6 Houses, C1031 Spond Lane To Lyonshall, Lyonshall, Herefordshire	Lyonshall	3	
Kington	170107	Meadow Cottage (land adjacent to Mayberry Cottage), Holme Marsh, Kington, Herefordshire	Lyonshall	1	
Kington	152329	(Site A2) Land adjacent Upper House, Lyonshall, Herefordshire	Lyonshall	7	
Kington	162011	Land adjacent to Burnt Orchard, Lyonshall	Lyonshall		3
Kington	173862	Meadow Cottage (land adjacent to Mayberry Cottage), Holme Marsh, Kington, Herefordshire	Lyonshall	1	
Kington	150230	Land opposite The Close, Lyonshall	Lyonshall	11	
Kington	170218	Land opposite Green Acres, Holmes Marsh, Lyonshall, Herefordshire	Lyonshall	1	
Kington	170751	Lynhales Hall Nursing Home, Lynhales, Lyonshall, Kington, Herefordshire, HR5 3LN	Lyonshall	1	
Kington	171189	Land to the west of Offa's Way, Holme Marsh, Kington, Herefordshire	Lyonshall		1
Kington	180008	Land to the west of Offa's Way, Holme Marsh, Kington, Herefordshire	Lyonshall	1	
Kington	151444	Barn at White House, Norton Wood, Norton Canon, Hereford	Norton Canon	1	
Kington	161246	Land at Norton House School, Norton Canon, Hereford	Norton Canon	4	1
Kington	162150	Land at Norton House School, Norton Canon, Hereford	Norton Canon		1
Kington	161369	Land at New Dairy, Norton Canon, Hereford	Norton Canon	1	
Kington	173297	Land at The Limes, Norton Canon, Hereford, Herefordshire	Norton Canon	1	
Kington	172290	Land adjacent to The Village Hall, Norton Canon, Herefordshire	Norton Canon	4	
Kington	43627	Northwood Farm, Noke Lane, Pembridge, Leominster, Herefordshire, HR6 9HP	Pembridge	4	

Kington	152540	Land adjacent Eastview, East Street, Pembridge, Herefordshire	Pembridge		3
Kington	162751	Storage building next to Woodsmith Cottage, High Street, Pembridge, Herefordshire	Pembridge		1
Kington	150657	Land adjacent to Holmleigh Cottage, Bridge Street, Pembridge, Hereford	Pembridge	1	
Kington	151944	Plot 1 Former Doctors Surgery Proposed Convert From Surgery To Residential Dwelling, East Street, Pembridge, Herefordshire	Pembridge	1	
Kington	163651	Land off Sandiford Ploc, Pembridge, Herefordshire	Pembridge		7
Kington	153665	Barn at The Garden House, Lyonshall, Kington, Herefordshire	Pembridge	1	
Kington	171335	Plot 1 Land Adjacent The Old Stores Proposed Erection Of A Dwelling, Bearwood Lane, Pembridge, Herefordshire	Pembridge	1	
Kington	180243	Crabtree Barn, Broxwood, Pembridge, Leominster, Herefordshire	Pembridge	1	
Kington	160421	Land at Folly Farm, Nash, Presteigne	Rodd, Nash and Little Brampton		1
Kington	162384	Land at Uphampton Farm, Belgate Lane, Uphampton, Shobdon, Leominster, Herefordshire	Shobdon		1
Kington	141575	Plot 1 Site Opposite Hillhampton Farm Erection Of One Retirement Bungalow, Hillhampton Lane, Shobdon, Herefordshire	Shobdon		1
Kington	164000	Land south of New Cottages, Shobdon, Herefordshire	Shobdon	10	
Kington	162764	Land adjoining Hillhampton Farm, Shobdon, Leominster, Herefordshire	Shobdon	7	
Kington	174051	Land adjacent to Stone House, Staunton on Arrow, Herefordshire	Staunton on Arrow	2	
Kington	172556	Land at Mill Green, Stansbatch, Leominster, Herefordshire	Staunton on Arrow	1	
Kington	132968	Land adj to Bliss House, Staunton on Wye, Herefordshire, HR4 7NA	Staunton on Wye	7	4
Kington	171614	Land at, The Gables, Staunton-on-Wye, Hereford	Staunton on Wye		1
Kington	173577	Land adj to Bliss House, Staunton on Wye, Herefordshire, HR4 7NA	Staunton on Wye	10	
Kington	160581	Land at Balance Farm, Eywood Lane, Titley, Herefordshire	Titley	5	

Kington	141705	Dev 1 Conversion Of Period Barns Into 5 Dwellings At Redundant Barns At Titley Kington, B4355 From U91607 Stansbatch To Cae Bach Hall, Titley, Herefordshire	Titley	3	
Kington	170171	Land at The Old School, Titley, Herefordshire	Titley	1	
Kington	172702	Land at Old Vicarage, Titley, Kington, Herefordshire	Titley		1
Kington	151609	Barns at Mill Half Farm, Whitney-on-Wye, Herefordshire	Whitney-on-Wye	4	
Kington	132747	Land at Toll Bridge Cottage, Whitney-on-Wye, Hereford	Whitney-on-Wye	1	
Kington	123421	Plot 1 Demolition And Replacement Brick Cottage And Buildings With 4bed Detached Dwelling, Winforton Common Road, Winforton, Herefordshire	Willersley and Winforton		1
Kington	163896	Plots 1 and 2 Ramblers Way, Winforton, Herefordshire	Willersley and Winforton		2
Kington	111647	Dev 1 Land At Fairlands Demolition Of 2 Houses And Replacement Dwellings, From Winforton Common Road To Longhills Property, Winforton, Herefordshire	Willersley and Winforton		2
Kington	161405	Land west of The Poppins, Winforton, Herefordshire	Willersley and Winforton		1
Kington	143517	Land adjoining Courtlands Farm, Winforton, Herefordshire	Willersley and Winforton	1	2
Kington	160163	Land adjoining Courtlands Farm, Winforton, Herefordshire	Willersley and Winforton		1
Kington	151111	Land west of The Poppins, Winforton, Herefordshire	Willersley and Winforton	3	
Kington	160853	Land at the rear of Lynwood, Winforton, Herefordshire, HR3 6EA	Willersley and Winforton	3	
Ledbury	164097	Dev 1 Land Adjacent 44 And 45 To 46 New Development Of 3 Dwellings, A417 From Pike Cottage To Peascroft Via Ashperton, Ashperton, Herefordshire	Ashperton		3
Ledbury	153022	Out building at The Cottage, Church Lane, Ashperton, Ledbury	Ashperton	1	
Ledbury	152041	Land to the North of the Village Hall, Ashperton, Herefordshire	Ashperton	10	

Ledbury	150473	Dev 1 Development Wheatsheaf Inn Proposed Residential Development Of 20 Dwellings, A4103 From B4214 To Old Roman Road, Fromes Hill, Herefordshire	Bishop's Frome	20	
Ledbury	152964	Land at, The Sponend Farm, Fromes Hill, Ledbury, Hereford	Bishop's Frome	1	
Ledbury	161085	Old Elms Barn adjacent to The Elms, Rectory Lane, Cradley, Malvern, Worcestershire	Bishop's Frome		1
Ledbury	173053	The Barn, The Firlands, Bishops Frome, Herefordshire, WR6 5BA	Bishop's Frome	1	
Ledbury	162731	Land at Aural's Farm Cottage, Orchard Farm Lane, Bosbury, Ledbury	Bosbury		
Ledbury	151724	Land at Leadon Dale, Brooke Lane, Bosbury, Herefordshire	Bosbury		1
Ledbury	151404	Land at Slatch Farm, The Hop Drier, Coddington, Nr Ledbury, Herefordshire	Bosbury		1
Ledbury	160450	Land to the East of Brook Lane, North of B4220, Bosbury, Hereford	Bosbury	21	
Ledbury	172143	Land at The Hop Kilns, Cold Green Farm, Bosbury, Ledbury, Herefordshire	Bosbury	1	
Ledbury	172544	North Farm, Birchwood Farm Road, Bosbury, Herefordshire, HR8 1JY	Bosbury	1	
Ledbury	173044	Land at Belfield, Cannon Frome, Ledbury, Herefordshire	Canon Frome		1
Ledbury	22103	The Railway Paddock, The Elms School, Walwyn Road, Colwall, Malvern	Colwall	1	
Ledbury	162571	Land adjacent to Oxford House, Walwyn Road, Colwall, Malvern, WR13 6QP	Colwall	1	
Ledbury	143806	Land at Hoe Farm, Mathon Road, Colwall, Herefordshire	Colwall	1	
Ledbury	132321	Dev 1 Land Adjoining Brookmill Close Erection Of 14 Dwellings, Brookmill Close, Colwall, Herefordshire	Colwall		6
Ledbury	173375	Land Adjacent To Fox Court, Walwyn Road, Upper Colwall, WR13 6PZ	Colwall		1
Ledbury	30719	The Crown Inn, Cradley, Malvern, Herefordshire, WR13 5LS	Cradley	3	1
Ledbury	164095	Land at Dragon Wyck, Bosbury Road, Cradley, WR13 5LT	Cradley		1
Ledbury	163936	Flats at Queenswood, Cradley, Malvern, WR13 5NF	Cradley		1



Ledbury	162087	Land at The Elms, Rectory Lane, Cradley, Hereford, WR13 5LH	Cradley		1
Ledbury	161086	Land at Tanhouse Barn, Tanhouse Lane, Cradley, Malvern	Cradley		1
Ledbury	153310	The Barn, Wold Farm,, Cradley, Malvern, Herefordshire	Cradley		1
Ledbury	161944	Land to the rear of Butterfields, Bosbury Road, Cradley, Worcestershire	Cradley	1	
Ledbury	162041	Land south of Coombe Farm, Coombe Lane, Ridgeway Cross, Cradley, Worcestershire	Cradley	1	
Ledbury	174416	New Inn, Storridge, Malvern, Herefordshire, WR13 5HB	Cradley	1	
Ledbury	170549	Land at Redwood, Batchcombe, Storridge, Herefordshire	Cradley		1
Ledbury	172446	Land to the rear of Butterfields, Bosbury Road, Cradley, Worcestershire	Cradley		1
Ledbury	162440	Land at Smallends Farm, Donnington, Ledbury, Herefordshire	Donnington	1	
Ledbury	173242	Hillend House, Eastnor, Ledbury, Herefordshire, HR8 1RF	Eastnor	1	
Ledbury	171750	Land at Unit 1 Bronsil Courtyard, Eastnor, Ledbury, Herefordshire	Eastnor	2	
Ledbury	150316	Plot 1 Land At 51 Lower Road Proposed New Residential Dwelling With Access, Lower Road, Ledbury, Herefordshire	Ledbury		1
Ledbury	162465	Land adjacent 33 Queens Way, Ledbury, Herefordshire, HR8 2AY	Ledbury	1	
Ledbury	162063	Land at 4 High Street, Ledbury, Herefordshire	Ledbury		1
Ledbury	143537	tinsmiths, Rear of 8A High Street, Ledbury, Herefordshire, HR8 1DS	Ledbury	1	
Ledbury	151262	Buildings at Plaistow Farm, Rhea Lane, Ledbury, Herefordshire, HR8 2PU	Ledbury	4	
Ledbury	151075	Land at 1 Bridge Street, Ledbury, Herefordshire	Ledbury	1	
Ledbury	163055	Land at 4 The Southend, Ledbury, Herefordshire	Ledbury		2
Ledbury	142711	Plot 1 Land At 52 Bank Crescent Proposed New Dwelling In Garden, Bank Crescent, Ledbury, Herefordshire	Ledbury	1	
Ledbury	141651	Land to the rear of, The Full Pitcher, New Street, Ledbury, Hereford	Ledbury	100	

