

Herefordshire Local Plan

# Strategic Housing Land Availability Assessment

## Rural Report

March 2019

# Herefordshire SHLAA Rural Report

## March 2019

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<b>Contents</b>	<b>Page</b>
<b>Abbreviations</b>	2
<b>Part 1 Introduction</b>	3
Section 1. Introduction	3
<b>Part 2 Methodology</b>	5
Planning policy guidance	5
Stage 1 Identification of sites and broad locations	7
Stage 2 Site Assessment	11
Stage 3 Windfall sites	18
Stage 4 Assessment review	18
Stage 5 Final evidence base	19
<b>List of figures and tables</b>	
Figure 1. SHLAA Methodology Flowchart	6
Figure 2. Herefordshire Housing Market Area	8
Table 1. SHLAA 2019 capacities and timescales	19
<b>Appendices</b>	<b>Page</b>
Appendix 1. SHLAA Partnership list	22
Appendix 2 List of rural settlements assessed	25
Appendix 3. Water supply and waste water information	27
Appendix 4. Previously assessed (2009, 2012 and 2015) rural SHLAA sites with planning permission	33
Appendix 5. 2019 SHLAA sites with planning permission	37
Appendix 6. List of 2019 SHLAA sites and potential	40
Appendix 7. List of sites not carried forward in SHLAA 2019	46

## Important Notice

### SHLAA Disclaimer

In relation to the information contained within this report and any other report relating to the findings of Herefordshire Council's Strategic Housing Land Availability Assessment, the council makes the following disclaimer without prejudice:

The SHLAA document seeks to identify and assess land available with housing potential to inform future housing allocations. The Council is required to carry out, maintain and update its SHLAAs.

The key points that should be acknowledged when referring to this document are:

- The SHLAA only identifies sites with or without development potential; it does not allocate sites in the manner of an adopted plan.
- The SHLAA is based on the most up to date information available (supplied and researched) at the time of the document's preparation. Therefore factors may be subject to change over time and may have an effect on any site. They may include, but are not limited to:
  - site boundaries
  - assessment information
  - constraints may be mitigated/overcome or additional factors may be identified
  - likely development timescales may be subject to change
  - site capacity or densities may be subject to change as additional information is developed and master planning detail takes place
  - the availability of the site may be reassessed by the landowner
- The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential use. Similarly, the exclusion of sites from the study does not preclude the possibility of planning permission for development being granted.
- The inclusion of a site within the document does not preclude them from being developed for other purposes.
- Users of the study must appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that **planning applications will continue to be treated on their own merits** at the time of the planning application rather than on the information contained within the assessment. Similarly, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not or were not foreseen at the time of the study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the assessment.
- The study is based on information compiled as during Spring 2017 and Autumn 2018. The findings of the assessment represent a snapshot of information held at the time of the study. The Council intends to periodically update the SHLAA to reflect the most up to date information available.

## Abbreviations

**AONB:** Area of Outstanding Natural Beauty

**AMP:** Asset Management Plan

**DCWW:** Dwr Cymru Welsh Water

**DPD:** Development Plan Document

**LHMA:** Local Housing Market Assessment

**LPCS:** Local Plan Core Strategy

**LPA:** Local Planning Authority

**MHCLG:** Ministry of Housing, Communities and Local Government

**NDP:** Neighbourhood Development Plan

**NPPF:** National Planning Policy Framework (2019)

**OAN:** Objectively Assessed Need

**PPG:** Planning Policy Guidance

**RASA DPD:** Rural Areas Site Allocation Development Plan Document

**SHLAA:** Strategic Housing Land Availability Assessment

**SHMA:** Strategic Housing Market Assessment

## Part 1- Introduction

### Introduction

- 1.0 This particular Strategic Housing Land Availability Assessment (SHLAA) Rural Report focuses on the rural settlements of Herefordshire and is intended to support principally the Rural Areas Site Allocation Development Plan Document (DPD), and in the case of some sites emerging Neighbourhood Development Plans. The assessment alone is not a policy document and will not be subject to statutory public consultation, but working in partnership with the development community is advised. A list of stakeholders previously contacted can be located in Appendix 1.

### What is a Strategic Housing Land Availability Assessment (SHLAA)?

- 1.1 The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF), published by the Ministry for Housing, Communities and Local Government (MHCLG) in February 2019. The NPPF 2019 supersedes the July 2018 NPPF whereby some minor amendments were made. Paragraph 67 of the NPPF 2019 requires local planning authorities to prepare a Strategic Housing Land Availability Assessment to assess land availability over a plan period.
- 1.2 This assessment is a study of sites that are considered to be potentially capable of delivering housing development over the next 15 years and beyond. Consequently, all sites included in this study have been assessed for their suitability and availability for housing development. The achievability assessment has yet to be completed.
- 1.3 The NPPF continues to require each local planning authority to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the suitability, availability and likely economic viability of land to meet the identified need for housing over the plan period.
- 1.4 In March 2014 the Government published the Planning Practice Guidance to support the policy framework of the NPPF. This guidance includes a methodology for the preparation of a SHLAA which is centred on five main stages and will be set out below. Previous consultation with stakeholders took place on this methodology when it was introduced. This resulted in the 2015 Rural SHLAA<sup>1</sup>.
- 1.5 The assessment does not make policy or allocations; its purpose is to provide background evidence on the *potential* availability of land in Herefordshire's rural areas for housing based upon the guidance set out by the NPPF and PPG. The assessment is an important evidence base for plan making but *does not* determine whether a site should be allocated for development. The local plan and forthcoming Neighbourhood Development Plans will consider a range of policy approaches to deliver Herefordshire's housing requirements.
- 1.6 The role of allocating sites in order to deliver housing targets falls to the NDPs in these areas. However, in the remaining areas that have not opted to produce an NDP,

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<sup>1</sup> SHLAA Rural Report 2015

[https://www.herefordshire.gov.uk/downloads/download/181/strategic\\_housing\\_land\\_availability\\_assessment\\_2015](https://www.herefordshire.gov.uk/downloads/download/181/strategic_housing_land_availability_assessment_2015)

settlement boundaries and sites will be allocated by the upcoming Rural Areas Site Allocations Development Plan Document (RASA DPD). This particular SHLAA will, in the main, assess sites in these areas in order to provide an evidence base to underpin the RASA DPD. Please see Appendix 2 for a list of settlements assessed as part of the DPD. There will be some sites listed which are now doing NDPs and this is purely timing about a decision to do a Neighbourhood Plan. The RASA DPD will not be looking at areas where the community are undertaking a Neighbourhood Plan or beyond the Hereford Area Plan boundary.

- 1.7 Local planning authorities are required to identify on an annual basis a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%, 10% or 20% where an authority is under delivering its housing numbers. This matter is addressed in the Council's Five Year Housing Land Supply. For years 6-15 of the plan period, local planning authorities are required to identify a supply of specific, developable sites or broad locations for growth, where possible. The SHLAA will be the main vehicle for identifying sites which are deliverable and developable.

### **Development plan context and the rural areas**

- 1.8 The Local Plan Core Strategy (LPCS) was adopted by the Council 16<sup>th</sup> October 2015.
- 1.9 The overall housing proposed in the rural areas is 5,300. This housing is expected to be distributed in approximately 215 rural settlements throughout the county depending on local circumstances. The settlements are listed in Fig 4.14 and 4.15 of the LPCS.
- 1.10 Previous SHLAA surveys have been carried out on 95 rural settlements and these are available in the SHLAAs published in 2009<sup>2</sup>, 2012<sup>3</sup>, and 2015<sup>4</sup>. These SHLAAs all identified rural settlements that were reflective of the settlement hierarchies in the Unitary Development Plan (UDP) or the settlement hierarchy for the emerging LPCS at various points in time of its production. Since then, the LPCS has revised the approach to the Rural Areas incorporating more settlements. Therefore with a greater number of rural settlements in the hierarchy, a SHLAA assessment, including these areas, was necessary.

### **The purpose of the assessment of land availability in the rural areas**

- 1.11 This SHLAA builds on previous SHLAAs carried out in the rural areas. This SHLAA does not review previously assessed sites unless new information which has been submitted may result in alteration to the site potential. The vast majority of sites in this assessment are new additional rural sites. This SHLAA assesses sites located in

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<sup>2</sup> **SHLAA 2009**

[https://www.herefordshire.gov.uk/downloads/download/239/strategic\\_housing\\_land\\_availability\\_assessment\\_2009\\_planning\\_documents](https://www.herefordshire.gov.uk/downloads/download/239/strategic_housing_land_availability_assessment_2009_planning_documents)

<sup>3</sup> **SHLAA 2012**

[https://www.herefordshire.gov.uk/downloads/download/596/strategic\\_housing\\_land\\_availability\\_assessment\\_2012\\_planning\\_documents](https://www.herefordshire.gov.uk/downloads/download/596/strategic_housing_land_availability_assessment_2012_planning_documents)

<sup>4</sup> **SHLAA 2015**

[https://www.herefordshire.gov.uk/download/downloads/id/2547/shlaa\\_rural\\_report\\_nov\\_2015.pdf](https://www.herefordshire.gov.uk/download/downloads/id/2547/shlaa_rural_report_nov_2015.pdf)

smaller settlements featured in figure 4.15 of the Core Strategy, as well as the larger settlements in figure 4.14.

- 1.12 In the main, this SHLAA will inform the emerging Rural Areas Site Allocation Development Plan Document (RASADPD), and some emerging Neighbourhood Development Plans (NDPs), both of which will form part of the Development Plan for the County by:
- providing an objective survey of potential housing sites through an assessment of site suitability and availability in accordance with existing national guidance;
  - identifying the issues that need to be resolved in selecting appropriate sites for development;
  - ensuring a supply of sites to meet the housing requirement for the rural parishes of the county, set out in the LPCS.
- 1.13 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for residential use. The assessment enables proactive planning by providing a choice of sites for the RASA DPD and NDPs to meet objectively assessed needs. The SHLAA only identifies opportunities for housing developments on sites, which are considered to be deliverable and developable. **It does not allocate sites to be developed.** The allocation of sites for future housing development will be determined by the RASA DPD, or NDPs.

