

March 2015

## **Update of Herefordshire Local Plan - Core Strategy Examination in Public Five year housing land supply (2015-2020)**

### **Context**

At the request of the Inspector at the Local Plan Core Strategy Examination on 10 February 2015, a review of the Five Year Land Supply Assessment has been undertaken. A number of specific components of the supply were discussed in detail at the Hearing sessions and these have been reviewed and alternative methods of calculating supply undertaken for comparison.

This work has been incorporated into the early version of this analysis. The resultant changes to the text of the original document are highlighted in blue. The main areas of review and amendment include:

- a further justification for submission Core Strategy housing trajectory (see paras 5.0 -5.8)
- a reconsideration of the strategic housing proposals delivery (see para 7.11)
- the removal of a 10% discount for non-completion of planning permissions, (see para 7.1)
- the removal of care homes from the supply, (see para 7.1)
- the inclusion of Whitecross High School, Hereford (UDP allocation) in the assessment (see para 7.9)
- the inclusion of sites with a resolution of to grant planning permission between March 2013 and April 2014 (see para 7.7)
- a reconsideration of the likely housing contribution that neighbourhood development plans could deliver in the next five years (see paras 7.49 -7.52)
- a consideration of alternative approaches to the overall housing trajectory (at the request of the inspector (see section 6.0).
- a comparison of the Council's trajectory and alternative annualised trajectory against the short and long term 'shortfall' scenarios (see section 8.).
- adding the 20% buffer requirement to both the shortfall of housing in the short and long term (see para 7.53 -7.54 & section 8).

At the hearing session on 25 February 2015, the Inspector also requested the inclusion of further justification of the Council's preferred trajectory, in particular, with regard to the reasons for the 600 dwellings per annum suggested for the first 5-year period of the plan. This work is also incorporated into this document.

The Inspector has requested that a short (7 day) targeted consultation be undertaken on this revised report. The report has been forwarded to those who commented on policy SS3 during the pre-submission publication period (May-July 2014). Should you have any comments upon its contents please submit them to the Programme Officer at [Programme.officer@herefordshire.gov.uk](mailto:Programme.officer@herefordshire.gov.uk) by 5pm on 10 March 2015.

## 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) 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 including an additional buffer to ensure choice and competition in the market for land. This Statement sets out an assessment of the housing land supply position in Herefordshire taking into account the requirements of the NPPF to provide an estimate of the housing land position at the point of adoption of the Herefordshire Local Plan - Core Strategy as supporting information for the Submission of the Core Strategy. Although the Adoption date is not known, for ease of providing a basis for the calculations a nominal date of 1 April 2015 has been used.

## 2. Planning Policy

### National Planning Policy Framework

- 2.1 Paragraph 49 of the NPPF states “*relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*”. Where the existence of a five year land supply cannot be demonstrated, there is a presumption in favour of granting planning permission for new housing unless the development can be shown to cause demonstrable harm to other factors that outweigh the need for new housing. Paragraph 14 of the NPPF states that there “*is a presumption in favour of sustainable development and for decision taking this means... where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole... or specific policies in this Framework indicate development should be restricted.*”
- 2.2 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. The footnote to paragraph 14 of the NPPF is helpful in identifying those areas that the NPPF has in mind where development should be restricted. By way of example it lists:
- sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest
  - land designated as Local Green Space
  - land designated as an Area of Outstanding Natural Beauty
  - land affected by designated heritage assets
  - land at risk of flooding
- 2.3 NPPF, paragraph 47 and footnote 11, states that sites identified within the 5 year supply must be *deliverable*. To be considered deliverable, sites 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 and, in particular, that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The

5 year supply must include a buffer of 5% and increasing this to a 20% buffer in the case of persistent under delivery of housing.

### 3. Planning Policy Guidance

- 3.1 The government launched its National Planning Practice Guidance (NPPG) on 6 March 2014 to supplement the NPPF. This guidance streamlines the previous multitude of national planning guidance into one document on a variety of planning matters. There is specific guidance on housing land supply. It clarifies footnote 11 of the NPPF, confirming that 'planning permission is not a prerequisite for a site being deliverable in terms of the five year supply'. However, robust, up-to-date evidence to support deliverability must be provided by the local planning authority, (NPPG, Paragraph 31). The NPPG states that 'local planning authorities should aim to deal with any undersupply [of housing] within the first five years of the plan period where possible (Paragraph 35). The Guidance outlines that estimating future need is not an exact science and that there is no one methodological approach or dataset which will provide a definitive assessment of need. However, the starting point for establishing the need for housing should be the latest household projections published by the Department for Communities and Local Government (CLG). This will be addressed later in the statement.