Ledbury	164078	Land to the South of Leadon Way, Ledbury	Ledbury	321	
Ledbury	171788	Land to the rear of 27 Albert Road, Ledbury, Herefordshire	Ledbury		1
Ledbury	172426	Land at The Old Canteen, Worcester Road, Ledbury, Herefordshire	Ledbury	1	
Ledbury	172501	Land to the rear of, The Full Pitcher, New Street, Ledbury, Hereford	Ledbury	100	
Ledbury	174642	Land at 8A High Street, Ledbury, Herefordshire	Ledbury	1	
Ledbury	151288	The Laddin Farm, Little Marcle, Ledbury, Herefordshire, HR8 2LB	Little Marcle	3	
Ledbury	170773	Land at Half Acre, Mathon, Malvern	Mathon	1	
Ledbury	172079	Netherley Hall, Mathon, Malvern, Herefordshire, WR13 5LW	Mathon	1	
Ledbury	173083	Land at Moat Farm, Mathon Road, Mathon, Herefordshire	Mathon	1	
Ledbury	180164	Land at Church Farm, Mathon, Malvern, Herefordshire, WR13 5PW	Mathon	1	
Ledbury	163533	Land at Moreton Wood, Ullingswick, Hereford	Moreton Jeffries	1	
Ledbury	163813	Land adjacent to 1 Beechtree Cottage, Mill Lane, Much Cowarne, Herefordshire	Much Cowarne	2	
Ledbury	163171	Land Adjacent to The Old Council Houses, Much Cowarne, Herefordshire, HR7 4JH	Much Cowarne	2	
Ledbury	163640	Land at 2 North Lodge, Mill Lane, Much Cowarne, Herefordshire, HR7 4JJ	Much Cowarne	1	
Ledbury	162906	Land at School House and Cowarne Hall Cottages, Much Cowarne, Herefordshire	Much Cowarne	3	
Ledbury	160688	Land adjacent to 1 Beechtree Cottages, Mill Lane, Much Cowarne, Herefordshire	Much Cowarne	1	
Ledbury	173983	Marlbrook, Burley Gate, Hereford, Herefordshire, HR1 3QS	Much Cowarne		1
Ledbury	174192	Fir Tree Inn, Much Cowarne, Herefordshire	Much Cowarne	3	
Ledbury	171884	Land adjacent to 1 Beechtree Cottage, Mill Lane, Much Cowarne, Herefordshire	Much Cowarne	2	
Ledbury	172911	Land to the South of Church Lane, Much Cowarne, Bromyard	Much Cowarne	5	
Ledbury	164102	Land adjacent to Moorend Wychend Road, Much Cowarne, Herefordshire	Much Cowarne	3	

Ledbury	174276	The Elms, Burley Gate, Hereford, Herefordshire, HR1 3QT	Much Cowarne	4	
Ledbury	163531	Land at The Castle, Ashperton, Ledbury	Munsley	1	
Ledbury	163224	Land at The Vern, Munsley, Herefordshire	Munsley		1
Ledbury	152040	Land at Abels Cottage, The Twern, Putley, Ledbury, Herefordshire	Putley	1	
Ledbury	173631	Woodlands, Putley, Ledbury, Herefordshire, HR8 2RF	Putley	1	
Ledbury	172987	Land at Combecroft, Putley Common, Ledbury, Herefordshire	Putley	1	
Ledbury	174746	Land at Combecroft, Putley Common road, Putley, HR8 2RF	Putley	1	
Ledbury	153712	Ridgeway, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1ND	Wellington Heath	1	
Ledbury	163588	Plot At Cardiff Cottage, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NE	Wellington Heath	1	
Ledbury	161996	Land adjacent Farmers Arms, Wellington Heath, Ledbury	Wellington Heath	2	
Ledbury	151438	Land at Fir Tree Cottage, Floyds Lane, Wellington Heath, Ledbury, Herefordshire	Wellington Heath	3	
Ledbury	153788	Land adjacent to The Becks, The Common, Wellington Heath, Herefordshire	Wellington Heath	3	
Ledbury	152289	Pegs Farm, Staplow, Ledbury, Herefordshire, HR8 1NQ	Wellington Heath	5	1
Ledbury	163950	Land at Squires Mount, The Common, Wellington Heath, Ledbury, Herefordshire	Wellington Heath	1	
Ledbury	172015	Land opposite The Gables, Ochre Hill, Wellington Heath, Ledbury	Wellington Heath	1	
Ledbury	172149	Land at the Croft, Ledbury Road, Wellington Heath, Herefordshire	Wellington Heath	1	
Ledbury	172988	Land off Ochre Hill, Ochre Hill, Wellington Heath, HR8 1LZ	Wellington Heath	1	
Ledbury	180227	Land at Priors Court, Staplow, Ledbury, Herefordshire	Wellington Heath	1	
Ledbury	170267	Land at The Porch, Lower Eggleton, Ledbury, Herefordshire	Yarkhill	1	
Ledbury	151910	Ivy Cottage - Land at, Lower Eggleton, Herefordshire	Yarkhill		1
Ledbury	152493	Monksbury Court Barns, Monkhide Village Road, Monkhide, Herefordshire, HR8 2TU	Yarkhill	1	3

Ledbury	172447	Land Adjacent To The Cottage, Lower Eggleton, Ledbury	Yarkhill	6	
Ledbury	172672	Land adjacent to The Cottage, Lower Eggleton, Ledbury, Herefordshire	Yarkhill		1
Leominster	172607	Land adjacent to The Granary, Adforton farm, Leintwardine	Adforton	4	
Leominster	153493	Conversion of, Woodhampton Farm, Lower Lye, Aymestrey	Aymestrey	1	
Leominster	173598	Land to the rear of The Village, Yatton, Aymestry, Leominster, HR6 9TL	Aymestrey		1
Leominster	171761	Land at Deepmoor, Yatton, Leominster, Herefordshire	Aymestrey	1	
Leominster	173692	Land adjacent to Village Hall, Aymestrey, Leominster, Herefordshire	Aymestrey	5	
Leominster	171289	Land adjacent to Lye Green, Bush Bank, Hereford	Birley with Upper Hill	1	
Leominster	160720	Land off, Church Road, Brimfield, Hereford	Brimfield		
Leominster	160361	Site at The Beech, Haynall Lane, Little Hereford, herefordshire	Brimfield		1
Leominster	153794	Land at Rowan Bungalow, Brimfield, Ludlow, Shropshire	Brimfield	2	
Leominster	153733	Land at New House Farm, Brimfield, Ludlow, Shropshire	Brimfield	1	
Leominster	143489	Plot 1 Site Adjacent Brooklands Proposed New Dwelling, Wyson Lane, Brimfield, Herefordshire	Brimfield	10	
Leominster	150789	Dev 1 Land At Tenbury Road Proposed Residential Development Of 20 Houses With Access, C1051 Brimfield Bypass To Brimfield Cross Road, Brimfield, Herefordshire	Brimfield	20	
Leominster	143388	Dev 1 Land At The Folly Proposed Pair Of Semi Detached Houses, Wyson Lane, Brimfield, Herefordshire	Brimfield		
Leominster	173697	Land adjacent to Brooklands, Wyson Lane, Brimfield, Herefordshire, SY8 4NQ	Brimfield	10	
Leominster	162256	Land at Brook House Farm, Yarpole, Herefordshire	Croft and Yarpole		8
Leominster	160073	Land off Croft Crescent, Yarpole, Leominster, Herefordshire	Croft and Yarpole	5	
Leominster	160075	Land adjacent to Maunds House, Yarpole, Leominster, Herefordshire	Croft and Yarpole	1	
Leominster	173484	Land at the Rear of Yarpole Village Hall, Green Lane,	Croft and Yarpole	2	

		Yarpole, Leominster, Herefordshire			
Leominster	171745	Land at Yarpole, Leominster, Herefordshire	Croft and Yarpole	1	
Leominster	172591	Land at Homelea, Bircher, Leominster, Herefordshire	Croft and Yarpole		1
Leominster	161522	Land at Yarpole, Leominster, Herefordshire	Croft and Yarpole	6	
Leominster	163320	Land at Lower House, Yarpole, Leominster, Herefordshire	Croft and Yarpole	9	
Leominster	180318	Land at Homelea, Bircher, Leominster, Herefordshire	Croft and Yarpole	1	
Leominster	163222	Land at Stockingfield, Dilwyn, Herefordshire	Dilwyn		
Leominster	153376	Land adjacent to Orchard Barn, Dilwyn, Leominster, Herefordshire	Dilwyn		
Leominster	160485	Land adjacent to Orchard Cottage, Dilwyn, Herefordshire	Dilwyn		2
Leominster	171228	Land adjacent to The Great House, Dilwyn, Herefordshire, HR4 8HQ	Dilwyn	5	
Leominster	171452	Land at Dilwyn Common, Dilwyn, Herefordshire	Dilwyn	4	
Leominster	171888	The Dairy, Little Dilwyn Farmhouse, Dilwyn, Hereford, Herefordshire, HR4 8EY	Dilwyn	2	
Leominster	143390	The Elms, Eardisland, Leominster, Herefordshire, HR6 9BN	Eardisland	10	
Leominster	153409	Land at Grantsfield Farm, Kimbolton, Leominster	Kimbolton	1	
Leominster	162156	Land adjacent Old Chapel House, New Road, Kimbolton, Herefordshire	Kimbolton		
Leominster	171784	Land at Forbury Farm, Bache Lane, Kimbolton, Herefordshire	Kimbolton	4	
Leominster	172968	Land at Yolk Meadow, Kimbolton, Leominster, Herefordshire	Kimbolton	3	
Leominster	180323	Field adjoining A4112 and, Chestnut Avenue, Kimbolton, Leominster, Herefordshire	Kimbolton	21	
Leominster	153690	Land to the east of Boarsfield, Lugg Green Road, Kingsland, Herefordshire	Kingsland	13	
Leominster	162096	Barn conversion at Becknell House, Kingsland, Leominster, Herefordshire	Kingsland	2	
Leominster	162034	Land at Whitley Court, Cobnash, Kingsland, Leominster	Kingsland	1	