#### **Sites not included in the study**

- 1.14 The omission of sites from the study does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that other sites may be suitable for residential development that have not been identified in the SHLAA.

## **Part 2- Methodology**

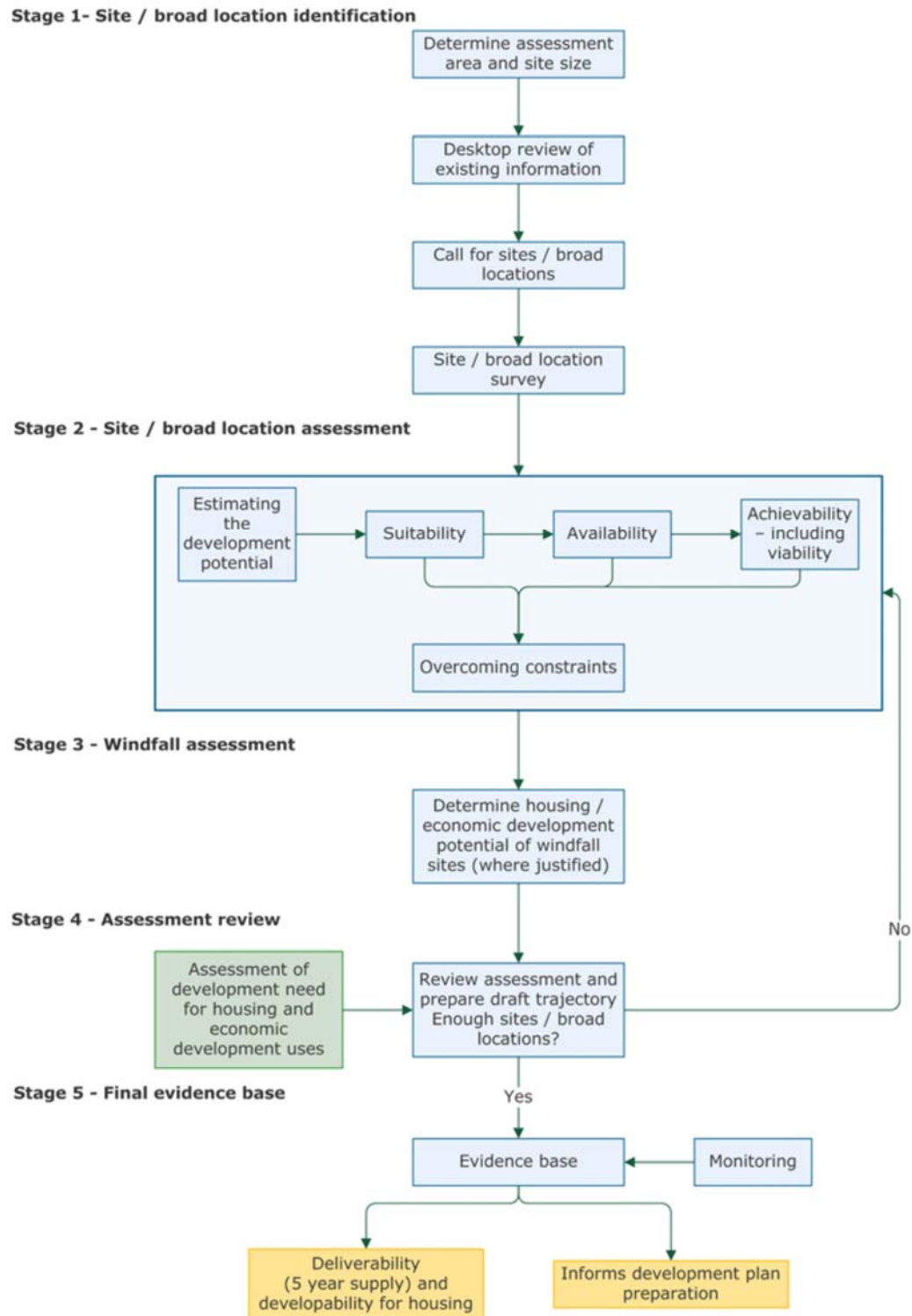
### **Planning Policy Guidance**

- 2.0 The Planning Practice Guidance<sup>5</sup> sets out details of the inputs and processes which would result in a robust assessment of land availability. The flow chart below (Figure 1) outlines the five stage process.
- 2.1 For ease of reference throughout the SHLAA, sites will be grouped and considered on a settlement by settlement basis to allow easy comparison of sites within each location. Each relevant site has an analysis together with a map of the settlement it is situated in and these are known as the 'Site Schedules'.

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<sup>5</sup> PPG, Housing and Economic Land Availability Assessment  
<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

**Figure 1. SHLAA Methodology Flowchart<sup>6</sup>**



<sup>6</sup> Source: PPG  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/578755/land-availability.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/578755/land-availability.pdf)



## Stage 1- Identification of sites and broad locations

### Determine assessment area

- 2.2 The PPG advises that the area covered by the SHLAA should be the housing market area. A Strategic Housing Market Assessment (SHMA) for the West Housing Market Area, covering Shropshire and Herefordshire, was completed in 2008.
- 2.3 Further to this, a Local Housing Market Assessment (LHMA)<sup>7</sup> (2013) was completed for just Herefordshire given the county's self-contained market. This assessment draws on and develops the SHMA to provide a more local assessment of housing requirements for the seven identified local housing markets across Herefordshire (see Fig 2).
- 2.4 The LHMA provides an evidence base regarding housing need and demand (for affordable and market housing) within Herefordshire and its constituent local housing markets. The housing market areas include the main settlements of Hereford, Bromyard, Kington, Ledbury, Leominster and Ross, along with the Golden Valley area, all of which include the wider rural area. As set out in the LPCS, the council is proposing that a minimum of 5,300 houses should be developed within the identified rural settlements (a minority of these may come forward within open countryside locations) across the HMAs during the plan period.

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<sup>7</sup> LHMA 2013 [https://www.herefordshire.gov.uk/directory\\_record/2090/local\\_housing\\_market\\_assessment\\_2013](https://www.herefordshire.gov.uk/directory_record/2090/local_housing_market_assessment_2013)

Figure 2. Herefordshire Housing Market Area



## Housing Market Areas



 NORTH Not to Scale

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Imagery copyright Getmapping PLC. www.getmapping.com



## **Partnership working**

2.5 A consultation with the partnership to agree the methodology was carried out in 2015 due the updated Planning Policy Guidance issued in 2014. The same methodology has been employed in consultation with other in house technical experts. Since then the revised NPPF was published in July 2018 and again with minor amendments in February 2019, therefore a change in national policy since the previous methodology. There has been no fundamental changes to the methodology as a result of this publication however, a consultation with the groups and representative bodies is considered to be helpful. This was carried out in February 2019 with the majority of responses from statutory bodies as well as a small number from the private sector.

## **Information source**

- 2.6 There were a variety of information sources in which this study was able to collate information. The main information has been sourced from:
- sites promoted through the 'call for sites' in summer 2016. Sites submitted in previous call for sites that were previously not assessed were also included. Sites were submitted by landowners, agents and parish councils. The council makes an ongoing 'call for sites' for land that has to be considered for its development potential.
  - sites identified by Council officers to assess wider potential. These comprise of sites within or adjacent to rural settlements where no call for sites information has been submitted.
  - public sector land where available
  - vacant or derelict land and buildings
- 2.7 The assessment has identified a set of sites regardless of the amount of development needed to meet current housing targets in order to provide an audit of available and assessed land. The rural settlements included are those listed in Figures 4.14 and 4.15 of the LPCS.

## **Site and broad location survey**

- 2.8 The initial assessment uses a combination of desk based research and survey work. Sites are assessed against national policies, existing environmental designations or other designations are also taken into account. Some sites which have specific policy constraints are included at this stage of the assessment to ensure a comprehensive approach, but these constraints may severely restrict development potential. Information provided by landowners/agents is reviewed as well as any significant planning history.
- 2.9 At the end of the survey stage each site will be reviewed and consideration given to whether sites are likely to have development potential. In particular sites which are affected by the following criteria will be considered undevelopable (no potential) or more difficult to develop (low potential). The sites that are more difficult to develop will have later timescales for coming forward.

2.10 Sites with '**no potential**' include:

- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Local Nature Reserves
- Local Wildlife Sites (includes Special Wildlife Sites and Sites Important for Nature Conservation)
- Habitats of Principal Importance (Priority Habitat Inventory)
- Sites with populations of Species of Principal Importance (Priority Species Lists)
- Sites that could result in the loss or deterioration of irreplaceable habitats (e.g. Tree Preservation Orders, Important or Veteran Trees)
- Sites that could have a significant adverse effect on an AONB landscape or landscape with high sensitivity
- Sites that could have an adverse effect on an area designated as Area of Outstanding Natural Beauty (AONB) or landscape with a high sensitivity
- Historic Parks & Gardens (Registered and Unregistered)
- Scheduled Ancient Monuments
- Grade I Listed Buildings
- Sites which do not have a physical point of access and no prospect of creating an access within or close to the landholding.
- Sites requiring direct access on to a trunk road (A49/A40) as Highways England would need to be consulted to determine acceptability
- Areas within Flood Risk Zone 3

2.11 Sites identified with '**low potential**' will be based on the following factors:

- Topography of the site makes development very difficult and/or is likely to require significant engineering which could adversely affect landscape character and visual amenity
- Development is likely to adversely affect the setting of an AONB
- Development is likely to adversely affect the setting of designated sites and features of historic importance such as SAMs, listed buildings, Registered and Unregistered Historic Parks and Gardens etc.
- Whether a site is significantly affected by pylons and/or masts which would limit or preclude the developable area or would not be viable to replace them underground.
- Current use is the most appropriate use for the site and should be retained (e.g. public open space, school playing field etc.)
- Third party land may be required to achieve access into the landholding
- There may be several low or medium level receptors or features which, when combined, give rise to levels of sensitivity similar to single, high-level receptors and features
- Development is likely to give rise to adverse cumulative effects with other, similar developments in the area
- Adverse effects are unlikely to be successfully mitigated

2.12 Sites with '**medium potential**' generally are sites where mitigation measures could be successfully achieved to overcome constraints. Such sites are not immediately available, as infrastructure requirements may not be readily available, but could become available at a later stage.