### 4. Calculating the Housing Land position

- 4.1 In preparing the Local Plan Core Strategy, Herefordshire Council have developed a clear understanding of housing requirements. The NPPF and the NPPG set out how the Objectively Assessed Need (OAN) for housing is expected to be identified and other factors which are relevant in translating this into policy targets for housing provision in local plans. The NPPF requires local authorities to meet objectively assessed needs" (NPPF, paragraph 14).
- 4.2 To provide the OAN for housing to support the Core Strategy, the Council commissioned an update to the **Local Housing Requirement Study (August 2014)** this supplements the Housing Market Area report produced in 2013. The Study takes account of the latest demographic evidence, Government policy and Guidance to define the Objectively Assessed Need (OAN) for housing in Herefordshire. In doing so it follows the methodology and approach set out in the Planning Practice Guidance. At the time of preparation of this statement, the latest projections are the 2011-based 'Interim' Household Projections<sup>1</sup>. The NPPG also outlines that the latest population projections should be considered. These are the 2012 Sub-National Population Projections published by ONS in May 2014. These projections are important as they provide a consistent approach where key inputs (such as levels of internal migration) sum at a national level. The analysis takes account of the latest demographic data and considers up-to-date economic forecasts and economic growth potential within Herefordshire, and the implications of this on future housing provision. The study identifies **an Objectively Assessed Need between 15,400 and 16,200 homes in Herefordshire over the 2011-31 plan period.**
- 4.3 The Herefordshire Core Strategy covers the period 2011-31 and provides for a minimum **16,500** homes. This target exceeds the objectively assessed need identified for between 15,400-16,200 homes over this period by 2% - 7% (300-1,100 homes).

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<sup>1</sup> CLG (April 2013) *2011-based Interim Household Projections*

4.4 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 (see Figure 1 below).

**Figure 1 – Pre-submission Core Strategy indicative housing trajectory by settlement**

	<b>2011-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>Total</b>
<b>Hereford</b>	1000	1500	2000	2000	6500
<b>Leominster</b>	300	500	700	800	2300
<b>Ross-on-Wye</b>	250	275	175	200	900
<b>Ledbury</b>	180	350	210	60	800
<b>Bromyard</b>	120	125	125	130	500
<b>Kington</b>	30	40	60	70	200
<b>Rural Areas</b>	1120	1460	1230	1490	5300
<b>Herefordshire</b>	3000	4250	4500	4750	16500

4.5 This indicative trajectory was included within the pre-submission Core Strategy (figure 3.5). The Inspector has suggested that this table should be replaced with a more detailed year by year trajectory related to policy SS3 and to be set out as an appendix to the Core Strategy. It will be included as a part of the forthcoming main modifications consultation.

## **5. Justification for the Council's approach to the housing trajectory**

5.1 The Core Strategy indicative trajectory suggests that in the early years of the plan anticipated delivery rates will be lower than would otherwise be the case through an annualised trajectory. These rates will increase through the Plan as the housing market improves and key infrastructure is provided.

5.2 At the Hearing session dealing with Matter 2 the Inspector requested that the Council gave further consideration to the Indicative trajectory and provided additional justification for "backloading" the housing provision.

5.3 The Council's Matter statement upon Policy SS3 (Document ref 2.2) made clear that the indicative housing trajectory of the Core Strategy on page 35 does not seek to constrain the annual delivery precisely to these figures. The proposed modifications to policy SS3 following discussions at the EIP Hearing Session will make this clear. The Council recognise that ideally housing delivery should be delivered as quickly as possible providing that necessary infrastructure can also be provided in a timely manner to facilitate sustainable development. However, to achieve an immediate and significant increase in housing delivery is not realistic and the indicative trajectory is the most appropriate, practical and deliverable approach to achieving the Plan target of 16,500 by 2031. The main reasons for this approach are set out below.