Leominster	164062	Land adjacent to Garden Cottage, Hostel Land, Cobnash, Kingsland	Kingsland	1	
Leominster	143821	Dev 1 15 New Dwellings Land Off North Road, North Road, Kingsland, Herefordshire	Kingsland		1
Leominster	163290	Land at The Garden House, Orchard Close, Kingsland, Leominster, Herefordshire, HR6 9QS	Kingsland		1
Leominster	162033	Land at Cobnash House, Cobnash, Kingsland, Herefordshire	Kingsland	2	
Leominster	163978	Land adjacent to B4360, Cobnash, Leominster, Herefordshire	Kingsland	3	
Leominster	171367	Old Office Building, Longmore, Shirlheath, Kingsland, Leominster, HR6 9RG	Kingsland	1	
Leominster	171789	Land at Kingsland Court, Kingsland, Leominster, Herefordshire	Kingsland	2	
Leominster	172709	Land at York House, Mortimer Cross, Kingsland, Herefordshire	Kingsland	1	
Leominster	173086	Land to the south of Martindale, Kingsland, Herefordshire	Kingsland	10	
Leominster	180185	Land at Longmore House, Shirlheath, Kingsland, Leominster, Herefordshire	Kingsland	1	
Leominster	150575	Martinsell, Kinsham, Presteigne, Herefordshire, LD8 2HP	Kinsham		1
Leominster	163836	The Sign Shop at Little Heath, Heath Road, Leysters, Herefordshire	Leysters		
Leominster	174496	Land east of Brooklyn, Wigmore Road, Leinthall Starks, Herefordshire	Leinthall Starks	1	
Leominster	150996	Land at rear of 48 Watling Street, Leintwardine, Craven Arms, Shropshire	Leintwardine	1	
Leominster	142215	Land off, Rosemary Lane, Leintwardine, Herefordshire	Leintwardine	45	
Leominster	162811	Land to the rear of 9 Watling Street, Leintwardine, Herefordshire, SY7 0LW	Leintwardine	1	
Leominster	150052	Land off Ginhall Lane, Leominster	Leominster	12	
Leominster	161692	Conversion of 51 West Street, Leominster, Herefordshire	Leominster	4	
Leominster	160226	Land adjacent 87 Bridge Street, Leominster, Herefordshire	Leominster	1	

Leominster	161937	Site at The Birdcage, Barons Cross Road, Leominster, Herefordshire	Leominster	2	
Leominster	111284	Orphans Printing Press, Laundry Lane, Leominster, Herefordshire, HR6 8JT	Leominster		
Leominster	150812	Land off Westcroft, Leominster, Herefordshire	Leominster	30	
Leominster	161133	Land at, Church View, Ivington, Leominster, Herefordshire	Leominster	2	
Leominster	162359	Land to the rear of Howard Cottage, Barons Cross Road, Leominster, Hereford	Leominster	2	
Leominster	161592	Agricultural building at Ridgeway Farm, Ludlow Road, Leominster, Herefordshire	Leominster		1
Leominster	141022	Pinsley Mill, Pinsley Road, Leominster, Herefordshire	Leominster		29
Leominster	160761	Land adjacent Comfort House, Eaton Hill, Leominster	Leominster	2	
Leominster	161753	Land at Badgers Court, 27-31 South Street, Leominster, Herefordshire, HR6 8JQ	Leominster		2
Leominster	161486	Land at Pinfarthings Off, Mappenors Lane, Leominster, Herefordshire	Leominster	21	
Leominster	160812	Land at West Winds, Cholstrey Road, Leominster, Herefordshire, HR6 8RT	Leominster	23	
Leominster	160811	Redevelopment of land at Brierley Court Farm, Brierley, Leominster	Leominster	8	
Leominster	73019	Dev 1 Land Adjacent 44 Two Pairs Semi Detached Houses, Vicarage Street, Leominster, Herefordshire	Leominster		4
Leominster	161189	Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL	Leominster	7	
Leominster	161180	Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH	Leominster	7	
Leominster	163445	Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG	Leominster	1	
Leominster	163601	Land adjoining The Highlands, Hay Lane, Kimbolton, Leominster, Herefordshire	Leominster	1	
Leominster	164109	45A to 47 West Street, Leominster, Herefordshire, HR6 8EP	Leominster	7	
Leominster	170524	Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT	Leominster	4	

Leominster	171309	Land off Westcroft, Leominster, Herefordshire	Leominster	30	
Leominster	171574	44 and 44a Etnam Street, Leominster, Herefordshire, HR6 8AQ	Leominster		1
Leominster	172135	Barons Cross Camp, Cholstrey, Leominster, Herefordshire	Leominster	414	
Leominster	172667	Flats at 28 High Street, Leominster, Herefordshire, HR6 8LZ	Leominster		
Leominster	150516	Land at Day One, Ryelands Road, Leominster, Herefordshire	Leominster	14	
Leominster	82098	Suzie's Barn and the Pottery, Woodhampton House, Bleathwood, Ludlow, Herefordshire, SY8 4LR	Little Hereford		3
Leominster	163814	Building adjacent The Old Vicarage, Lucton, Leominster, Herefordshire, HR6 9PN	Lucton	1	
Leominster	170671	Replacement Dwelling at The Stockings, Stocking Lane, Lucton, Leominster, Herefordshire, HR6 9PJ	Lucton	1	
Leominster	151584	Land adjacent to Brick House, Luston, Herefordshire	Luston	4	3
Leominster	151325	Land adjacent to Lustonbury, Luston, Herefordshire	Luston	3	
Leominster	123460	Plot 1 Land West Of Next End Farm Proposed Conversion Of Barn To Residential, A44 From C1085 Via Monkland To Moor Brook, Monkland, Herefordshire	Monkland and Stretford		1
Leominster	152925	Land off Old Road, Monkland, Herefordshire	Monkland and Stretford	2	3
Leominster	173059	Bainstree Farm, Monkland, Leominster, Herefordshire, HR6 9DF	Monkland and Stretford	1	
Leominster	153521	The Knoll, Orleton, Ludlow	Orleton	1	
Leominster	152204	Land opposite Orleton School, Kings Road, Orleton, Herefordshire	Orleton	39	
Leominster	163347	Land at Chapel House, Waterloo Road, Orleton	Orleton	2	
Leominster	172343	Land at Greyleen and an alternative site within Moseley Farm, Pembridge, Leominster, Herefordshire	Pembridge	1	
Leominster	152716	Land at The Forge, Richards Castle, Ludlow, Shropshire	Richards Castle (Hereford)		1
Leominster	150419	High Bank, Richards Castle, Ludlow, Herefordshire, SY8 4EL	Richards Castle (Hereford)		1



Leominster	170062	Land at Upper House, Castle Road, Richards Castle, Herefordshire	Richards Castle (Hereford)		
Leominster	170774	Land at Spout House Field, Richards Castle, Ludlow, Shropshire, SY8 4EW	Richards Castle (Hereford)	4	
Leominster	171880	Land at Spout House Field, Richards Castle, Ludlow, Shropshire, SY8 4EW	Richards Castle (Hereford)	3	1
Leominster	172770	Barns at Court House Farm, Castle Road, Richards Castle, Ludlow, Shropshire, SY8 4EW	Richards Castle (Hereford)	3	
Leominster	152856	Farmhouse at The Throne Farm, Weobley, Herefordshire	Weobley	3	
Leominster	132674	Land east of Weobley Primary School, Weobley, Herefordshire	Weobley	15	
Leominster	171778	Land adjacent Chapel Orchard, Hereford Road, Weobley, Hereford	Weobley		1
Leominster	163963	Land north of Gadbridge Road, Weobley, Herefordshire	Weobley	40	
Leominster	174709	Land adjacent to The Cwm, Meadow Street, Weobley, Herefordshire	Weobley	1	
Leominster	151270	Land at Burnt House, Castle Street, Wigmore, Leominster, Herefordshire	Wigmore	1	
Leominster	150115	Land at Pear Tree Farm, Wigmore, Herefordshire	Wigmore	4	
Leominster	160282	Land at Wigmore Hall, Wigmore, Herefordshire	Wigmore	1	
Leominster	162083	Barn Meadow House, Glen View, Wigmore, Leominster, Herefordshire, HR6 9UU	Wigmore	1	
Ross-on-Wye	153691	Land adjoining 6 Gardiners Oak, Poplar Road, Clehonger, Hereford	Allensmore	4	
Ross-on-Wye	150959	Land at Wellfield, Poplar Road, Clehonger, Herefordshire, HR2 9SW	Allensmore	5	
Ross-on-Wye	150841	Plot 1 Plot At Cobhall Common Proposed Erection Of A Dwelling, Cobhall Common Track, Allensmore, Herefordshire	Allensmore	1	
Ross-on-Wye	131247	Plot 1 Replacement Dwelling At Hollyville Demolition Of Existing And Erection Of New Dwell, Cobhall Common Road, Allensmore, Herefordshire	Allensmore		1
Ross-on-Wye	113067	Dev 1 Site Adjacent Cobhall Manor Farm Conversion To 5 Residential Units, Thruxton To	Allensmore	4	1