- 2.13 Sites with **'high potential'** are generally sites which have very limited constraints and infrastructure is not deemed to be a problem in bringing forward a site.
- 2.14 Individual settlement maps and site schedules are available for each new site and are included in the Site Schedules.

## Stage 2- Site Assessment

- 3.0 An assessment of suitability, availability and achievability of sites including whether the site is economically viable will provide the information upon which the judgement can be made in the Plan making context as to whether a site can be considered deliverable in the Plan period.

### Estimating the development potential

- 3.1 The assessment has looked at a range of different site sizes from small scale sites to opportunities for large scale developments. All sites capable of delivering five or more dwellings, or 0.25ha and greater have been considered for their potential. This is consistent with size thresholds set out in PPG. However, due to the rural nature of these settlements the yield on larger sites will seldom reach full capacity so the gross to net ratio used in previous SHLAAs has not been employed.
- 3.2 NPPF 2019, paragraph 122 encourages local authorities “to make efficient use of land” provided the following criteria is taken into account.
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - b) local market conditions and viability;
  - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - e) the importance of securing well-designed, attractive and healthy places.
- 3.3 Therefore at this initial stage of assessment, site capacities are assigned based on evidence from promoters of sites, urban design principles and other local information pertinent to the site. Due to the rural locations of these sites in villages of low populations and a density calculation of 20 - 30 dwellings per hectare is considered the most appropriate. However, there are a large number of settlements which cannot be assessed that simply. These are particularly small settlements where a whole site is not capable of development and there will be a need to respond to the existing settlement pattern.
- 3.4 When assessing the potential of sites, it is essential that the land needed for the provision of infrastructure, open space and community facilities is taken into account. Evidence regarding landscape, biodiversity, flood zones, heritage and topography

have been identified as potential constraints on capacity where available, but figures have not been meticulously adjusted at this stage for all of these aspects.

### **Assessing suitability**

- 3.5 The suitability of sites for development is guided by the development plan and national policy. Sites have been considered in those villages identified in the LPCS. They offer a sustainable location for development and would contribute to the creation of sustainable, mixed communities.
- 3.6 The LPCS policies have been used with regard to designations. The site suitability test generally remains unaffected by this process. Where there is a restrictive designation or a protection policy identified this has been taken into account.
- 3.7 The assessment focuses on the existence of physical and environmental constraints, based on available evidence and site assessments. The following elements have been considered in assessing the site suitability:
- Policy restrictions: such as designations, protected areas, existing and planning policy.
  - Physical problems or limitations – such as access, infrastructure, flood risk, contamination (where information is available).
  - Potential impacts – including effect upon natural landscape, historic environment including conservation areas and listed buildings
  - Current environmental conditions – consideration of how redevelopment might be an opportunity to improve a site left in disuse.
  - Relationship to the existing settlement pattern – scale of site, settlement edge improvement.

### **Area of Outstanding Natural Beauty (AONB) and other landscape implications**

- 3.8 NPPF 2019, paragraph 11(d) footnote 6 considers AONB landscapes to be of particular importance. In this SHLAA assessment a site in the AONB may be considered suitable where it is sustainably located and is not in an area of ‘very high’ landscape sensitivity as assessed through field work.
- 3.9 There is an Urban Fringe Sensitivity Analysis for the city and towns but there is no landscape sensitivity analysis evidence in existence for the rural areas of the county. Instead and with a similar level of field work; landscape officers have carried out individual site assessments to assist in informing the suitability of sites. The landscape assessments were carried out in accordance with published methods, guidance and techniques<sup>8</sup>. Sensitivity and capacity were evaluated through baseline desktop studies and on-the-ground surveys of the sites and surrounding areas. Two settlements in this assessment are situated within the Malvern Hills AONB, namely: Eastnor and Mathon

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<sup>8</sup>*Landscape Character Assessment Guidance for England and Scotland* The Countryside Agency and Scottish Natural Heritage (2002) (note that this has now been replaced by Natural England's *An Approach to Landscape Character Assessment (October 2014)*, but the principles remain the same); *Landscape Character Assessment Guidance for England and Scotland - Topic Paper 6: Techniques and criteria for judging sensitivity and capacity* The Countryside Agency and Scottish Natural Heritage (2002); and *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute / Institute of Environmental Assessment 3<sup>rd</sup> Edition 2013), usually referred to as ‘GLVIA3’.

and a further two settlements within the Wye Valley AONB; Glewstone and Harewood End. A precautionary approach has been taken because of the national landscape designation however where some potential has been identified within these sites conservative capacity estimates have been made.

- 3.10 Sites outside of the AONB and in particular, those that have been assessed as being within an area of 'high' landscape sensitivity have been deemed inappropriate for anything other than small scale development or assessed as unsuitable. Where sites have been identified as being within an area of moderate to high landscape sensitivity, developers are expected to take significant account of landscape sensitivity and quality. Where sites have been identified as being an area of low sensitivity developers are expected to consider opportunities for enhancement of the landscape.
- 3.11 The landscape assessment has also identified the historic environment information within the sensitivity analysis of each site. Such information refers to conservation areas, listed buildings and archaeological information that is relevant to the site. This information has been used to form an overall opinion about the landscape capacity, context and setting of each site.

### **Land at risk of flooding**

- 3.12 For the purposes of applying the National Planning Policy Framework, "flood risk" is a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources<sup>9</sup>. However, flood risk from fluvial (rivers) has only been assessed in this review. For river flooding, this is principally land within Flood Zones 2 and 3. It is recognised that surface water and groundwater flooding risk will need to be factored in when sites are being assessed. Planning applications are expected to take full account of these risks. The council's internal drainage team will need to be consulted further with regard to other sources of flooding e.g. surface water (pluvial) and groundwater flooding. They are the Lead Local Flood Authority (LLFA).
- 3.13 PPG makes clear that where there are no reasonably available sites in flood zone 1 or 2, local authorities may consider sites in flood zone 3. There are just a small number of sites with small areas of flood risk. Where such flood risk exists then a flood risk assessment on the appropriateness of the scale and nature of the development would need to be factored in. Sites greater than one hectare in flood zone 1 will also require a flood risk assessment as set out at footnote 50 of the NPPF. Sites have been assessed as unsuitable if they fall entirely within flood zones 3.
- 3.14 This has been informed by the Environment Agency flood zone map on the in-house mapping system. A site's capacity has been adjusted where part of the site falls within flood zone 3. The Environment Agency update this map periodically therefore sites should be assessed against the most up to date flood risk information. It should be noted that some watercourses have not been modelled on the Environment Agency

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<sup>9</sup> PPG Planning and flood risk

<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/planning-and-flood-risk/what-is-flood-risk/>



flood maps. These maps primarily show flooding from main rivers not ordinary watercourses or modelled rivers with a catchment of less than 3Km<sup>2</sup>. Therefore there may be flood risk on some sites that are shown to be located within areas of low flood risk.

### **Agricultural Land Classification**

- 3.15 According to NPPF 2019 'planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- 3.16 The National Policy Guidance (NPPG) also offers further guidance on site housing and employment assessments stating that landscape features should be included within the assessment.

Sites have been assessed in terms of their agricultural land value to help understand where sites are identified on best and most versatile land<sup>10</sup>. These are categorised as follows based on Natural England classification mapping<sup>11</sup>:

- Grade 1: Excellent
- Grade 2: Very Good
- Grade 3: Good/Moderate
- Grade 4: Poor
- Grade 5: Very Poor
- Urban: Other land primarily in non-agricultural use or in urban use

- 3.17 The vast majority of the land around the sites assessed in the SHLAA can be classed as 'best and most versatile land' as per NPPF definition. Therefore it is inevitable that this good quality agricultural land will be required to meet the housing needs of the RASA. The classifications for each site are identified in the schedules.

### **Accessibility**

- 3.18 Sites are assessed for adequate visibility and an initial highways assessment is made of local road capacity in relation to a site. All of the sites in this review have been surveyed by a highways engineer to ensure an accurate assessment of the site is made. Some sites are located along narrow rural lanes where installing a footpath will be difficult to facilitate. Other factors such as the character of the area will need to be balanced against what can be reasonably achieved along routes leading in and out of sites. Such sites may be limited in terms of their overall capacity to deliver a development despite the actual site size.
- 3.19 The level of public transport varies from settlement to settlement. Some settlements have many frequent services passing through while some have less or even none at all. In the settlements with no public transport service then this has been highlighted as part of the assessment for each site.

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<sup>10</sup> Land in grades 1, 2 and 3a of the Agricultural Land Classification

<sup>11</sup> Natural England Agricultural Classifications for West Midlands

<http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736>



- 3.20 As well as consideration of local roads serving sites, the strategic road network must be taken into account when assessing sites. This network comprises the M50, A40 and A49 in Herefordshire and is the responsibility of Highways England. Where sites require direct access onto this network, consultation with Highways England is required. Therefore the SHLAA takes a cautionary approach in its assessment with regard to direct access for sites onto the strategic road network. Such sites will be deemed to have limited or no potential unless further evidence is available.
- 3.21 The proposed relief road around the west of Hereford will provide the necessary infrastructure to facilitate the development of housing and further business development for the city and the wider rural area. Any rural sites affected by the relief road will need to be considered against this as well as the standard approach to the assessment of sites.