## **Relationship to the former Regional Spatial Strategy**

- 5.4 During the early years of preparing the Core Strategy the context of housing targets was set by the Regional Spatial Strategy (RSS) for the West Midlands. The adopted RSS (January 2008) was in the process of being replaced through a phased set of revisions with the Phase 2 Revision incorporating housing targets. The adopted RSS indicated an average annual of 600 dwellings for the period 2011 – 2021<sup>2</sup> (see Appendix 1). The Council was broadly supportive of the RSS Phase 2 revision and its increased housing provision and indicative trajectory. However the Phase 2 Revision did not proceed to adoption and until revocation of the RSS the January 2008 plan remained as the adopted development plan. Advice from the then Government Office for the West Midlands (GOWM) to Local Authorities in the West Midlands confirmed this point (see Appendix 2). A consideration of the position of the RSS together with the housing market conditions and required new infrastructure (see following sections) resulted in the Council coming to the conclusion that an indicative trajectory figure of 600 dwellings per annum was appropriate for the 2011-2016 period. Nevertheless given the economic conditions of the early years of the plan this target has not been achieved.

## **Housing market conditions**

- 5.5 The Council's Matter statement on policy SS3 (MS2.2) identifies that recent rates of housing completions in Herefordshire have been below those anticipated in the Indicative trajectory during the early years of the Plan with an acknowledged shortfall of over 900 dwellings as of April 2014. This under-provision has not simply been the result of a limited supply of housing land but also relates to the depressed nature of the housing market. However the level of housing supply has continued to increase during the early years of the Plan and during 2014-15 there has been a significant increase in supply which is likely to be reflected in a significantly improved land supply position in 2015<sup>3</sup>.
- 5.6 Even with the apparent increase in supply a significant increase in housing delivery will take time to achieve. Strategic sites will begin to provide housing within this period but they are likely to require a lead in period and are unlikely to provide significant housing numbers prior to 2016/17. Given the necessary step change in housing delivery and relevant lead in times it would be both unrealistic and impractical to seek to deliver higher housing output in the initial years of the Plan. However, the plan does not seek to restrict development that in a manner which would prevent a higher rate of delivery.
- 5.7 The Council's lack of housing supply has been highlighted in the relevant Strategic Housing Land Availability Assessment (SHLAA) and Annual Monitoring Reports. In various submissions the development industry suggested that based upon a linear trajectory (825 per annum) and given the need to make up the backlog of housing delivery over 5-years the annual requirement would be greater than 1300 dwellings per annum. Since the start of the Plan period completion rates have been 200-340 net dwellings per annum. Annualising the trajectory approach would result in a continuing and rapidly increasing backlog. There is no

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<sup>2</sup> Regional Spatial Strategy for the West Midlands – January 2008, Table 1 Housing pg 37

<sup>3</sup> See para 5.7 below

evidence that the local housing market could respond quickly to meet this increasingly unrealistic target.

- 5.8 As such the Council submits the trajectory as anticipated in the Plan is a practical and realistic target. This approach to the delivery of the housing target would enable the backlog to be made up over the remaining plan period based.

### Necessary provision of infrastructure

- 5.9 The proposed timing and scale of housing proposed is deliverable over the full plan period. A detailed appendix setting out the links between necessary infrastructure and strategic housing proposals will be included within the Main Modifications consultation. The Council is confident that housing targets set out in the indicative trajectory will be achieved over both the short term (5-year) and the full plan period. In addition, as set out in the Statement of Common Ground with Welsh Water, and given the conclusions of the work between the Environment Agency and Natural England the trajectory also provides for the timely and appropriate provision of key elements of necessary infrastructure. This includes the major transport proposals and waste water infrastructure and will help to maintain the headroom to enable the necessary actions to be brought forward to reduce phosphate levels and safeguard the integrity of the River Wye SAC. In a number of instances the agencies have confirmed the ability to deliver in accordance with the indicative trajectory.

## 6. Trajectory approach to the 5 year housing land supply

- 6.1 In response to the request from the Inspector at the hearings the following approaches to assessing the supply are set out in the following sections::

- Core Strategy indicative trajectory with short term shortfall delivery
- Core Strategy indicative trajectory with long term shortfall delivery
- Annualised trajectory with short term shortfall delivery
- Annualised trajectory with long term shortfall delivery

- 6.2 There are two separate approaches set out for the housing trajectory to be considered by the Inspector. First is the indicative trajectory as set out in Fig 3.5 of the Pre-Submission Core Strategy<sup>4</sup>. The indicative trajectory is the Council's preferred approach as explained above.

**Figure 2a - Overall emerging Core Strategy indicative housing trajectory**

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

<sup>4</sup> Examination document A1

The second approach is the annualised target over the Plan period.

**Figure 2b. Overall emerging Core Strategy annualised housing trajectory**

	2011-16	2016-21	2021-26	2026-31	Average per annum
Emerging Core Strategy annualised trajectory	825	825	825	825	825
<b>Totals</b>	4125	4125	4125	4125	16500

## 7. Methodology

7.1 In assessing the components of the 5-year housing supply position in Herefordshire the contents of the NPPF and NPPG have been considered. It is acknowledged that Herefordshire should be considered as a 20% authority.