		Goose Pool C1222, Allensmore, Herefordshire			
Ross-on-Wye	162013	Land at Laurels Farm, Barrel Lane, Longhope, Gloucester	Aston Ingham	1	
Ross-on-Wye	151696	Glenleith Barn, Aston Court Farm,, Little Gorsley, Herefordshire	Aston Ingham	1	
Ross-on-Wye	161087	Barn A and animal stall A, Lower Coldridge Farm, Aston Ingham, Herefordshire	Aston Ingham	1	
Ross-on-Wye	163879	Land adjacent Broadfields, Aston Ingham, Ross-on-Wye, Herefordshire	Aston Ingham	1	
Ross-on-Wye	163965	Land at Aston Garage, Aston Ingham, Ross-on-Wye, Herefordshire	Aston Ingham		4
Ross-on-Wye	174780	Land at Little Gorsley, Kilcot, Newent, Herefordshire	Aston Ingham	1	
Ross-on-Wye	174198	Land at South Lea, Aston Crews, Ross-On-Wye, Herefordshire, HR9 7LW	Aston Ingham	1	
Ross-on-Wye	150887	Land at Zubare, Ross Road, Brampton Abbots, Herefordshire	Brampton Abbots		1
Ross-on-Wye	171321	Land adjacent to Brampton Abbots Village Hall, Brampton Abbots, Herefordshire, HR9 7JD	Brampton Abbots	2	
Ross-on-Wye	161859	Land adjacent Larksmead, Church Road, Brampton Abbots, Ross-on-Wye, Herefordshire	Brampton Abbots		
Ross-on-Wye	172040	Land at Brampton Abbots, Ross-on-Wye, Herefordshire	Brampton Abbots	4	
Ross-on-Wye	153594	Land at Orles Barn, Ross-on-Wye, Herefordshire	Bridstow	4	
Ross-on-Wye	163998	Land at Rock Cottage, Bridstow, Ross-on-Wye, Herefordshire	Bridstow	1	
Ross-on-Wye	151630	Land at Applewood House, Bridstow, Ross on Wye, Herefordshire	Bridstow	1	
Ross-on-Wye	171109	Land adjacent Foxdale, Bridstow, Nr Ross-on-Wye, Herefordshire	Bridstow	1	
Ross-on-Wye	142667	Conversion of barns at Foy Hall, Foy, Ross on Wye, Herefordshire	Foy		2
Ross-on-Wye	174070	Land at The Gate House, Hole In The Wall, Ross On Wye, Herefordshire	Foy		1
Ross-on-Wye	174100	Former Activity Barn, Foy, Ross on Wye, Herefordshire, HR9 7JN	Foy	5	
Ross-on-Wye	170522	Land at Chantry Bungalow, Perrystone Hill, Ross-on-Wye	Foy		1
Ross-on-Wye	151688	Lands adjacent Myrtle House, Garway, Herefordshire, HR2 8RQ	Garway	1	

Ross-on-Wye	150837	Dev 1 Barn Convert Little Garway Convert Of Low Energy Barn To 3 Unit Hmo Residential, White Rocks Road, Garway Hill, Herefordshire	Garway		1
Ross-on-Wye	153727	Farm building at Haskells Farm, Broadoak, Near Hereford, Herefordshire	Garway		1
Ross-on-Wye	162120	Land between Newholme and Newlands Cottage, Garway, Herefordshire	Garway	1	
Ross-on-Wye	173198	Tanglewood Farm, Garway Hill, Hereford, Herefordshire, HR2 8HA	Garway	1	
Ross-on-Wye	174087	Land at, 10 Fairview, Garway, Hereford	Garway	1	
Ross-on-Wye	170132	Land adjacent to Gas Works, Herefordshire	Goodrich		1
Ross-on-Wye	163051	Land at The Pippins, Goodrich, Herefordshire	Goodrich	1	
Ross-on-Wye	162482	lower garden of The Knapp, Goodrich, Ross-on-Wye	Goodrich	1	
Ross-on-Wye	162268	Land at 1 The Square, Goodrich, Ross-on-Wye, Herefordshire	Goodrich	1	
Ross-on-Wye	163251	Land at Bivia Meadow, Goodrich, Herefordshire, HR9 6JB	Goodrich	9	
Ross-on-Wye	172718	Plot 1 New Detached Dwelling Plot Adjacent Jollys Of Goodrich, C1260 Pencraig To Goodrich Road, Goodrich, Herefordshire	Goodrich		1
Ross-on-Wye	153406	Land at Procuro, St Owens Cross, Hereford	Hentland	1	
Ross-on-Wye	152213	Land at Little Pengethley Farm, Peterstow, Ross-on-Wye, Herefordshire	Hentland	1	
Ross-on-Wye	161342	Land adjacent to Quarry Bank, Hoarwithy, Hereford	Hentland	1	
Ross-on-Wye	150811	Dev 1 Land East Court Farm Demo Former Telephone Exchange Proposed 10 New Build With Acces, Spitehouse Rise, Pontrilas, Herefordshire	Kentchurch	7	2
Ross-on-Wye	150389	Plot 1 Land Opposite Eastcote Proposed Detached Bungalow With Detached Garage, Railway Terrace Access, Pontrilas, Herefordshire	Kentchurch	1	
Ross-on-Wye	152064	Land adjacent to 1 Railway Terrace, Pontrilas, Herefordshire	Kentchurch	1	
Ross-on-Wye	170715	Land at Eastcote, Railway Terrace Access, Pontrilas	Kentchurch	1	

Ross-on-Wye	171460	Land opposite Eastcote, Railway Terrace Access, Pontrilas, Hereford	Kentchurch		1
Ross-on-Wye	151752	Land adjacent to Seven Acres, Kings Caple, Herefordshire	Kings Caple	2	
Ross-on-Wye	171113	Land at High House, Kings Caple, Hereford	Kings Caple	1	
Ross-on-Wye	150328	Dev 1 Land At Huff Cap Proposed 2 New 3bed Dwellings, B4349 From B4348 To Arkstone Court Road, Kingstone, Herefordshire	Kingstone	2	
Ross-on-Wye	130351	Land South of the B4349 and West of the C1221, Kingstone, Herefordshire, HR2 9HP	Kingstone	138	12
Ross-on-Wye	163970	Land adjacent to the Petrol filling station and, Mill Lane, Lea, Ross-on-Wye, Herefordshire	Lea	20	4
Ross-on-Wye	102520	Norton Farm, Lea Bailey Road C1278, Lea Bailey, Herefordshire	Lea		1
Ross-on-Wye	153511	Land at Saunders Close, Lea, Ross on Wye, Herefordshire	Lea	38	
Ross-on-Wye	152576	Land at Line House, The Lea, Ross-on-Wye, Herefordshire, HR9 7LQ	Lea		1
Ross-on-Wye	163561	Land at Sycamore Barn, Lea Bailey, Ross-on-Wye, Herefordshire	Lea	1	
Ross-on-Wye	171231	Aldene, Lea, Ross-On-Wye, Herefordshire, HR9 7LQ	Lea	10	
Ross-on-Wye	171881	Land adjacent to Lea Hall Cottage, Lea, Ross-on-Wye, Herefordshire	Lea	10	
Ross-on-Wye	170677	Land at Castle End, Lea, Ross-on-Wye, Herefordshire	Lea	10	
Ross-on-Wye	142613	Lea Villa, Lea (CLEUD)	Lea		11
Ross-on-Wye	153350	Land at Two Parks Farm, Linton, Ross-on-Wye, Herefordshire	Linton (Penyard)		1
Ross-on-Wye	160992	Land adjoining Woodend Lane, Gorsley, Herefordshire	Linton (Penyard)	5	
Ross-on-Wye	161833	Land at Hill View Farm, Aston Crews, Ross-on-Wye	Linton (Penyard)	1	
Ross-on-Wye	153550	Land at Rose Cottage, Ivy House Lane, Gorsley, Ross-on-Wye	Linton (Penyard)	1	
Ross-on-Wye	153016	East View, Bromsash, Ross-On-Wye, Herefordshire, HR9 7PN	Linton (Penyard)		1
Ross-on-Wye	152392	Land adjacent to, Forge House, Bromash, Nr Ross on Wye, Herefordshire	Linton (Penyard)		1
Ross-on-Wye	163343	Land off Chapel Lane, Gorsley, Ross-on-Wye	Linton (Penyard)	7	

Ross-on-Wye	151174	Land at The Old Post Office, Gorsley, Herefordshire	Linton (Penyard)		1
Ross-on-Wye	163694	Land opposite Laburnam Cottage, Bromash, Ross-on-Wye, Herefordshire	Linton (Penyard)		4
Ross-on-Wye	150012	Land adjoining and opposite 1 Springdale, Gorsley, Herefordshire	Linton (Penyard)		1
Ross-on-Wye	173380	Tuffets, The Line, Linton Ross On Wye, Ross-On-Wye, Herefordshire, HR9 7RU	Linton (Penyard)	1	
Ross-on-Wye	173384	Tuffets, The Line, Linton Ross On Wye, Ross-On-Wye, Herefordshire, HR9 7RU	Linton (Penyard)	1	
Ross-on-Wye	164089	Land at Cherry Tree Farm, Gorsley, Ross-on-Wye, Herefordshire	Linton (Penyard)	2	
Ross-on-Wye	172713	Site adjacent to Royal Cottage, Gorsley, Ross on Wye, Herefordshire, HR9 7SH	Linton (Penyard)	2	
Ross-on-Wye	174757	Land between East View and Whitehouse Cottages, Bromsash, Herefordshire, HR9 7PN	Linton (Penyard)	6	
Ross-on-Wye	162813	Land adjacent to Uplands, Little Birch, Herefordshire	Little Birch		1
Ross-on-Wye	163993	Land adjacent to Fernleigh, Little Birch, Hereford	Little Birch		1
Ross-on-Wye	162984	Land at Budlia Cottage, Little Birch, Herefordshire, HR2 8BD	Little Birch	1	
Ross-on-Wye	174578	Land at Shirley Cottage, Pendant Pitch, Little Birch, Herefordshire	Little Birch	1	
Ross-on-Wye	172673	Land adjacent to Village Hall, Barrack Hill, Little Birch, Herefordshire	Little Birch	1	
Ross-on-Wye	171411	Land adjacent to Sunnybank Cottage, Little Birch, Herefordshire	Little Birch	1	
Ross-on-Wye	163815	Land at Yew Tree House, Llangrove, Ross on Wye, Herefordshire	Llangarron		1
Ross-on-Wye	162683	Land at Wendover, Three Ashes, Hereford	Llangarron		2
Ross-on-Wye	163944	The Grove, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EN	Llangarron		1
Ross-on-Wye	161338	Land at Tredunnock Farm, Llangarron, Ross-on-Wye	Llangarron		1
Ross-on-Wye	172419	Trecilla Court, Llangarron, Ross-On-Wye, Herefordshire, HR9 6NZ	Llangarron	2	
Ross-on-Wye	172668	Land adjacent to The Butts, Llangarron, Ross on Wye, Herefordshire, HR9 6PA	Llangarron	1	