## **Ecology**

- 3.22 Special Areas of Conservation (SAC): The majority of the County falls within the River Wye SAC catchment or impact risk zones of other SAC both within and bordering the county. Any development within these areas is subject to a Habitat Regulation Assessment (HRA) process to ensure all likely significant effects are considered, relevant mitigation secured and a final conclusion beyond all reasonable doubt of 'no likely significant adverse effect on the integrity' of the designated site(s). This HRA process may require additional information and reports from an applicant before the HRA process can be completed, Natural England's formal approval received and finally any planning consent granted. Permission in Principle applications are not valid on any site subject to the HRA process. Any applicant is strongly advised to seek pre-application advice from the local authority.
- 3.23 Sites of Special Scientific Interest (SSSI): There are hundreds of SSSIs within the county and there is an Impact Risk Zone (IRZ) system managed by Natural England to ensure all likely significant effects on a SSSI are considered by both the local planning authority and Natural England prior to determination of any planning application. The local planning authority has a duty to consult Natural England on all relevant applications and planning consent cannot be granted until Natural England confirm they have 'no objection'.
- 3.24 Habitats of Principal Importance and locally important habitats: There is a presumption against the loss of any area of Habitats of Principal Importance (Priority Habitats Inventory), Local Wildlife Sites, SINC, SWS, LNR) or sites with areas of irreplaceable habitat. Therefore such sites identified in the SHLAA have been deemed to have 'no potential'.
- 3.25 Sites which fall within the designated sites set out in paragraph 2.10 would negate new development potential in the SHLAA.

## **Water & drainage infrastructure**

- 3.26 Sites have been considered with regard to water supply, waste water and sewerage treatment works capacity. Where issues are identified on otherwise suitable sites,

development may be delayed to later in the plan period. Depending on the site's constraints, the capacity may have been adjusted to more accurately reflect the actual developable area.

- 3.27 Dwr Cymru Welsh Water (DCWW) is the main water and sewerage infrastructure provider in Herefordshire. Severn Trent also operate within in the county on a smaller scale. DCWW investment in water and sewerage infrastructure is managed in rolling 5-year Asset Management Plans (AMP), which seek to ensure appropriate infrastructure works are undertaken to provide capacity for growth. The current AMP 6 will run from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020.
- 3.28 The Business Plan for AMP7 was submitted to Ofwat in September 2018 with final determination expected later this year. Schemes to accommodate the growth proposed in the Core Strategy are therefore being considered for inclusion within AMP7. Welsh Water use the information contained in Development Plans to inform where future investment is required in order to support the AMP submission to Ofwat. An adopted or sound Development Plan is looked upon more favourably by Ofwat as it provides a degree of certainty in terms of potential growth.
- 3.29 Welsh Water's operational area covers all 25 Welsh Local Planning Authorities (LPAs) as well as Herefordshire, and parts of some other bordering English LPAs. As such, a cost/benefit analysis needs to be undertaken to determine what schemes are the most feasible and affordable to undertake given that a balance needs to be struck with day-to-day operational investment and affordability.
- 3.30 Where no scheme is proposed in the AMP, developers are able to accelerate the provision of reinforcement works themselves via the requisition provisions of the Water Industry Act (WIA) 1991 or via Planning Obligation Agreements under the TCPA 1990. It should be noted that the requisition provision of the WIA 1991 only applies to water and sewerage network reinforcement works. Funding to deliver reinforcement works at a Waste Water Treatment Works (WWTW) can be delivered via Section 106 of the Town and Country Planning Act 1990.

See Appendix 3 for a list of settlements with water supply and waste water information as set out by both providers.

### **Assessing Availability**

- 3.31 A site will be considered available for development where it has been actively promoted for consideration in the SHLAA. Landowners and/or agents have confirmed that the site is available for development through call for sites and/or through previous submissions. Where information has been submitted in the past (i.e. several years ago when the first call for sites took place) the landowner is often contacted to ascertain whether it would still be their intention to make it available for development.
- 3.32 A site is considered available if it is free from legal or ownership constraints and there is an intention to develop. Sometimes a site may be dependent on third party access which will be reliant on a willing landowner. For the purposes of this stage of the assessment, where a site is deemed suitable but the site is dependent on third party access, it will be categorised as having 'low potential' until further information becomes available relating to the site's potential.

- 3.33 Where sites have not been promoted or are officer identified sites (as identified through 'information source' in the site schedules) minimal information has come forward on the site's availability in the majority of cases. Therefore officer identified sites will be categorised as 'availability unknown'. This information can be updated once further information comes forward. This has been the case on a number of occasions in subsequent calls for sites.
- 3.34 When information from landowners comes forward on the status of the site then the site can be categorised more clearly as being available or not in further SHLAA reviews. Local knowledge and work being carried out on Neighbourhood Plans will also inform the status of such sites. Correspondence from landowners or agents will also assist in confirming when sites are unavailable and therefore such sites have no further potential under the current ownership.
- 3.35 It has been assumed that sites previously submitted and undeveloped are still available unless the Council is otherwise informed. The Council will continue to accept new sites for inclusion in the SHLAA as part of subsequent SHLAA Reviews.

### **Assessing Achievability**

- 3.36 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete, let or sell the development over a certain period and in relation to current and emerging planning policies where appropriate.

Achievability will be affected by:

- Market factors – such as adjacent uses, economic viability of existing uses, attractiveness of the locality, level of potential demand and projected rate of sales. Due to the variance of house prices across the county, For the purposes of this SHLAA Herefordshire has been divided up into seven major market value areas developed as part of the evidence base work for the Herefordshire Core Strategy.<sup>12</sup>
- Cost factors - including site preparation costs relating to any physical constraints, any exceptional works necessary and relevant planning obligations.
- Delivery factors – including the developers own phasing, build out rates, whether there is a single or several developers offering different housing products.

- 3.37 Sites which have been assessed as unsuitable for development or which are not considered to be genuinely available for development are assessed as unachievable.
- 3.38 This report has only considered the suitability of sites for development. Further work may identify that some sites are not available or not achievable. Work on the viability of sites is required to be certain of the achievability status. The outcome of this work should be taken into account when considering the deliverability/developability of sites.

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<sup>12</sup> Economic Viability Assessment 2014

[https://www.herefordshire.gov.uk/media/7848361/economic\\_viability\\_assessmentmay2014.pdf](https://www.herefordshire.gov.uk/media/7848361/economic_viability_assessmentmay2014.pdf)

## Overcoming constraints and timescales for rate of development

- 3.39 There may be the option to overcome certain constraints to development through mitigation. Common constraints identified in this assessment are that of access and landscape impact. Where constraints have been identified, the assessment has considered what would be needed to address them, how long this might take with regard to timescale and an initial assessment on what effect this may have on the viability of sites.

### Stage 3 Windfall sites

- 4.0 Windfall sites are sites that have not been allocated for housing in a Local Plan and are not identified in a SHLAA. They normally comprise previously developed sites that have unexpectedly become available e.g. subdivision of existing units or conversion from a non-housing use. They may also include greenfield sites that have not previously been identified or allocated.
- 4.1 Herefordshire is a predominantly rural county and experiences a number of windfalls that come forward on greenfield land such as barn conversions and agricultural dwellings. The 2019 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 SHLAA, historic windfall delivery rates and expected future trends and should not include residential gardens.
- 4.2 Windfall sites accommodating four or less dwellings have provided just under half of the total housing completions over the past nine years. The Council therefore considers it realistic and reasonable to expect 100 windfall units will be delivered per year (in line with the windfall estimate set out in the Core Strategy). The preparation of the SHLAA should mean that a higher proportion of sites will be identified as part of the plan making process so only a modest windfall allowance is included within the housing targets of the Core Strategy with 2,000 windfall dwellings expected between (2011 - 2031). This equates to 50 dwellings a year in rural areas with the same allowance for urban parts of Herefordshire.
- 4.3 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. The windfall assessment is updated annually in the five year housing land supply and the latest version is available on the website.

### Stage 4 Assessment review

- 5.0 The Core Strategy rural settlement hierarchy includes 120 settlements in the top tier (Fig 4.14<sup>13</sup>) and 97 settlements (Fig 4.15<sup>14</sup>) in the tier below where housing growth will be permitted. To date the focus of the SHLAA has been to assess as many of the top tier settlements as possible. This SHLAA has undertaken assessments of

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<sup>13</sup> Core Strategy

<sup>14</sup> Core Strategy

sites in 25 lower tier settlements (in 4.15) for the first time. This is to reflect the areas covered by the Rural Areas Site Allocations Development Plan Document.

- 5.1 This assessment identifies capacity on low, medium and high potential sites. The medium and low potential sites are considered to be developable and the high potential sites are considered to be deliverable. This SHLAA 2019 concluded that the rural areas have potential to deliver 341 dwellings by 2031, with 96 dwellings on deliverable sites and 245 on developable sites. The developable sites could accommodate 96 dwellings on sites with low potential and 149 dwellings on sites with medium potential. This assessment was made on 31 rural settlements where no previous SHLAA had been undertaken before. Five rural settlements which had undergone assessments previously, had additional sites that were also assessed as part of this study.

Table 1.