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 2014.
2. Sites with a resolution to grant planning permission between 31 March 2013 and 1 April 2014.
3. Sites with permission granted from 1 April 2014 to September 2014 (sites with planning permission and sites where Herefordshire Council have resolved to grant planning permission).
4. No discount has been applied to the outstanding commitments - the NPPF is clear that permissions should be considered as deliverable.
5. Reconsideration of whether sites specifically allocated (not implemented) in the existing Unitary Development Plan (UDP) should be included within the supply.
6. The contribution that Core Strategy strategic housing proposals can make to the five year supply.
7. A projection for a windfall site allowance<sup>5</sup>. 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.
8. An assessment of the realistic number of dwellings which are likely to be forward through neighbourhood development plans over the five year period.
9. The allowance previously included for Care Homes has been removed from the supply following clarification that the institutional population was not taken into account in the Local Housing Market Requirements Assessment.

<sup>5</sup> **Windfalls:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Windfalls should not include residential gardens (NPPF).

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

10. Past housing completions at the time of calculation 1 April 2014.
11. The shortfall against plan targets during the same period. Comparisons will be made against the indicative and annualised trajectories.
12. An additional 20% buffer for under-delivery added to the shortfall as required by the NPPF.

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

### **Sites with planning permission**

- 7.3 Sites with full permission which are considered to be deliverable can contribute to housing supply. Footnote 11 of the NPPF confirms that sites with planning permission should be considered deliverable until the expiry of permission, unless clear evidence indicates otherwise.
- 7.4 Sites with outline permission which are considered to be deliverable can still contribute to housing supply. The standard lead in times allows an additional period for such sites to obtain full planning permission and discharge conditions as required.
- 7.5 Sites that are under construction are considered to be deliverable and such sites continue to deliver completions.
- 7.6 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.

### **Figure 3 - Commitments**

<b>Commitments</b>	<b>2013/2014</b>
Not started	2270
Under construction	606
Total (Gross)	2876
Total (net)	<b>2508</b>

Appendix 3 lists all sites with planning permission at 1 April 2014.

### **Sites with a resolution to grant planning permission between 31 March 2013 and 1 April 2014**

- 7.7 Between 1 April 2013 and 31 March 2014 there were 249 dwellings included within planning applications that had a resolution to grant planning permission but were awaiting S106 agreements. These sites were not included within the commitments figures table at Appendix 3 or the commitments listed in Appendix 5. These sites are clearly available and deliverable as part of the 5-year supply. Appendix 4 sets out a list of these sites.

<b>Resolution to grant planning permission between 31 March 2013 and 1 April 2014</b>	249
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**Sites with planning permission granted from 1 April 2014 to September 2015 and sites where there is a Resolution to Grant planning permission**

7.8 Since April 2014 the housing supply in the County has increased significantly as a result of the granting of a variety of planning permissions. The adoption of the Plan will not take place before April 2015 and the increased supply will form part of the supply on adoption. Between the beginning of April 2014 and September 2014 the Council approved or resolved to approve more than the 800 dwellings. These sites are included in this assessment as they provide an available opportunity that will add to the housing supply upon adoption. The increasing supply has continued with permissions granted after September 2014. These have not been included in the supply totals as yet, but the increased supply is likely to compensate for any additional shortfall over the year. Appendix 5 sets out for a list of sites granted permission since 1 April 2014.

<b>Additional supply 1st April 2014-September 2014</b>	819
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**Allocated sites in the Herefordshire Unitary Development Plan (HUDP)**

7.9 There are a few some remaining sites identified in the HUDP that have not yet had the benefit of planning permission (as at 1 April 2014). Where there is clear evidence that such sites will be delivered it is considered appropriate that they be included in the 5 year supply. .

7.10 Having reassessed the remaining sites it is considered appropriate that the former Whitecross High School<sup>6</sup> site in Hereford (with a capacity of 60 dwellings) be included. The site has been subject to a resolution to grant permission and is currently out for tender with the development industry. A fully detailed Flood Mitigation scheme has been agreed with the EA and this report / scheme is being provided as part of the package to bidders. The Council is the owner of the site and is committed to its development. It is anticipated that this site will come forward in the next five years. Other sites however, are less certain and are therefore not included.