Ross-on-Wye	172809	Site adjacent The Cottage, Llancloudy, Herefordshire	Llangarron	2	
Ross-on-Wye	171741	Land at Premier Plant Centre, Three Ashes, Hereford	Llangarron	5	
Ross-on-Wye	172905	Land adj Jessamine Cottage off Maine Street, Llangrove, Ross on Wye, Herefordshire, HR9 6ET	Llangarron	18	
Ross-on-Wye	53497	Broom Farm, Welsh Newton, Monmouth, Herefordshire, NP25 5RL	Llanrothal	3	
Ross-on-Wye	162493	Lower Barn, Parkside Farm, Welsh Newton, Herefordshire, NP25 5RP	Llanrothal		1
Ross-on-Wye	172130	Land and Buildings at Home Farm, Pencraig, Ross on Wye, Herefordshire, HR9 6HR	Marstow	4	
Ross-on-Wye	143169	Land adjacent to Tany-y-coed, Little Birch, Hereford	Much Birch		1
Ross-on-Wye	160039	Land at Former Mushroom Farm, Much Birch, Hereford	Much Birch	5	
Ross-on-Wye	141830	Replacement dwelling at Court Farm, Much Birch, Herefordshire	Much Birch	18	
Ross-on-Wye	73755	Brynsmead, Much Birch, Hereford, Herefordshire, HR2 8HY	Much Birch		1
Ross-on-Wye	161453	Land adjacent to Laburnam House, Little Birch, Hereford	Much Birch	1	
Ross-on-Wye	153630	Land at Hollybush Lane, Much Birch, Herefordshire	Much Birch	1	
Ross-on-Wye	170308	Dev 1 Land At The Underhills Construct Of 3 Detached Dwellings With Garages, Holly Bush Lane, Much Birch, Herefordshire	Much Birch	3	
Ross-on-Wye	153074	Land adjoining Gilston, The Thorn, Wrigglebrook, Kingsthorpe, Herefordshire, HR2 8AN	Much Birch		2
Ross-on-Wye	163364	Land south of Ladywell Lane, Kingsthorpe, Hereford	Much Birch	3	
Ross-on-Wye	170402	Plot 1 Land At Red House Proposed Detached Dwelling, Holly Bush Lane, Much Birch, Herefordshire	Much Birch	1	
Ross-on-Wye	171922	Land at Treberva Fruit Farm, Much Birch, Herefordshire	Much Birch	1	
Ross-on-Wye	172107	Land at Worcester Cottage, Court Farm Road, Much Birch, Hereford	Much Birch	4	
Ross-on-Wye	173052	Land at Ash Farm, Much Birch, Herefordshire	Much Birch	1	

Ross-on-Wye	143737	Plot 1 Land At Park House Proposed New Dwelling, B4348 From Mount View To A466, Wormelow, Herefordshire	Much Dewchurch	1	
Ross-on-Wye	992408	Pool Farm, Much Dewchurch, Hereford, Herefordshire, HR2 8DL	Much Dewchurch	2	
Ross-on-Wye	162246	Land to the rear of 4 Copper Beeches Close, Much Dewchurch, Hereford	Much Dewchurch	4	
Ross-on-Wye	151492	Land to the rear of Myrtle Cottage, Much Dewchurch, Herefordshire, HR2 8DL	Much Dewchurch	2	
Ross-on-Wye	174181	Hillcrest, Much Marcle, Ledbury, Herefordshire, HR8 2PF	Much Marcle		1
Ross-on-Wye	173476	Land to the west of the Noggin, Much Marcle, Herefordshire	Much Marcle	1	
Ross-on-Wye	180153	Land at Upper Greens Place, Woolhope, Hereford	Much Marcle	1	
Ross-on-Wye	142561	Burhope Farm, Orcop, Hereford, Herefordshire, HR2 8EU	Orcop	1	
Ross-on-Wye	161771	Land at The Trees, Orcop, Hereford	Orcop	3	
Ross-on-Wye	160489	Cave Cottage, Orcop Hill, Orcop, Herefordshire, HR2 8SF	Orcop	1	
Ross-on-Wye	171542	Homelands, Garway Hill, Hereford, Herefordshire, HR2 8RS	Orcop		1
Ross-on-Wye	172769	Barn at Lower Butts, Orcop, Herefordshire, HR2 8SF	Orcop	1	
Ross-on-Wye	172896	The Homelands, Orcop, Hereford, Herefordshire, HR2 8SD	Orcop	1	
Ross-on-Wye	172162	Land at The Smithy and rear of The Smith, Harewood End, Herefordshire	Pencoyd	1	
Ross-on-Wye	153199	Land at The Bungalow, Minnett Lane, Peterstow, Herefordshire	Peterstow	1	
Ross-on-Wye	143204	Mason's Potatoes, The Packhouse,, Dadnor, Ross-on- Wye, Herefordshire	Peterstow	3	
Ross-on-Wye	160813	Yew Tree Residential Park, Peterstow, Ross on Wye (CLEUD)	Peterstow	9	1
Ross-on-Wye	151650	Land at River View Flats, Wye Street, Ross-on-Wye	Ross-on-Wye - prior 2015	3	
Ross-on-Wye	142121	Watsons car park site, Church Street, Ross-on-Wye, Herefordshire	Ross-on-Wye - prior 2015	6	
Ross-on-Wye	130784	First floor, 27 Gloucester Road, Ross-on- Wye, Herefordshire	Ross-on-Wye - prior 2015		1

Ross-on-Wye	10949	Trelough Farm, Wormbridge, Hereford, Herefordshire, HR2 9DH	St. Devereux	2	
Ross-on-Wye	163200	Land at Rogers Hill Cottage, Didley, Herefordshire	St. Devereux	1	
Ross-on-Wye	180168	Land at Rogers Hill Cottage, Didley, Herefordshire	St. Devereux	1	
Ross-on-Wye	161298	Fishpool, Fishpool Lane, St Weonards, Herefordshire	St. Weonards	1	
Ross-on-Wye	173810	The Stone Barn, Green Acres, Three Ashes, Hereford, HR2 8LU	St. Weonards		1
Ross-on-Wye	171527	Land east of A466, St Weonards, Hereford	St. Weonards	24	
Ross-on-Wye	153021	Barns at Upper Grove House, Sellack, Herefordshire	Sellack	2	
Ross-on-Wye	160745	Land at Lane Cottage, Upper Grove Common, Sellack, Ross-on-Wye, Herefordshire, HR9 6LX	Sellack		1
Ross-on-Wye	113121	Plot 2 Barn Conversion Threshing Barn Marsh Farm Conversion To Residential Dwelling, Tanhouse Road, Upton Bishop, Herefordshire	Upton Bishop		1
Ross-on-Wye	163806	Grendon Court, Upton Bishop, Ross-On-Wye, Herefordshire, HR9 7QP	Upton Bishop		
Ross-on-Wye	152004	Westwood Barn, Home Farm, Herefordshire	Walford	1	
Ross-on-Wye	110885	Great Howle Farm, Star Beech Hill, Ross-on-Wye, Herefordshire	Walford	7	
Ross-on-Wye	161689	Land at Leys Hill, Walford, Ross on Wye, Herefordshire	Walford	5	
Ross-on-Wye	170050	Land at Myrtle Cottage, Howle Hill, Ross-on-Wye, Herefordshire	Walford	1	
Ross-on-Wye	170596	Land adjacent to Road Cottage, Walford, Ross on Wye, Herefordshire, HR9 5QR	Walford	1	
Ross-on-Wye	180137	Land at Thorny Orchard, Coughton, Ross-on-Wye, Herefordshire	Walford	3	
Ross-on-Wye	160358	Welsh Newton Garage A466, Welsh Newton, Monmouth	Welsh Newton	1	2
Ross-on-Wye	173651	Small Acre, St Wolstons Road, Welsh Newton, Monmouth, Herefordshire, NP25 5RT	Welsh Newton	1	
Ross-on-Wye	160718	Land at Rosebank, Church Road, Weston under Penyard, Herefordshire	Weston under Penyard	1	
Ross-on-Wye	150888	Land to the west of A40, Weston under Penyard, Herefordshire	Weston under Penyard	35	
Ross-on-Wye	143842	Land to the north of the A40, east of Hunsdon Manor, Weston under Penyard, Ross-on-Wye	Weston under Penyard	37	



Ross-on-Wye	163577	Land adjacent to Fairfields, Bromsash, Nr Ross on Wye, Herefordshire	Weston under Penyard	1	
Ross-on-Wye	174763	Kingstone House, Weston Under Penyard, Ross-On-Wye, Herefordshire, HR9 7PQ	Weston under Penyard	1	
Ross-on-Wye	150973	Replacement dwelling at High Croft, Symonds Yat, Ross-on-Wye, Herefordshire	Whitchurch		1
Ross-on-Wye	150379	Land opposite Whitchurch Primary School, Whitchurch, Ross on Wye, Herefordshire	Whitchurch	3	
Ross-on-Wye	163068	Land West of Grange Park, Whitchurch, Herefordshire	Whitchurch	9	
Ross-on-Wye	143823	Marsden House, Whitchurch, Herefordshire	Whitchurch		12
Ross-on-Wye	163303	Land at The Old Nurseries, Whitchurch, Herefordshire	Whitchurch	6	
Ross-on-Wye	150045	Orde House, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6DQ	Whitchurch		2
Ross-on-Wye	173817	Land at Springfield, Whitchurch, Ross on Wye, Herefordshire	Whitchurch		1
Ross-on-Wye	170198	Land at Kirby's Yard, Old Monmouth Road, Whitchurch, Hereford	Whitchurch	9	
Ross-on-Wye	161056	Workshop opposite Terrace Hall, Woolhope, Herefordshire	Woolhope		1
Ross-on-Wye	160003	Barn adjacent to Brooklands, Woolhope, Herefordshire	Woolhope		1
Ross-on-Wye	171331	Land at Underhill Bungalow, The Wonders, Putley, Ledbury, Herefordshire	Woolhope		1
Ross-on-Wye	171668	Conversion of Broadmoor Chapel, Broadmoor Common, Woolhope, Hereford	Woolhope	1	
Ross-on-Wye	162529	Yew Tree Cottage, The Common, Wormbridge, Hereford, Herefordshire, HR2 9DQ	Wormbridge	1	
Ross-on-Wye	162173	Land at Foxhalls Farm, Sollers Hope, Hereford	Yatton	1	
Ross-on-Wye	151189	Land off Fernbank Road, Ross-on-Wye, Herefordshire	Ross-on-Wye Town	5	
Ross-on-Wye	131206	Dev 1 Land Rear Of The Kings Head Conversion Of Existing Building To 9 Apartments With W, High Street, Ross-On-Wye, Herefordshire	Ross-on-Wye Town	9	
Ross-on-Wye	162035	Shop, 12 Brookend Street, Ross-On-Wye, Herefordshire	Ross-on-Wye Town		1