Site potential	Timescale: 1-5 years	Timescale: 6-10 years	Timescale: 11-15 years	Total
Potential capacity	96	149	96	341
No of sites	7	19	18	44

- 5.2 This assessment includes 116 sites which includes 70 of which have been submitted to the council and 46 new sites which have been identified by officers. Six sites originally assessed have since achieved planning permission, see Appendix 5. The assessment has identified 44 sites that are potentially suitable, available and potentially achievable for housing, see Appendix 6 for the full list of sites with potential. Information on achievability has yet to be confirmed. Appendix 7 includes an additional list of sites ruled out at an early stage and therefore not taken forward for assessment. There are four sites identified on the schedules which are awaiting assessment and these schedules will be updated once the assessments have been completed.
- 5.3 In working towards delivery in the rural areas, there will be sites within the rural areas plan area which have achieved planning permission. These dwellings will be deducted from the actual remaining housing target for the rural areas and what is left to deliver is known as the residual target.

### Stage 5 Final evidence base

- 6.0 The following set of standard outputs has been produced from this assessment.

	Output
a.	A list of all sites considered in this SHLAA Rural Report
b.	An assessment of each site in terms of its suitability for development and availability including whether there are aspects that could potentially affect viability. When development is likely to come forward.
c.	The potential quantity of development that could be delivered on each site and how any barriers to delivery could be overcome.
d.	An indicative trajectory of anticipated development in 5 year periods

## **Determination of deliverability (1-5 years) and developability (6-15 years) in relation to housing supply**

6.1 Assessing the suitability, availability and achievability will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing. In order to boost the supply of housing, the NPPF 2019 states that local planning authorities should:

- Identify and update annually a supply of specific **deliverable**<sup>15</sup> sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer of 5% (moved forward from later in the plan period).
- The buffer should be increased to 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
- Identify a supply of specific, **developable**<sup>16</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

6.2 The initial survey of sites and the assessment of their deliverability over the next 5 years has been used to inform an indicative housing supply. The Council's published 5 year housing land supply deals specifically with the deliverable element of the housing supply in Herefordshire. Presently, SHLAA sites have not been included in the five year supply as there is a lack of information on how and when the site could come forward meeting the more stringent aims of 'deliverable' sites for the purposes of the supply assessment.

### **Monitoring and review**

6.3 Government guidance states that the SHLAA should be an on-going piece of work. The SHLAA has been updated on three separate occasions since 2009 with the latest review in 2015.

6.4 Key changes within the relevant SHLAA updates and through the five year supply include the following:

- Update on the progress of sites following grant of planning permission.
- Whether sites under construction are completed;

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<sup>15</sup> NPPF 2019. Deliverable: 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. In particular:

a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

<sup>16</sup> NPPF 2019. Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- Changes in circumstances that alter the suitability, availability or deliverability of sites;
- Monitoring of the windfall allowance;
- The assessment of additional sites.

Please see Appendix 4 for a list of previously assessed sites where planning permission has been granted and how this affects a SHLAA site assessed previously.

- 6.5 Further reviews of SHLAA includes a 2015 Hereford Housing and Employment Land Availability Assessment (HELAA) which provides the evidence to support the preparation of the Hereford Area Plan. Other assessments will be undertaken to review SHLAA evidence where necessary.
- 6.6 The Council continually accepts new sites for consideration in future SHLAAs. A proforma remains available on the website for sites to be submitted on an ongoing basis. Where a site is submitted for consideration that lies within an area covered by an NDP, the details are forwarded, subject to permission, to the personnel responsible for the production or review of the NDP if already adopted.

## Appendix 1. SHLAA Partnership list

Name	Organisation
Paul Bainbridge	Bainbridge Planning
Kat La Tzar	Beau Homes
Main inbox	Bloor Homes
Main inbox	Brightwells
Jas Mahami	Bromford Housing
Joanne Noakes	Bromford Housing
Barbara Bromhead-Wragg	Campaign to Protect Rural England
Keiron Gregson	Carter Jonas
Laura Storer	Carter Jonas
Joanie Roberts	Chamber of Commerce H&W
Helen Woolley	CLA
Richard Goodwin	CLA
Main inbox	Collier & Brain
Phil Collins	Collins
Sharon Rivers	Connexus Group
Graeme Irwin	Environment Agency
Mark Davies	Environment Agency
Sharon Rivers	Festival Housing
M Baggett	Fortis Living
Louise Steel	Framptons Planning
Main inbox	FT Planing
Main inbox	Gregory Gray Associates
Jon Kirby	GVA Consultants
Sally Davis	GVA consultants
Juliet Wheatley	Herefordshire Council Conservation



Kevin Bishop	Herefordshire Council Development Management
Trea Connon	Herefordshire Council Housing
Bruce Evans	Herefordshire Council Transport
Jeremy Callard	Herefordshire Council Transport
Andrew Nixon	Herefordshire Wildlife Trust
Helen Stace	Herefordshire Wildlife Trust
Main inbox	Highways England
Louisa Moore	Historic England
J Thompson	HJ Pugh
Sue Green	Home Builders Federation
Guy Wakefield	Hunter Page
Stuart Speight	IE Development Ltd
James Spreckley	James Spreckley Ltd
Mike Harris	John Amos
Sarah Faulkner	National Farmers Union
Gillian Driver	Natural England
Simon Vick	Platform HG
Philip Rawle	PRP Consultants
Tim Watton	RPS Group
Main inbox	Rural Solutions Ltd
Mark Battin	Sanctuary Housing
Gareth Watts	Savills
J Graham	Savills
MP Davies	Savills
Darren Luter	Shropshire Housing Assoc
Mark Richards	Smiths Gore
Clare Bray	Stonewater

DA Thompson	Sunderland and Thompson
Peter Kirby	Sunderlands
Julie O'Rourke	Tetlow King
Ryan Norman	Welsh Water
John Wood	WM Housing
Stella Yates	WM Housing
Paul Esrich	Worcestershire Council
David Garratt	Wrekin Housing Trust
Andrew Blake	Wye Valley AONB

## Appendix 2. List of rural settlements assessed

SHLAA 2019 Settlements	Neighbourhood Development Plan Settlements	Rural Area Site Allocation Plan
Allensmore	yes	no
Aston Ingham	no	yes
Bush Bank	no	yes
Clehonger	no	yes
Clifford	yes	no
Cobhall Common	no	yes
Coddington	no	yes
Combe Moor	no	yes
Docklow	no	yes
Eastnor	no	yes
Edwyn Ralph	no	yes
Glewstone	no	yes
Gorsley	yes	no
Harewood End	no	yes
Hatfield	no	yes
Kinnersley	no	yes
Kinsham	no	yes
Letton	no	yes
Linton (Penyard)	yes	no
Llanwarne	no	yes
Mansel Lacy	no	yes
Mathon	no	yes
Moorhampton	no	yes
Much Cowarne	no	yes
Munderfield	no	yes
Norton Canon	no	yes
Orcop	yes	no
Orcop Hill	yes	no
Pipe & Lyde	no	yes
Pudleston	no	yes
St Weonards	no	yes
Stapleton	no	yes
Tillington	yes	no
Titley	yes	no
Stoke Edith	no	yes
Upper Hill	no	yes
Winnal	yes	no
Wormelow	yes	no
Yazor	no	yes

Additional villages not in the 2019 SHLAA which will be in the Rural Areas Site Allocation DPD	Neighbourhood Development Plan Settlements	Rural Area Site Allocation Plan
Credenhill	no	yes
Dormington	no	yes
Holme Lacy	no	yes
Monkland	no	yes
Mordiford	no	yes
Moreton on Lugg	no	yes
Much Dewchurch	no	yes
Priors Frome	no	yes
Stoke Cross/Stoke Lacy	no	yes

### Appendix 3. Water supply and waste water information

#### Welsh Water capacity table

##### Herefordshire settlements

HMA	Settlement	Water supply comment	Wastewater Treatment Works (WwTW) name	WwTW comment
Bromyard	Bodenham	No issues	No	
	Bodenham Moor	No issues	Bodenham	Available headroom
	Bredenbury	Water supply issues	Bredenbury	Available headroom
	Bringsty	No issues	No	
	Burley Gate	No issues	No	
	Hope under Dinmore	No issues	No	
	Linton	Water pressure issues	No	
	Pencombe	No issues	Pencombe	Available headroom
	Risbury	No issues	No	
	Stoke Cross/Stoke Lacy	No issues	Stoke Lacy (Westbury)	Available headroom
	Stoke Prior	No issues	No	
	Whitbourne	No issues	No	
	Docklow	No issues	No	
	Edwyn Ralph	No issues	Edwyn Ralph	DIA required
	Hatfield	No issues	No	
Munderfield	No issues	Bromyard	Available headroom	
Pudleston	No issues	No		
Golden Valley	Bredwardine	No issues	Bredwardine	Available headroom
	Clifford	No issues	No	
	Cusop	No issues	Hay on Wye	Available headroom
	Dorstone	No issues	Dorstone Oakland Place	Available headroom
	Ewyas Harold	No issues	Pontrilas	Available headroom
	Longtown	Water pressure issues	Longtown	Available headroom
	Michaelchurch Escley	Water pressure issues	No	
	Moccas	No issues	Moccas	No capacity
	Peterchurch	No issues	Peterchurch	No capacity
	Preston on Wye	No issues	Preston on Wye	Limited capacity
Vowchurch	No issues	No		
Kington	Almeley	No issues	Eardisley	Available headroom
	Brilley	No issues	No	