<b>Allocated UDP site</b>	<b>UDP capacity</b>
Whitecross High School, Hereford	60

<sup>6</sup> UDP See para 5.4.16 [https://www.herefordshire.gov.uk/media/5757894/Chapter\\_5\\_Housing.pdf](https://www.herefordshire.gov.uk/media/5757894/Chapter_5_Housing.pdf)

## **Strategic urban extensions**

- 7.11 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 recent hearings. All of the sites were assessed through the SHLAA. In recent years, and since earlier versions of the SHLAA, the sites have been refined through the Core Strategy with its Sustainability Appraisal (SA). 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. On adoption of the Plan the various sites will deliver housing during the first five years.
- 7.12 Projected out-turns on these sites have been assumed at levels currently advised by the developers and where relevant, additional factors have been taken into account. However, following discussions at the examination hearings a more cautious approach to the commencement of housing on these strategic sites has been taken. 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.
- 7.13 It will be important that the Council progresses the Local Plan as a matter of priority to provide a policy framework which supports housing delivery. In particular 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.

### **Hereford northern expansion, Holmer West**

- 7.14 Holmer West is controlled by a single developer (Bloor Homes). Significant technical work has been undertaken by the developer and which has been discussed with the Council and other stakeholders. Public consultation on these proposals was undertaken by the developer in July 2014.
- 7.15 A planning application for this site has recently been received. The Council has adopted a Screening Opinion confirming that an Environmental Statement is not needed.
- 7.16 The developer proposes a scheme for 460 units at this stage, reflecting an assessment of current highway capacity constraints at the Starting Gate roundabout (A49/A4103).
- 7.17 Development of the site 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.
- 7.18 Policy HD4 requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures). On this basis, development at Holmer West may well proceed in advance of such improvements being in place. The site is expected to commence delivery in 2016/17. 50 dwellings are programmed

to be completed in the initial year rising to 50 dwellings per annum thereafter, yielding a total 225 dwellings in the five year period. Given the work undertaken to date in developing the scheme and the discussions held with the Council, this rate of delivery is considered to be readily capable of being achieved.

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

- 7.19 Three Elms is principally in the ownership of the Church Commissioners. They provide active support for the development proposed. Significant technical work has been undertaken which has been discussed with the Council. Detailed pre-application discussions with the Council have been held and it is expected that public consultation will commence in March/April 2015 with an outline planning application in July 2015. The Council has adopted a Screening Opinion and is currently consulting on the Church Commissioners' Scoping Report. Smaller areas of land to the south of the expansion area are covered by options to Taylor Wimpey.
- 7.20 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.
- 7.21 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). The arrangement of development areas here will need to follow on from the selection of a preferred route for the Relief Road, programmed by the end of 2016. This will not preclude development commencing on eastern parts of the expansion area and which are outside the Relief Road corridor.
- 7.22 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. The site is expected to commence delivery in 2016/17 with 100 dwellings per annum programmed to be completed, yielding a total of 400 dwellings in the five year period. Given the work undertaken to date in developing the scheme and the discussions held with the Council, this rate of delivery is considered to be readily capable of being achieved.

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

- 7.23 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. Public consultation was undertaken by the developer in September 2013.
- 7.24 As a result of this work, the scheme is at an advanced state of preparation ready for the submission of a planning application. Detailed pre-application discussions with the Council commenced in 2012, and an outline planning application is anticipated in late Summer 2015.
- 7.25 The developer anticipates a comprehensive scheme coming forward for planning approval for 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).

- 7.26 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.
- 7.27 Policy HD6 as currently drafted requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures). On this basis, development at Lower Bullingham may proceed in advance of such improvements being in place. The site is expected to commence delivery in 2016/17, with 50 dwellings programmed to be completed in the initial year rising to 100 dwellings per annum thereafter, yielding a total 350 dwellings in the five year period. Given the work undertaken to date in developing the scheme and the discussions held with the Council, this rate of delivery is considered to be readily capable of being achieved.