Ross-on-Wye	150055	Dev 1 Redevelopment At 46 Demolition Of Existing Offices And New Build Of 2 1bed Flats, Broad Street, Ross-On-Wye, Herefordshire	Ross-on-Wye Town	2	
Ross-on-Wye	152308	Plot 1 New Eco House, Thrushes Nest, Rope Walk, Ross-On-Wye, Herefordshire	Ross-on-Wye Town	1	
Ross-on-Wye	160690	Land at Rossleigh, Gloucester Road, Ross-on-Wye	Ross-on-Wye Town	6	
Ross-on-Wye	161659	Land off Gloucester Road, Hildersley, Ross-on-Wye, Herefordshire	Ross-on-Wye Town	5	
Ross-on-Wye	161967	Land at 5/6 High Street, Ross-on-Wye, Herefordshire	Ross-on-Wye Town		2
Ross-on-Wye	152966	Land at 10 Cantilupe Road, Ross-on-Wye, Herefordshire	Ross-on-Wye Town		6
Ross-on-Wye	170084	First Floor of rear building 27 Palma Court, Brookend Street, Ross-on-Wye, Herefordshire	Ross-on-Wye Town		1
Ross-on-Wye	142314	Cawdor Cottage, Cawdor, Ross-On-Wye, Herefordshire, HR9 7DL	Ross-on-Wye Town		1
Ross-on-Wye	153001	Land adjacent to Chase View Veterinary Clinic, Hildersley, Ross on Wye, Herefordshire	Ross-on-Wye Town	6	
Ross-on-Wye	153797	Conversion of upper and lower basement, at 12 Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU	Ross-on-Wye Town		1
Ross-on-Wye	151464	Rear of Trelleck Cottage, Camp Road, Ross-on-Wye, Herefordshire	Ross-on-Wye Town		1
Ross-on-Wye	161429	Land at Twigworth, Camp Road, Ross-on-Wye	Ross-on-Wye Town		1
Ross-on-Wye	173234	Land off Fernbank Road, Ross-on-Wye, Herefordshire	Ross-on-Wye Town	1	
Ross-on-Wye	173292	Land at Former Overross Garage, Overross Street, Ross-on-Wye	Ross-on-Wye Town	12	
Ross-on-Wye	173573	Land at 6 High Street, Ross-on-Wye, Herefordshire	Ross-on-Wye Town	4	
Ross-on-Wye	140684	LAND EAST OF THE A40, ROSS-ON-WYE, HEREFORD	Ross-on-Wye Town	290	
Ross-on-Wye	170814	Land at Southgate, Tudor Street, Ross-on-Wye	Ross-on-Wye Town	1	
Ross-on-Wye	171681	Land at Sunnymount Hotel, Ryefield Road, Ross-on-Wye, Herefordshire	Ross-on-Wye Town		2
Ross-on-Wye	150930	Dev 1 Land At Hildersley Proposed Residential Development Of Up To 250 Dwellings With Ac, A40 Hildersley To Weston Under	Ross-on-Wye Town	212	

		Penyard, Hildersley, Herefordshire			
Ross-on-Wye	174535	Land at 27 Palma Court, Brookend Street, Ross-on-Wye, Herefordshire	Ross-on-Wye Town	1	
Ross-on-Wye	174697	Plot 1 Land Adjacent The Garth Proposed Erection Of Dwelling With New Vehicular Access, Over Ross Street, Ross-On-Wye, Herefordshire	Ross-on-Wye Town	1	
<b>Total</b>				<b>4997</b>	<b>700</b>

**Appendix 2** Resolution to grant permission sites April 2017

App no	Address	Description	No. of dwellings	Committee date	Decision date
150659	LAND AT HOLMER TRADING ESTATE, COLLEGE ROAD, HEREFORD	DEMOLITION OF ALL EXISTING BUILDINGS AND HARD STANDINGS, REMEDIATION OF THE SITE, INCLUDING REINSTATEMENT OR LANDSCAPING OF THE FORMER CANAL AND DEVELOPMENT OF UP TO 120 HOMES, LANDSCAPING, PUBLIC OPEN SPACE, NEW VEHICLE AND PEDESTRIAN ACCESS AND ASSOCIATED WORKS	120	14-Mar-18	09-Aug-18
162261	LAND OFF ASHFIELD WAY, BROMYARD, HEREFORDSHIRE, HR7 4BF	PROPOSED SITE FOR UP TO 80 DWELLINGS, GARAGES, PARKING, OPEN SPACE AND INDICATIVE ROAD LAYOUT	80	13-Sep-17	No decision yet
<b>Total</b>			<b>200</b>		

### Appendix 3. Allocations within Neighbourhood Plans – April 2018

	Made/Adopted Plan
	Plan at referendum stage
	Plan not yet at either of the above stages

Where sites have permission these have not been included in allocation count

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Abbeydore and Bacton, Ewas Harold Group and Kenchurch (Made 20 April 2018)	No Sites Allocated		0		
Allensmore (Preparing a draft)	No Sites Allocated				
Almeley (Examination Sept 2018)	Land To north of West View Policy ALM11	5 dwellings			
	Redevelopment of Land at Woonton Farm Policy ALM13	5 dwellings			
Ashperton	Land between Peascroft and Hoption House (S.1)	4 dwellings		Reference to dwellings coming forward in two stages.	

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
(Regulation 14 completed June 2018)	Land opposite Peasecroft (S.2)	3 dwellings			
	Land behind Milestone Cottage and Peasecroft (S.3)	2 dwellings			
	Land adjacent to 'The Farm' (S.4)	1 dwelling			
	Sites with extant Planning Permission (P.1, P.2, P.3)	14 dwellings total			P.1 P152041/0 Land to the north of the village hall - granted 24 August 2016 - 10 dwellings
					P.2 P132420/F Land adjacent to 44 and 45/46 Ashperton Road -granted 22 February 2017 - 3 dwellings (Development underway)
					P.3 P153022 The Cottage, Chuch Lane - granted 30 December 2015 - 1 dwelling
Aymestrey Examination Sept 2018	Housing on Land at Mortimers Cross, Policy AYH1	12 dwellings			
	Commitment Sites included in plan	5 dwellings			P173692/F Land adjacent to Village Hall Amyestrey - 5 dwellings (Approved 12 March 2018)
		1 dwelling			P173598/F land to the rear of the Village Yatton Aymestrey - 1 dwelling (21 November 2017)
Ballingham, Bolstone and Hentland Group (examination June 2018)	No Sites Allocated				

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Bartestree with Lugwardine (Made 1 December 2016)	No Sites Allocated		0		
Belmont Rural (Made 7 September 2017)	No Sites Allocated		0		
Bishops Frome (Made 20 April 2018)	No Sites Allocated		0		
Bishopstone (Made 9 July 2018)	The Farmhouse Site (Policy H1)	12 to 16 dwellings	12		
Bodenham (Made 25 July 2018)	No Sites Allocated		0		
Border Group (Examination 2 may 2018)	New homes in Adforton (Policy BG3) <i>Infill and conversion</i>	9 dwellings in total in Adforton			
	Redevelopment of Land North of Letton Lane (Policy BG4)				
	Conversion and Extention to Redundant barn at the North End of Adforton Village (Policy BG5)				
	New Homes in Brampton Bryan (Policy BG6)	8 dwellings			
	New Hones in Lingen (Policy BG7)	3 dwellings			

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Land at the Nursery, Lingen (Policy BG8)	6 dwellings			
	Land at the Turn Farm, Lingen (Policy BG9)	5 dwellings			
	New Homes in Walford (policy BG10) <i>Infill</i>	Infill			
	Land South of Walford (Policy BG11)	3 dwellings			
Bosbury and Coddington Group (Awaiting re-examination 16 August 2018)	Old Court Farm (Policy 1B) <i>Redevelopment and Conversion</i>	5 dwellings			
	North of Old Court Barns	8 dwellings			
	Infill and Windfall (Policy 3C)	10 dwellings in total			
	Commitment Sites included in plan	21 dwellings			Commitment Sites (Buchannan Trust sites)
Brampton Abbots and Foy (Plan under preparation, not yet reached Reg 14)	Unknown				
Breinton (Made 1 December 2016)	No Sites Allocated		0		



NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Bridstow (Plan under preparation, not yet reached Reg 14)	Unknown				
Brilley (Made 16 June 2017)	Site 1 Pentre Lane (Policy BR2)	4 dwellings	4		Acc to NDP the site has a willing landowner
	Site 2 Site west of Brunley Close (Policy BR2)	5 dwellings	5		Acc to NDP the site has a willing landowner
Brimfield and Little Hereford*  (Adopted 22 July 2016)	Paddocks Orchard, Tenbury Road Policy BLH2	20 dwellings		Phasing of all housing in the group parish. From 2011-2025 at least 30 new dwellings, and from 2026 to 2031 at least 28 units.	Current app - access has pp but not hsg. 2026-2031 phase until later
Brockhampton Group (Plan under preparation, not yet reached Reg 14)	Unknown				

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Bromyard and Winslow (Plan under preparation, not yet reached Reg 14)	Unknown				
Burghill examination 5 July 2018)	Site 25, Cherry Orchard, Policy B1 (Map 4)	6 dwellings			
	Site 10, Tillington Business Park, Policy B1 (Map 4)	6 dwellings			
	Site 21, Land opporit Burghill Golf Club, Burghill (Map 3)	10 dwellings			
	Sites with Planning Permission	50 dwellings			P160048/O, Land between Tillington Road and Roman Road, Granted 26 April 2017
		2 dwellings			P170424 barns at Woodfield Farm Badnage Lane Tillington, Granted 5 May 2017
		1 dwelling			P171316/U, 4 Cherry Orchard Tillington, Granted 22 May 2017
		1 dwelling			P172420/F, Land Adjacent The Old Chapel Tillington, Granted 4 october 2017
		10 dwellings			P173605/O land adjacent to Bredstone House Burghill, Granted 6 December 2017
		1 dwelling			P173167/O Former Live and Let Live Tillitngton, Granted 8 December 2017
Callow and Haywood Group (Made 1 December 2016)	No Sites Allocated		0		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Clehonger (Plan under preparation, not yet reached Reg 14)	Unknown				
Clifford (Plan under preparation, not yet reached Reg 14)	Unknown				
Colwall (Reg 14 completed March 2018)	Site 1 Old Primary School and adjacent land (Draft Policy CD2, map 5)	14 dwellings			
	Site 2 Grovesend Farm (Draft Policy CD3, map 5)	37 dwellings			
Cradley (Made 21 august 2018)	No site allocated		0		
Cusop (Made 1 December 2017)	Commitment Site included in plan	25 dwellings			Newport Street Housing Allocation (Map 2). Existing commitment
Dilwyn (Plan under preparation, not yet reached Reg 14)	Unknown				
Dinedor (Reg 14 completed 12 December 2017)	New Housing Development in Dinedor Village (Policy A)	Infill			