	Eardisley	No issues	Eardisley	Available headroom
	Lyonshall	No issues	Lyonshall	No capacity (Grampian of 2020)
	Norton Canon	No issues	No	
	Pembridge	No issues	Pembridge	Available headroom
	Staunton on Wye	No issues	Staunton on Wye	Available headroom
	Shobdon	No issues	Shobdon	Available headroom
	Titley	No issues	Titley	Available headroom
	Whitney on Wye	No issues	No	
	Winforton	No issues	No	
	Kinnersley	No issues	No	
	Letton	No issues	No	
Ledbury	Ashperton	No issues	No	
	Bishops Frome	No issues	Bishops Frome	No capacity
	Bosbury	No issues	No	
	Colwall	No issues	No	
	Cradley	No issues	No	
	Eastnor	Water pressure issues	No	
	Fromes Hill	No issues	No	
	Lower Eggleton/Newton	No issues	No	
	Putley	No issues	No	
	Wellington Heath	Water pressure issues	No	
	Coddington	No issues	No	
	Mathon	No issues	No	
	Much Cowarne	No issues	Mill Croft	Available headroom
Leominster	Adforton	No issues	No	
	Bircher	No issues	No	
	Brampton Bryan	No issues	No	
	Brimfield	No issues	No	
	Bush Bank	No issues	No	
	Dilwyn	No issues	Dilwyn	Limited capacity
	Eardisland	No issues	No	
	Kimbolton	No issues	No	
	Kingsland	No issues	Kingsland	Limited capacity
	Leintwardine	No issues	No	
	Leysters	No issues	No	
	Lingen	No issues	No	
	Lucton	No issues	No	
	Luston	No issues	Luston & Yarpole	Available headroom

	Monkland	No issues	No	
	Orleton	No issues	No	
	Richards Castle	No issues	No	
	Shirlheath	No issues	No	
	Weobley	No issues	Weobley	Available headroom
	Wigmore	No issues	No	
	Yarpole	No issues	Luston & Yarpole	Available headroom
	Combe Moor	No issues	No	
	Kinsham	No issues	No	
	Stapleton	No issues	No	
	Upper Hill	No issues	No	
Hereford	Bartestree/Lugwardine	Grampian of 2020	Eign	Available headroom
	Bishopstone	No issues	Eign	Available headroom
	Burghill	No issues	Eign	Available headroom
	Canon Pyon	No issues	Canon Pyon	Limited capacity
	Clehonger	No issues	Clehonger	No capacity
	Credenhill	No issues	Eign	Available headroom
	Eaton Bishop	No issues	Eaton Bishop	Limited capacity
	Fownhope	No issues	Fownhope	Available headroom
	Hampton Bishop	No issues	No	
	Holme Lacy	No issues	Holme Lacy Wyelands	No capacity
	Little Dewchurch	No issues	Little Dewchurch	Available headroom
	Madley	No issues	Kingstone & Madley	Available headroom
	Marden	No issues	Moreton on Lugg	Available headroom
	Mordiford	No issues	Mordiford Pentaloe Close	Available headroom
	Moreton on Lugg	No issues	Moreton on Lugg	Available headroom
	Stretton Sugwas	No issues	Eign	Available headroom
	Sutton St Nicholas	No issues	Moreton on Lugg	Available headroom
	Swainshill	No issues	Eign	Available headroom
	Tarrington	No issues	Tarrington	Limited capacity
	Tillington	No issues	No	
Wellington	No issues	Moreton on Lugg	Available headroom	
Westhope	No issues	No		



	Withington	No issues	Eign	Available headroom
	Mansel Lacy	No issues	No	
	Moorhampton	No issues	No	
	Pipe and Lyde	No issues	Pipe & Lyde	Available headroom
	Yazor	No issues	No	
Ross-on-Wye	Bromsash	No issues	No	
	Brampton Abbots	No issues	Lower Cleeve	No capacity (Grampian of 2020)
	Bridstow	No issues	Lower Cleeve	No capacity (Grampian date of 2020)
	Crow Hill	No issues	No	
	Garway	Water pressure issues	Garway No. 3 Fairview	Available headroom
	Goodrich	No issues	Goodrich	Limited capacity
	Gorsley	No issues	No	
	Hoarwithy	No issues	No	
	Kingstone	No issues	Kingstone & Madley	Available headroom
	Kingsthorne	Water pressure issues	No	
	Kings Caple	No issues	Kings Caple	Available headroom
	Lea	Water pressure issues	Lower Cleeve	No capacity (Grampian date of 2020)
	Linton	Water pressure issues	No	
	Little Birch	No issues	No	
	Llangrove	No issues	Goodrich	Limited capacity
	Much Birch	No issues	Much Dewchurch	Available headroom
	Much Dewchurch	No issues	Much Dewchurch	Available headroom
	Much Marcle	No issues	No	
	Orcop Hill	No issues	Copywell Estate	Available headroom
	Peterstow	No issues	No	
Pontrilas	No issues	Pontrilas	Available headroom	
Pontshill	No issues	Lower Cleeve	No capacity (Grampian date of 2020)	
St Weonards	No issues	St Weonards	Available headroom	



Weston-under-Penyard	No issues	Lower Cleeve	No capacity (Grampian date of 2020)
Walford (Coughton)	No issues	Lower Cleeve	No capacity (Grampian date of 2020)
Whitchurch	No issues	Goodrich	Limited capacity
Wilton	No issues	Lower Cleeve	No capacity (Grampian date of 2020)
Winnal	No issues	No	
Woolhope	No issues	Woolhope	No capacity
Wormbridge	No issues	Wormbridge	Available headroom
Wormelow	No issues	Much Dewchurch	Available headroom
Allensmore	No issues	No	
Aston Ingham	No issues	No	
Cobhall Common	No issues	No	
Glewstone	No issues	Glewstone Malmo Place	Available headroom
Harewood End	No issues	Harewood End No. 3 & Harewood End No. 6	Available headroom
Llanwarne	No issues	No	
Orcop	No issues	No	

## Severn Trent – Water Supply and Waste Water coverage

### Water Supply

Colwall limited capacity

### Waste Water and Treatment status

<b>Village</b>	<b>Capacity comment</b>
<b>Bromyard HMA</b>	
Whitbourne	Limited capacity
<b>Ledbury HMA</b>	
Ashperton	Limited capacity
Bosbury	Limited capacity
Colwall	Limited capacity
Cradley	Slightly limited capacity, issue with a sewerage pumping station in catchment
Eastnor	Limited capacity
Fromes Hill	Limited capacity
Putley	Limited capacity
Wellington Heath	Available capacity
<b>Leominster HMA</b>	
Adforton	Limited capacity
Brampton Bryan	Limited capacity
Brimfield	Available capacity
Leintwardine	Limited capacity
Orleton	Available capacity
Richards Castle	Available capacity
Wigmore	Limited capacity
<b>Ross on Wye HMA</b>	
Gorsley	Limited capacity
Much Marcle	Limited capacity

#### Appendix 4. Previous SHLAA sites with planning permissions

Previously assessed SHLAA sites (2009, 2012 and 2015) with **no further capacity** due to recent planning permission. (Shaded data refers to sites with a valid application or an appeal pending)

SHLAA Site Reference	Planning Application Reference	Settlement	Number of Dwellings
O/Ash/003	P143420/F	Ashperton	3
P842/1	P141917/F	Canon Pyon	27
O/Cp/001	P131885/F	Canon Pyon	30
HLAA/082/001	P142349/O	Clehonger	80
HLAA/290/001	P174681/F VALID <sup>17</sup>	Cobhall Common	7
HLAA/077/001	P140942/O	Cradley	60
HLAA/272/001	P150981/RM	Cusop	3
HLAA/225/001	P141963/O	Ewyas Harold	38
HLAA/340/001b	P151073/F	Ewyas Harold	2
HLAA/092/001	P131275/F	Gorsley	10
O/Gor/005	P163343/F	Gorsley	11 (combined)
	P181093/F		
O/Gor/008	P164089/F	Gorsley	2
HLAA/156/001	P143252/F	Kingsland	12
HLAA/429/001	P143339/F	Kingsthorpe	2
HLAA/102/001	P130351/F	Kingstone	150
HLAA/277/001	P141278/O	Lea	39
Lea/1	P142001/F	Lea	4
O/Llan/013	P150911/F	Llangrove	6
Lus/3	N103195/F	Luston	1

<sup>17</sup> Application to be determined

<b>SHLAA Site Reference</b>	<b>Planning Application Reference</b>	<b>Settlement</b>	<b>Number of Dwellings</b>
HLAA/424/001	P173385/F PENDING APPEAL	Orcop Hill	3
Orl/5	N121849/F	Orleton	1
Orl/6	N103123/F	Orleton	3 (Barn conversions)
O/Pet/003	P140903/F	Peterstow	2
O/Shob/001	P141575/F	Shobdon	1
P940	N121940/O	Staunton-on-Wye	11
O/Stow/002	P132629/F	Staunton-on-Wye	1
Stow/2	P133445/L	Staunton-on-Wye	Care home
HLAA/010/002	P150677/O	Stoke Prior	1
HLAA/421/001	P171527/F	St. Weonards	24
HLAA/146/001	P132924/O	Weobley	40
HLAA/214/001	S121222/F	Whitchurch	2
NDP/Wonw/011	P151609/F	Whitney-on-Wye	4
HLAA/333/001	P150115/F	Wigmore	4
HLAA/117/001	P151150/F	Withington	69
O/With/006	P150067/O	Withington	31
O/Yar/004	P141157/F	Yarpole	1

Previously assessed SHLAA sites (2009, 2012 and 2015) with **reduced capacity** due to planning permissions

<b>SHLAA Site Reference</b>	<b>Planning Application Reference</b>	<b>Settlement</b>	<b>Number of Dwellings</b>	<b>Covering</b>
HLAA/249/001	P161217/F	Bush Bank	3	
O/Bish/002	P140377/F	Bishops Frome	2	

SHLAA Site Reference	Planning Application Reference	Settlement	Number of Dwellings	Covering
	P143683/F		2	Northern area of the site, fronting onto the road.
O/Winl/006	P182371/F *VALID-	Cobhall Common	4	Western road frontage. Limited capacity remaining to the east, though access may now be difficult.
HCAA/169/002	P141408/F	Eardisley	16	Southern area of the site.
HCAA/403/001	P151688/O	Garway	1	
O/Gor/003	P151691/F	Gorsley	1	South-east corner of the site, blocking one potential point of access to/from the road.
P1020/2	P141800/F	Gorsley	1	Southern part of the site.
O/Kingstn/001	P143476/RM	Kingstone	35	South-eastern half of the site.
HCAA/459/001	P151179/F	Kingstone	1	
O/Ly/002	N122878/F	Lyonshall	8	Southern area of the site.
HCAA/020/001a	P141559/O VALID	Orcop Hill	8	Section along road frontage.
O/Rich/006	P150419/F	Richard's Castle	1	
O/Stow/007	N123463/F	Staunton-on-Wye	1	Area of road frontage.
P1131	DCN040729/O	Staunton-on-Wye	New school	East section of site.
HCAA/010/002 & HCAA/010/003	P150677/O	Stoke Prior	1	

<b>SHLAA Site Reference</b>	<b>Planning Application Reference</b>	<b>Settlement</b>	<b>Number of Dwellings</b>	<b>Covering</b>
HLAA/135/001	P150899/F	Sutton St. Nicholas	1	North-western area of the site.
	P132221/O		1	
P472	N123065/F	Weobley	8	South boundary section of the site.
HLAA/455/001a	P150379/O	Whitchurch	3	
HLAA/456/001	P150263/F	Whitchurch	1	
NDP/Winf/005	P150488/F	Winforton	4	
NDP/Winf/006	P143517/F	Winforton	7	

## **Appendix 5- Sites with planning permission on 2019 sites**

2019 SHLAA sites with **no further capacity** due to recent planning permissions. (Shaded data refers to sites with a valid application where a decision has yet to be made).

<b>SHLAA Site Reference</b>	<b>Planning Application Reference</b>	<b>Settlement</b>	<b>Number of Dwellings</b>
HLAA/278/002	P183792/O VALID	Allensmore	3
HLAA/511/001	P163953/F	Bush Bank	2
O/Cliff/003	P173967/O	Clifford	5
HLAA/539/001	P181136/F VALID	Docklow	4
HLAA/508/001	P172076/O VALID	Glewstone	9
O/Gor/010	P181908/O VALID	Gorsley	9
O/Hare/002	P174193/O VALID (Not entire site, but blocks access on road frontage)	Harewood End	2
O/Hare/004	P163861/F. (Not entire site, but blocks access on road frontage)	Harewood End	1
HLAA/138/001	P142992/F	Kinnersley	2
HLAA/536/001	P173384/F	Linton	1
HLAA/512/001	P162906/O	Much Cowarne	3
O/Mund/001	P180735/O (Not entire site, but covers the entire road frontage, blocking access to the remainder of the site)	Munderfield	5
O/Mund/004	P180678/O (Not entire site, but covers the entire road frontage, blocking access to the remainder of the site)	Munderfield	4
HLAA/506/001	P181485/O (Not entire site, but covers the entire road frontage, blocking access to the remainder of the site)	Pipe and Lyde	4
HLAA/531/001	P171841/F	St. Weonards	25



2019 SHLAA sites with **reduced capacity** due to recent planning permissions

<b>SHLAA Site Reference</b>	<b>Planning Application Reference</b>	<b>Settlement</b>	<b>Number of Dwellings</b>	<b>Covering</b>
HLAA/509/001	P160992/O	Gorsley	5	Eastern half of the site.
HLAA/534/001	P130358	Mathon	1	Northern part of site
HLAA/141/001	P180117/O	Pudleston	3	Half of the road frontage.

## Appendix 6- List of SHLAA 2019 sites potential

PP = Planning permission achieved

HLAA Reference	Settlement	Site Address	Timescale 1-5 years	Timescale 6-10 years	Timescale 11-15 years	Timescale: Not in current plan period
HLAA/074/001	Allensmore	Village Farm	10			
HLAA/074/002	Allensmore	Village Farm, Allensmore, Hereford	24			
HLAA/074/003	Allensmore	Land East of Church Road			15	
HLAA/074/004	Allensmore	Land adjacent to the Laurels				yes
HLAA/074/005	Allensmore	Land south of Green Cottages, Church Rd		15		
HLAA/074/006	Allensmore	Land at Goose Pool				yes
HLAA/208/001	Allensmore	Land at Webtree Cottages				yes
HLAA/230/001	Allensmore	Land at Court Plocks				yes
HLAA/230/004	Allensmore	Tything Barn		2		
HLAA/230/005	Allensmore	Tything Barn (HLAA/230/002 & 003 combined as one site)				yes
HLAA/278/002	Allensmore	Site behind New House and Bramley Cottage, Church Road			5	
HLAA/494/001	Allensmore	Willow Brook			2	
HLAA/497/001	Allensmore	Land at Goose Pool				yes
HLAA/195/007	Aston Ingham	(Site 2) Oak Lane				yes
HLAA/195/008	Aston Ingham	(Site 3) Oak Lane				yes
O/Ast/001	Aston Ingham	Land East of Aston Bank				yes

O/Ast/002	Aston Ingham	Land North of B4222				yes
O/Ast/003	Aston Ingham	Land East of Cross				yes
HAAA/476/001	Bush Bank	Parcel 2600, Bush Bank, Herefordshire				yes
HAAA/504/001	Bush Bank	Land adjacent to Cedar House			5	
HAAA/511/001	Bush Bank	Land adjacent to Cranbourne	pp			
O/Cliff/001	Clifford	Land West of the White House			6	
O/Cliff/002	Clifford	Land East of B4350				yes
O/Cliff/003	Clifford	Land North of Wellfield	pp			
HAAA/502/001	Cobhall Common	Moorfields Farm			5	
HAAA/513/001	Cobhall Common	Cobhall House			2	
HAAA/516/001	Cobhall Common	Land North of Cobhall Common Lane			8	
HAAA/516/002	Cobhall Common	Land to the rear of Bramley House				yes
HAAA/195/009	Coddington	Land at Coddington				yes
HAAA/489/001	Coddington	Land adjacent to Coddington Village (1)				yes
HAAA/489/002	Coddington	Land adjacent to Coddington Village (2)				yes
HAAA/489/003	Coddington	Land adjacent to Coddington Village (3)				yes
O/Cod/001	Coddington	Land West of All Saints Church				yes
HAAA/240/001	Combe Moor	Land at Horse training facility	12			
HAAA/539/001	Docklow	The Kings Head		11		
HAAA/287/006	Eastnor	Jodie's Paddock				yes

HLAA/287/007	Eastnor	Home Farm Paddock				
HLAA/287/008	Eastnor	Upper Road playing field				yes
HLAA/287/009	Eastnor	Parsons Orchard				yes
HLAA/028/001	Edwyn Ralph	Land off Wood Lane			6	
HLAA/049/001	Edwyn Ralph	Land at Edwyn Ralph			10	
HLAA/496/001	Glewstone	Greenway Bungalow			4	
HLAA/508/001	Glewstone	Land adjoining Glewstone		8		
HLAA/508/002	Glewstone	Land West of Glewstone		10		
HLAA/508/003	Glewstone	Land East of Glewstone		6		
HLAA/495/001	Gorsley	Land attached to Smiths Cottage				yes
HLAA/509/001	Gorsley	Land adjoining Woodend Lane (field 3350)	pp			
HLAA/509/002	Gorsley	Part of field 1147				yes
HLAA/527/001	Gorsley	Lilly Hall, off Sargent's Lane				yes
HLAA/537/001	Gorsley	Land to the South of Cockatoos Lane/The Manse Lane				yes
O/Gor/002	Gorsley	Land at Glencarn		6		
O/Gor/010	Gorsley	Land to the South of B4221 and North of Lovers Walk, Gorsley		5		
O/Hare/001	Harewood End	Land North of Thisseldo				yes
O/Hare/002	Harewood End	Land South of Galleries				yes
O/Hare/003	Harewood End	Land at Woodfield		8		
O/Hare/004	Harewood End	Land to the rear of The Harewood End PH				yes

O/Hat/001	Hatfield	Land opposite Yew Tree Cottage		5		
O/Hat/002	Hatfield	Land adjacent to Lockley's Cottage	3			
O/Hat/003	Hatfield	Land North of Curates Cottage				yes
HAAA/138/001	Kinnersley	Land adjoining the Old Carpenters Shop	pp			
HAAA/476/002	Kinnersley	Pound Field				yes
HAAA/476/003	Kinnersley	Part of Pound Field, adjacent to Huntley Lane				yes
HAAA/099/001	Kinsham	Land at Lower Kinsham				yes
HAAA/099/002	Kinsham	Land at Lower Kinsham			2	
O/Lett/001	Letton	Land South East of Bridgend Cottages				yes
O/Lett/002	Letton	Land South East of the Post Office			2	
HAAA/345/002	Llanwarne	The Vineyard				yes
O/Llanw/001	Llanwarne	Land West of Leniston Lane/ Gibraltar Lane				yes
O/Llanw/002	Llanwarne	Land West of Turkey Tump Lane				yes
O/ManL/001	Mansel Lacy	Land North of Thatch Cottage			4	
O/ManL/002	Mansel Lacy	Land South of the Moat				yes
HAAA/534/001	Mathon	Rundlemead Stables		6		
O/Mat/001	Mathon	Land adjacent to The Old School House				yes
O/Mat/002	Mathon	Land North of St John the Baptist's Church				yes
O/Mat/003	Mathon	Land North of The Moat				yes
O/Moor/001	Moorhampton	Land East of Station Road			6	
HAAA/486/001	Much Cowarne	The Rickyard, Pounceford Court		4		