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Dorstone (Made 17 February 2017)	No sites allocated		0		
Eardisland (Made 6 October 2016)	No sites allocated		0		
Eardisley*  (Adopted 13 June 2016)	Land at Eardisley Old Sawmills, Policy H4 b) (Eardisley)	Not exceeding 25 dwellings	0	In accordance with policy MD1 and H7	152261 Refused 26 April 2017. Mixed use site, viability issues. Concerns for future residents re noise from industry opposite
	Land at The Glebe, Policy H4 c) (Eardisley)	15 dwellings	15	E1, E2, H7	
	Barley Close, Policy H4 (Eardisley)	25 dwellings  5YHLS considers a delivery of 0	0	H7	Planning permission granted, 16 open market and 9 affordable P141408/F. Unable to proceed with Current permission due to covenant.
	The Sun Inn, Policy H5, (Winforton)	4 dwellings		H7	Planning permission granted for 4 dwellings P150488/F
	Courtlands Farm, Policy H5, (Winforton)	7 dwellings		H7	Planning permission granted for 7 dwellings P143517/F
				H7, E1,	

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Millhalf Farm, Policy H6 (Whitney-on-Wye)	Conversion of redundant farm buildings		Intermediate, subject to comprehensive flood mitigation in first half of plan period	
Eaton Bishop* Made August 2017	EB2/1 land south of Pippins	8 dwellings	8		
	EB2/2 the Carpenters	1 dwelling	1		
	EB2/3 Hillcrest	1 dwelling	1		
	EB2/4 Well House	8 dwellings	8		
	EB2/5 South of the Pippins	2 dwellings	2		
	EB2/6 The Orchard	Not exceeding 25 dwellings	25	In accordance with policy MD1 and H7	
Fownhope*  (Adopted 22 July 2016)	Mill Field policy FW9 1)	12 dwellings			P163707/F valid, 10 market and 5 affordable dwellings
	Land at potato Barn / Mill Farm Policy FW9 2)	10 dwellings	10		valid planning application, access to be resolved
	Adjacent to Lowerhouse Gardens Policy FW9 3)	10 dwellings	10		
	Adjacent to Medical Centre Policy FW9 4)	7 dwellings	7		valid planning application, viability testing underway

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Garway (Plan under preparation, not yet reached Reg 14)	Unknown				
Goodrich (Reg 14 completed 24 April 2018)	Land opposite Dean Swift Close (Policy GWB15)	6 dwellings			
	Land comprising the former nutshell Caravan Park (Policy GWB15)	15 dwellings			
	Land off Springfield Road north of Goodrich Manor (Policy GWB15)	9 dwellings			
	Sites with Planning Permission	13 dwellings			Dwellings with outstanding permissions November 2017
Hampton Bishop (Reg 14 completed 1 June 2018)	No sites allocated				
Holmer and Shelwick (Plan under preparation, not yet reached Reg 14)	Unknown				
Hope Under Dinmore ( Made 12 July 2018)	No sites allocated		0		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
How Caple, Sollers Hope and Yatton (Awaiting Examination 6 June 2018)	No sites allocated				
Humber, Ford and Stoke Prior (Made 18 August 2016)	No sites allocated		0		
Kilpeck (Plan under preparation, not yet reached Reg 14)	Unknown				
Kimbolton (Made 15 June 2018)	Sites with Planning Permission included in plan.	21 dwellings 4 dwellings 3 dwellings 1 dwelling 1 dwelling			Existing permissions: Chestnet Avenue P151145/O  Forbury, Kimbolton P160370/O Yolk Meadow, Kimbolton P141920/O Stanley Bank Farm, Kimbolton P152559/F Old Chapel House P151741/O
Kingsland (Made 7 September 2017)	No sites allocated		0		
Kingstone and Thruxton*	Land south of B4349 and west of C1221 Policy KTH2	150 dwellings		Further housing	Granted permission for 150 dwellings. Site underway P130351/F

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
(Adopted 1 December 2016)				phased from 2026-2031	
Kington (Plan under preparation, not yet reached Reg 14)	Unknown				
Lea (Awaiting Examiners Report 27 February 2018)	No sites allocated				
Ledbury (Examination 11 June 2018)	Market Street Auction Rooms Allocated Site (Map 6) Policy HOI.1	Not specified		Mixed Use, high density up to 4 storeys with proportion for the needs of elderly.	
	Commitment Sites included in plan	625 dwellings		Commitments from HCS Policy H1	The Viaduct Site (Map 7) Policy HOI.2
		100 dwellings			The Full Pitcher Site (Map 8) Policy HOI.2
		321 dwellings			Land South of Leadon Way (Map 9) Policy HOI.2
Leintwardine (Made 28 April 2017)	Commitment Sites included in plan	10	0	Built	Land adjacent to Leintwardine Surgery (Policy LG11)



NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
		45	0		Land adjacent to Rosemary (Policy LG11). 142215 Close to expiry discounted due to inactivity
Leominster (Sent for Examination 31 January 2018)	Commitment Sites included in plan	Not specified		Total of 1500 to be built over the plan period	Commitment site in Ivington (Ivington Policies Map)
		Not specified			Commitment site in Wharton (Wharton Policies Map)
Linton (Plan under preparation, not yet reached Reg 14)	Unknown				
Little Birch (Reg 14 completed 19 February 2018)	Land adjacent to Daneswood	1		Sites not confirmed as plan only at Reg 14	
	Land adjacent to village hall, Barrack Hill	1			
	Land adjacent to Sunnybank Cottage	1			
	Land adjacent to Prospect Cottage	1			
Little Dewchurch*  (Made 16 June 2017)	Land west of Field Fare Policy LD H1 Plan 1	20 dwellings	20		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Llangarron (Plan under preparation, not yet reached Reg 14)	Land Adjacent to Bay Tree Cottage	15 dwellings		Sites not confirmed as plan only at Reg 14 (Policy HOU1)	
	land Opposite the Royal Arms	10 dwellings			
	Land adjacent to Farr Cottages	5 dwellings			
	Llancloudy and Three Ashes	2 to 3 dwellings			
	Windfall allowance	15 dwellings			
Longtown (Plan under preparation, not yet reached Reg 14)	Unknown				
Lower Bullingham (Made 21 August 2017)	No sites allocated		0		
Luston Group (Made 2 January 2018)	Site 136/212 (Policy LG6, Map 3)	11 dwellings	11		
	Site 136/214 (Policy LG6, Map 3)	15 dwellings	15		
	Site 136/221 (Policy LG6, Map 3)	5 dwellings	5		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Site 136/223 (Policy LG6, Map 3)	5 dwellings	5		
	Site 136/213	3 dwellings			Site 136/213 (Policy LG6, Map 3) permission granted
	Site 136/220	7 dwellings			Site 136/220 (Policy LG6, Map 3) permission granted
Lyonshall (Plan under preparation, not yet reached Reg 14)	No sites allocated				
Madley (Plan under preparation, not yet reached Reg 14)	Unknown				
Marden*	Land at New House Farm	90 dwellings			P150989/O Outline approved with conditions for 90 with provision of a site for a community building and associated open public space
(Adopted 6 October 2016)	Rose Villa	5 dwellings			P163666/PA4 Class Q conversion of farm buildings to 3 dwellings
Middleton on the Hill  (Made 20 April 2018)	ML4, site 8 – Leysters Pole Field	5 dwellings	5	Must provide 10 car parking spaces for Parish Hall  ML11	Leysters Pole field-for up to 5 site assessment expects this to be delivered within 0-5 timeframe.
	ML4, site 9 – Leysters Garage	2 dwellings		ML20, ML11	Leysters Garage up to 2 site assessment expects this to be delivered within 6-10 year timeframe

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	ML4, site 11 – The Hills Farm	2 dwellings	2	ML11	Hills Farm up to 2 dwellings site assessment expects this to be delivered within 0-5 timeframe
Much Birch (Plan under preparation, not yet reached Reg 14)	Unknown				
Much Marcle (Referendum completed 12 July 2018, not yet adopted)	Land adjacent to Audley Farm, Much Marcle (Policy HO4)	2 dwellings	2		
	Land beside Glebe Orchard, Much Marcle (Policy HO4)	3 dwellings	3		
	Plot between Hardwick Oaks and Audley Cottage, Much Marcle (Policy HO4)	1 dwelling	1		
	Old Chapel Site, Rushall and Kynaston (Policy HO4)	5 dwellings	5		
	Land at Stoney House Farm, Rushall and Kynaston (Policy HO4)	1 dwelling	1		
	Land and barns around Gatchapin, Rushall and Kynaston (Policy HO4)	2 dwellings	2		
	Land adjacent to No.10 Orchard View, Rushall and Kynaston (Policy HO4)	2 dwellings	2		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Hazerdine (Policy HO5)	1 dwelling	1	Rural Exception Site in line with Core Strategy H2	
	Land adjacent to Jink Robin (Policy HO5)	2 dwellings	2	Rural Exception Site in line with Core Strategy H2	
	Old Pike (Policy HO5)	2 dwellings	2	Rural Exception Site in line with Core Strategy H2	
	Rye Meadows - plot between Farley and New Normandy (Policy HO5)	1 dwellings	1	Rural Exception Site in line with Core Strategy H2	
	The Slip and area around gardens at Watery lane (Policy HO5)	2 dwellings	2	Rural Exception Site in line with Core Strategy H2	
	Windfall Allowance	19 dwellings			

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Ocle Pychard (Awaiting Examination 22 May 2018)	Land east of the Telephone Exchange, Burley Gate (Policy OPG4)	15 dwellings			
Orcop (Plan under preparation, not yet reached Reg 14)	Unknown				
Orleton/Richards Castle*  (Made 21 August 2017)	(Orleton) Land to the north of Kings road and opposite Orleton Primary school Policy ORC8	39 dwellings	39		
	(Richards Castle) Land at Spout House Field Policy ORC10	10 dwellings			P152296/O proposed residential development 170774/RM PP April 2017
	(Richards Castle) Land north of Westbrook House Policy ORC10	10 dwellings	10		
Pembridge (Currently on Regulation 16)	Land to rear and south of Village Hall, Bearwood Lane (Policy PEM4)	A minimum of 67 dwellings			
	Land off Sandiford Ploc (Policy PEM4)				
	Land to the rear of the Old Surgery Building (Policy PEM4)				