HAAA/499/001	Much Cowarne	Part of Church Meadow				yes
HAAA/512/001	Much Cowarne	School House	pp			
O/Mund/001	Munderfield	Land adjacent to Hornesby	pp			
O/Mund/002	Munderfield	Copton Farm			5	
O/Mund/003	Munderfield	Land at Munderfield Stocks		6		
O/Mund/004	Munderfield	Land North of Lower House	pp			
O/Mund/005	Munderfield	Land at Munderfield				yes
O/Mund/006	Munderfield	Land adjacent to Vine Tree Close		6		
O/NorC/001	Norton Canon	Land opposite Norton House			1	
O/Orc/001	Orcop	Land at Green Farm				yes
O/OrcH/001	Orcop Hill	Land opposite Rose Cottage	8			
HAAA/223/001	Pipe & Lyde	Church Road, Lyde	29			
HAAA/506/001	Pipe & Lyde	Land adjacent to Church Road	pp			
O/PL/001	Pipe & Lyde	Land adjacent to the aquatic centre				yes
O/PL/002	Pipe & Lyde	Land North of Church View				yes
O/PL/003	Pipe & Lyde	Land to West of Lower Bewdley Bank				yes
O/PL/004	Pipe & Lyde	Land to North of Hither Bush		5		
O/PL/005	Pipe & Lyde	Land South of The Old Alms House				yes
HAAA/141/001	Pudleston	Land adjacent to Tan House Cottages		3		
O/Pud/001	Pudleston	Pudleston Court Farm		8		
O/Pud/002	Pudleston	Land South of Village Hall				yes

HCAA/293/006	St Weonards	Land to west of A466, St Weonards		30		
HCAA/531/001	St Weonards	Land at Whistance J C & Sons, Clifton House	pp			
HCAA/491/001	Stapleton	Land adjacent to Stapleton Croft				yes
HCAA/002/001	Stoke Edith	A parcel of land in the hamlet of Stoke Edith, Herefordshire				yes
HCAA/002/002	Stoke Edith	The Walled Garden, Stoke Edith				yes
HCAA/493/001	Upper Hill	Land at Upper Hill, Leominster				yes
O/Uhill/001	Upper Hill	Land opposite existing properties				yes
O/Uhill/002	Upper Hill	Land South of Chanda				yes
O/Uhill/003	Upper Hill	Land to the rear of Wind & Sun			8	
HCAA/503/001	Winnal	Winnal Farm (2)		5		
HCAA/252/004	Wormelow	Former Park Hall ballroom	10			
O/Yaz/001	Yazor	Land adjacent to The Old Vicarage				yes

## Appendix 7 List of sites not carried forward in 2019 SHLAA

Includes all sites submitted in the 2016 Call for sites to support the Rural Areas Site Allocation Development Plan Document

Settlement	Site Reference	Address	Reason(s) for omission
<b>Allensmore</b> <sup>18</sup>	No reference assigned.	Land adjacent to Windrush	The site is under the minimum area threshold for sites assessed in the SHLAA, and is divorced from the main settlement form in open countryside. It has therefore not been taken forward for the purposes of SHLAA.
	HLAA/074/004	Land adjacent to the Laurels	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
	HLAA/074/006	Land at Goose Pool (North of A465)	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
	HLAA/208/001	Land at Webtree Cottages	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
	HLAA/230/001	Land at Court Plocks	The site is under the minimum area threshold for sites assessed in the SHLAA, and is divorced from the main settlement form in open countryside. It has therefore not been taken forward for the purposes of SHLAA.
	HLAA/230/005	Tything Barn (HLAA/230/002 & 003 combined as one site)	The site is under the minimum area threshold for sites assessed in the SHLAA, and is divorced from the main settlement form in open countryside. It has therefore not been taken forward for the purposes of SHLAA.
	HLAA/497/001	Land at Goose Pool (South of A465)	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.

<sup>18</sup> Though Allensmore and Cobhall Common have since been designated a Neighbourhood Development Plan area, they remains part of the SHLAA assessment, as the assessments were conducted prior to their designation. These sites were not considered appropriate for the purposes of the SHLAA, but may be looked at by the NDP group.



<b>Settlement</b>	<b>Site Reference</b>	<b>Address</b>	<b>Reason(s) for omission</b>
<b>Aston Ingham</b>	HLAA/195/007	Site 2- Oak Lane	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
	HLAA/195/008	Site 3- Oak Lane	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Aylton</b>	No reference assigned.	Hungerstone	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
	No reference assigned.	Land to the West of A4172	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>Belmont (Clehonger Parish)</b>	HLAA/542/001	Land adjacent to former Belmont Golf Course	The site does not relate to any settlement within its Parish, and is therefore considered open countryside and inappropriate for residential development.
<b>Broxwood</b>	No reference assigned.	Abell Court	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>Burmarsh</b>	No reference assigned.	Land to the South of the Frankland	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
	No reference assigned.	Land to the East of 1 Burmarsh Cottages	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
	No reference assigned.	Land to the West of 8 Burmarsh Cottages	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
	No reference assigned.	Land to the South of 14 Burmarsh Cottages	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.

<b>Settlement</b>	<b>Site Reference</b>	<b>Address</b>	<b>Reason(s) for omission</b>
	No reference assigned.	Land to the East of the Orchards	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
	No reference assigned.	Land to the South of Farmington Cottages	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
	No reference assigned.	Land to the North of Fromington Cottages	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>Cobhall Common*</b>			
	No reference assigned.	Land at Cobhall Common	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
	HCAA/516/002	Land to the rear of Bramley House	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Coddington</b>	HCAA/195/009	Land at Coddington	The site is under the minimum area threshold for sites assessed in the SHLAA, and is divorced from the main settlement form in open countryside. It has therefore not been taken forward for the purposes of SHLAA.
<b>Dinmore</b>	No reference assigned.	Southwood House	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>Eastnor</b>	HCAA/287/001	Putt Hill	The site has been assessed in a previous SHLAA, and without any new or changed information which could alter the previous assessment, the original conclusions will stand.
	HCAA/287/009	Parsons Orchard	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
<b>Edwyn Ralph</b>	No reference assigned.	Upper Horton Farm	The site is divorced from the main settlement form in open countryside, and has therefore not

Settlement	Site Reference	Address	Reason(s) for omission
			been taken forward for the purposes of SHLAA.
<b>Evesbatch</b>	HLAA/488/001	Land opposite The Lodge, Evesbatch	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>Gorsley</b>	HLAA/495/001	Land attached to Smiths Cottage	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
	No reference assigned.	Darnells Farm	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
	HLAA/527/001	Lilly Hall, off Sargent's Lane	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Hatfield</b>	No reference assigned.	Westington Hall	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Hereford</b>	HLAA/215/006	Farm building site at Manor Farm, Lower Bullingham, Hereford	The site is located in the Hereford area, which is to be covered by separate site assessments. This SHLAA is for the purposes of underpinning the rural areas DPD.
	HOL01	Land off Chapel Road, Rotherwas	The site is located in the Hereford area, which is to be covered by separate site assessments. This SHLAA is for the purposes of underpinning the rural areas DPD.
	HLAA/215/007 - STM15	Watery Lane Farm	The site is located in the Hereford area, which is to be covered by separate site assessments. This SHLAA is for the purposes of underpinning the rural areas DPD.
	HLAA/215/001 - STM10	Land adjoining Holme Lacy Road, Lower Bullingham	The site is located in the Hereford area, which is to be covered by separate site assessments. This SHLAA is for the purposes of underpinning the rural areas DPD.
	HLAA/075/001	Land at Kings Acre Road	The site is located in the Hereford area, which is to be covered by separate site assessments. This SHLAA is for the purposes of underpinning the rural areas DPD.

Settlement	Site Reference	Address	Reason(s) for omission
	HLAA/203/001a	Land North of the White House, Green Crize	The site is located in the Hereford area, which is to be covered by separate site assessments. This SHLAA is for the purposes of underpinning the rural areas DPD.
<b>Kinnersley</b>	No reference assigned.	Land at Portmeiron Cottage	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
	HLAA/195/010	Land off A4112	The site has not yet been assessed, as it was submitted to the council at a later stage where the site assessments were too far advanced for it to be included. To be assessed.
<b>Much Cowarne</b>	No reference assigned.	Newtown Fields	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
	No reference assigned.	Newtown Fields (2)	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
	No reference assigned.	Field adjoining Capon Cottage	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Norton Canon</b>	No reference assigned.	Green Fields	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Pencraig</b>	No reference assigned.	Chase View, Pencraig	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development. The site is also under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
<b>Priors Frome</b>	HLAA/036/001	Land adjacent to Walnut House	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
<b>Ryeford</b>	No reference assigned.	Erw Lon	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open

Settlement	Site Reference	Address	Reason(s) for omission
			countryside and inappropriate for residential development.
<b>Sellack</b>	No reference assigned.	Limegrove	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>Stoke Edith</b>	HLAA/002/001	A parcel of land in the hamlet of Stoke Edith, Herefordshire	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
	HLAA/002/002	The Walled Garden, Stoke Edith	The landowner has since indicated also that the site is no longer available for development, so it cannot be taken forward.
<b>Stoke Lacy</b>	No reference assigned.	Cricks Green Cottage	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
<b>Storridge</b>	No reference assigned.	Land South of Poors Coppice	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>St Weonards</b>	No reference assigned.	Lower Rhydd, Kivernoll	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Trewen</b>	No reference assigned.	Land to the South of Llangrove Road	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
<b>Whitbourne</b>	No reference assigned.	Lower Deabley	The site is divorced from the main settlement form in open countryside, and has therefore not been taken forward for the purposes of SHLAA.
<b>Winnal</b>	HLAA/224/001	Land adjoining the Three Horseshoes	The site has been assessed in a previous SHLAA, and without any new or changed information which could alter the previous assessment, the original conclusions will stand.
	O/Win/001	Winnal Farm	The site has been assessed in a previous SHLAA, and without any new or changed information which could alter the previous assessment, the original conclusions will stand.