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Land to the rear of The Gables (Policy PEM4)				
	Land at Townsend (Policy PEM4)				
	Land to the west of Manely Lane (PEM4)				
Pencombe (Plan under preparation, not yet reached Reg 14)	Unknown				
Peterchurch (Made 1 December 2017)	Adjacent to Hawthorn Rise Policy P1/1	89 dwellings			Planning permission granted for 89 (June 2017). Site for sale P132707/O
Peterstow (Awaiting Examination 18 June 2018)	Land at Petertow Shop (Policy PTS13)	Minimum of 12 dwellings			
	Land at Highgrove, Hightown (Policy PTS13)				
	Land at Olf High Town (Policy PTS13)				
	Commitment Sites included in plan	5 dwellings			Dwellings with planning permission
		10 dwellings			Park Homes Sites. CLEUD permission

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Pixley and District Group (Reg 16 completed 23 August 2018)	No Sites Allocated				
Putley (Awaiting Examination 5 July 2018)	No Sites Allocated				
Pyons Group*  (Made 16 June 2017)	(Canon Pyon) Site A, West of main Rd adj to Playing Fields Brook, Policy PG3	27 dwellings (including 9 affordable)			Planning permission granted for 27 dwellings  P141917/F
	(Canon Pyon) Site B, Adj to Valentines Court, Policy PG3	30 dwellings (including 10 affordable)			Planning permission granted 30 dwellings  P131885/F
	(Canon Pyon) Site C, adj to village hall (former coach park) policy PG3	10 dwellings	10	PG4 (safeguarding site for relocating the school)	
	(Canon Pyon) Site D, adj to Brookside rear of Nags Head Policy PG3	20 dwellings	20		





NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Land to rear of CALVI, Canterbury Road Policy S4 iv)	6 dwellings (30 over the 5 sites in village)		Phasing policy S5 – requirement of 15 dwellings in every 5 year period between 2016 and 2031	P153588/F Approved, 4 dwellings
	Land to west of paddocks S4 v)	6 dwellings (30 over the 5 sites in village)		Phasing policy S5 – requirement of 15 dwellings in every 5 year period between 2016 and 2031	
Staunton On Wye (Made 13 June 2016)	No Sites Allocated		0		
Stretton Grandison Group (Plan under preparation, not yet reached Reg 14)	Unknown				
Stretton Sugwas (Reg 14 completed 26 October 2015)	The Lakes HLAA/005/001	35 dwellings		Potential capacity 110 dwellings.	

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	land to rear of Stretton Sugwas Primary School O/Stsug/001	47 dwellings		Sites not confirmed as plan only at Reg 14	
	South of Stretton Sugwas Primary School O/Stsug/002	28 dwellings			
Sutton St Nicholas* (Adopted 8 March 2017)	Land at The Lane, Policy 2 and 3	20 dwellings	20	H1, H3, SD1, OS1, MT1	Table 4 NDP Consultation Statement. Landowners engagement
	Land adj to The Linnings, Policy 2 and 3	18 dwellings	18		
Tarrington (Plan under preparation, not yet reached Reg 14)	Unknown				
Titley Group (Plan under preparation, not yet reached Reg 14)	Unknown				
Upton Bishop (Plan under preparation, not yet reached Reg 14)	Unknown				
Vowchurch and District Group (Made 16 October 2017)	No Sites Allocated		0		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
Walford (Plan under preparation, not yet reached Reg 14)	Unknown				
Wellington Heath (at Referendum)	19a south - land off Ledbury Road opposite Twinkelow (Policy WH7)	5 or 7 dwellings (size dependant)	5		NDP discussions with landowner only
	19a north - Land off Ledbury Road at Callow Pitch (Policy WH7)	3 dwellings	3		
	21 Land of Pub Lane (Policy WH8)	2 dwellings	2		landowner rep at Reg 14 stating a vision for the site
	23 Land off The Common opposite Ochre Hill (Policy WH9)	6 dwellings	6		NDP discussions with landowner who has been proactive in promoting the site.
Wellington*	Site 2 Mill Lane Policy W2	15 dwellings	15	Must demonstrate mains foul drainage capacity	ongoing discussions with Development Management
	Site 1 Adjacent Graveyard Policy W2	12 dwellings	12	Must demonstrate mains foul drainage capacity	valid application on the site

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
(Adopted 23 July 2016)	Site 3 Auberrow Road Policy W2	4 dwellings		Must demonstrate mains foul drainage capacity	Planning permission.
Welsh Newton and Llanrothal (Examiners report received 28 June 2017, awaiting examination)	Former Garage Site, Welsh Newton (Policy WNL9, Map 7)	Not specified		Mixed use	
Weobley (Plan completed Reg 14 6 August 2018)	Land of Grandbridge Road (Policy WEO16)	39 dwellings			Both sites have planning permission
	Land east of Weobley Primary School (Policy WEO16)	15 dwellings			
Weston Beggard (Made 1 December 2016)	No Sites Allocated		0		
Weston-under-Penyard*  (Adopted 20 May 2016)	Site WNP08 Land east of Hunsdon Manor HS2	37 dwellings			Planning permission granted 37 dwellings P143842/O

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Site WNP33 Land east of Penyard Garden policy HS1	18 dwellings			Planning permission granted for up to 35 dwellings P150888/O
Whitbourne (Made 1 December 2016)	No Sites Allocated		0		
Whitchurch and Ganarew Group (Completed Reg 14 21 May 2018)	Land and buildings to the north of Old Court Hotel (Policy WG4)	6 dwellings		Sites not yet confirmed as plan only at reg 14	
	Land adjacent to Yew Tree Close (Policy WG4)	6 dwellings			
	Commitments	9 dwellings			Planning permission for 9 dwellings on land between land adjacent to Yew Tree Close and Llangrove Road
Wigmore Group (Reg 16 completed 9 October 2018)	Perry Field (Policy WG3, Map 3)	22 dwellings		Two phases of 11 houses per phase	
	Land at Ford Street (Policy WG3, Map 3)	10 dwellings			
	Land at Moor View, Ford Street (Policy WG3, Map 3)	4 to 6 dwellings			
Withington Group (Reg 14 Completed 30 July 2018)	Land adjacent to Whitestone Baptist Chapel	33 dwellings		Sites not yet confirmed as plan only at reg 14	
	land on the south side of A4103 at Whitestone for a care home	80 units			

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	Proposed Windfall (includes Withington, Westhide, Preston Wynne, Withington Marsh and remaining rural area)	20 dwellings			
	Commitments included in plan	69 dwellings			Southbank - permission granted
		31 dwellings			Rear of Vine Tree Close - permission granted
Woolhope (Plan under preparation, not yet reached Reg 14)	Unknown				
Wyeside (Referendum due 13 September 2018)	No sites allocated		0		
Yarkhill (Referendum held on 2 August 2018)	Site 1 Squirrels Nest, Lower Eggleton, Newtown (Policy Y1, Map 7a)	4 to 6 dwellings	4		
	Site 2 Rosedale, Lower Eggleton, Newtown (Policy Y1, Map7b)	6 dwellings	6		
Yarpole (Made 15 June 2018)	(Bircher) Land comprising 0.47 hectare between Leys Lane and the B4362, YG4	5 dwellings	5		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Made/ Referendum Plans count	Any related phasing policy or criteria	Any existing Planning app on the site
	(Yarpole) Croft Crescent YG9	5 dwellings		Must reflect needs of local community	P160073/O Approved outline, Proposed 5 dwellings with garages and estate road
	Brookhouse Farm and adjacent land, (Land Comprising Brook House Farm and to the South-West of Lower House Farm) YG10	14 dwellings		Must reflect needs of local community	P162256/F, Approved, Demolition of redundant farm buildings and conversion of existing Dutch barn to dwelling; erection of 8 no. dwellings and associated carports and parking.
<b>Total</b>			<b>370</b>		



Appendix 4

. Annualised Trajectory 2018										Plan Adoption				5 year supply period, April 2018																		
Development	Site Ref	Committed (net)	Resolution to grant sites*	Commit & Resolution sites (post 2022/23)	Total (Net)	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	Total to 2031	Sub-totals					
Completions (Net)					3155	341	201	331	774	327	405	776															3155	3155				
Committed	Hereford	998	120	10	1128								180	208	230	250	250	10									1128					
	Leominster	412		214	626								32	80	100	100	100	100	100	14							626					
	Ross	425		152	577								25	100	100	100	100	50	50	52							577					
	Ledbury	536			536								86	100	100	125	125										536					
	Bromyard	107	80		187								33	34	40	40	40										187					
	Kington	32			32								4	8	8	8	4										32					
	Rural	2619		90	2709								520	520	530	529	520	30	30	30							2709					
	Total	5129	200	466	5795									880	1050	1108	1152	1139	190	180	96							5795	5795			
Non strategic residual urban site targets	Hereford	Full residual capacity set out as per Core Strategy			3200														50	50	100	158	225	225	250	250	1308	1308				
	Leominster				800																			20	20	20	23	83				
	Ross				700																	30	30	30	30	40	40	200				
	Ledbury				175														5	5	5	5	5	5	5		35					
	Bromyard				250														10	10	13	15	15	15	25	25	128					
	Kington				200														10	10	10	10	15	15	15	15	100					
	Total				5325															75	75	158	218	310	310	355	353	546	546			
	Windfall allowance urban					1000											50	50	50	50	50	50	50	50	50	500	500					
Holmer West and Hildersley already accounted for	Hereford, Three Elms	800-202 = 598 remaining to be delivered in this area.			1000											20	100	100	100	100	100	100	100	100	100	920						
	Hereford, Lower Bullingham				1000											5	50	50	100	100	100	100	100	100	100	100	905					
	Hereford, City Centre Urban Village				598											10	50	50	60	60	60	60	60	60	60	68	598					
	Leominster, Southern expansion				1500														50	50	50	150	160	165	165	165	955					
	Bromyard, Hardwick Bank				250												25	55	60	55	55						250					
	Ledbury, Viaduct				625												5	50	100	90	90	90	90	50	35	25		625				
	Total				4973													20	195	355	460	455	455	500	470	460	450	433	4253	4253		
	Neighbour-hood Development Plans (Rural only)				Rural windfall allowance, rural commitments and completions deducted														50	100	200	250	250	250	250	200	200	150	150	2050	2050	
Windfall allowance rural								1000											50	50	50	50	50	50	50	50	500	500				
					Annual Total	341	201	331	774	327	405	776	880	1050	1178	1547	1794	1075	1060	1059	1068	1080	1070	1055	1036		18107					
* see appendix 2						1974					4289					6535					5309											

\* see appendix 2