### **Hereford, City Centre Urban Village**

- 7.28 The Urban Village is the residential part of the former Hereford Futures master plan. The site is located to the north of the Old Livestock Market retail development and will site astride the City link road. The area is identified as having potential for 800 dwellings in the Core Strategy. There are commitments for 192 dwellings on the Merton Meadow site. This takes the residual target to 608. In order to facilitate the delivery of this site a new link road is proposed. The process of Land Acquisition/Land Entry (using General Vesting order process) will be completed at the end of March 2015. The package of site clearance, advance site clearance and advance works is expected to commence May 2015. Thereafter the main works are expected to commence in June/July 2015. Works are expected to be complete end of 2016. Therefore prior to the completion works on the road, house building will be able to commence thereafter with a small amount of delivery expected in 2016. The build out rate will increase to 70 dwellings per annum thereafter.
- 7.29 The location is not dependent on the delivery of any other strategic infrastructure. Welsh Water are fully engaged in discussions on the improvements required to the water and sewerage infrastructure. Contributions towards additional educational needs as well as contributions towards the link road would be expected to come forward as part of this development

### **Leominster Southern Expansion**

- 7.30 This area is principally in the ownership of Brasenose College, Oxford University and Mosaic Estates which together are referred to as the Leominster Sustainable Extension Consortium (SUE). The consortium is actively promoting the development of the SUE. Pre application discussions began in 2011 and are progressing in a positive manner.
- 7.31 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.
- 7.32 Dwr Cymru Welsh Water has identified that the trunk water mains require upsizing to serve the proposed new development. The Statement of Common Ground between Herefordshire Council and Dwr Cymru confirms that whilst these types of works are subject to regulatory

investment, delivery of the urban extension can still come forward in a timely manner. Developers can fund the upgrades through the requisition provisions of the Water Industry Act 1991 and Section 106 of the Town and Country Planning Act.

- 7.33 The consortium has prepared a critical path analysis (Examination document PS39) which has been submitted to the Inspector to demonstrate phasing of the house building and road construction. In its submissions to the Inspector under Matter 2 and Matter 8 the Council has indicated it is investigating ways of accelerating the delivery of the road ahead of that proposed timescale. Document PS39 indicates that construction of development of houses will commence in 2016/17 with 85 dwellings and with 395 dwellings completed in the 5 year period up to 2020.

#### **Bromyard, Hardwick Bank**

- 7.34 The Core Strategy strategic urban extension site in the town is in the primary controlling interest of Mosaic Estates. Mosaic's interest lie to the west of Bromyard with access on to the A44, the land in their interest rises north eastwards towards St Peter's Primary School. Mosaic are actively promoting the site.
- 7.35 The location is not dependent on any strategic infrastructure for its delivery. The existing water supply network will require upsizing. This could be provided through the water requisition provisions of the Water Industry Act 1991 and Section 106 of the Town and Country Planning Act. 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.
- 7.36 Mosaic have confirmed that the site is suitable, available and achievable for development within the next five years. The site is expected to commence delivery in 2016/17, with 30 dwellings programmed to be completed in the initial year rising to 45 dwellings per annum thereafter, yielding a total of 165 dwellings in the five year period.

#### **Ledbury, Viaduct Site**

- 7.37 Land north of the viaduct in Ledbury was the subject of pre-application discussions in 2012. A significant amount of preparatory work has been undertaken since that time to make the site ready for a hybrid planning application once the Core Strategy is adopted. A Statement of Common Ground<sup>7</sup> was submitted to the examination of the Plan by the owners of the site (Ledbury Farm Partnership) and the Council.
- 7.38 The agents for the owners are in discussions with a variety of house buildings and intend to have more than one builder building out the site to improve the rate of delivery of housing. The site is expected to commence delivery in 2016/17, with 60 dwellings programmed to be completed in the initial year rising to 90 dwellings per annum thereafter, yielding a total 330 dwellings in the five year period.

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<sup>7</sup> Viaduct Site SoCG [https://www.herefordshire.gov.uk/media/1620224/CG5\\_Blencowes.pdf](https://www.herefordshire.gov.uk/media/1620224/CG5_Blencowes.pdf)

7.39 The location is not dependent on the implementation of any strategic infrastructure. Preliminary requirements with utilities providers and Network Rail regarding pedestrian and cycle access under the viaduct have been agreed. The site can be accessed from the Hereford Road under the viaduct with a secondary access from the Bromyard Road (subject to a transport and viability assessment). 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.

#### **Ross-on-Wye, Hildersley**

7.40 The majority of the strategic location is in the ownership of one main landowner. However it also comprises a disused John Kyrle High School playing field (belonging to Herefordshire Council). The landowner's appointed agents have been in pre-application discussions with Herefordshire Council regarding the development of the site.

7.41 During the latter part of 2014, RPS presented a masterplan for the site and subsequently undertook a public consultation exercise in the town in November 2014.

7.42 Dependent upon the results of a noise report currently being prepared, it is anticipated that an outline planning application for 200-250 homes will be submitted to the Council for consideration in March 2015.

7.43 Contributions towards sewerage treatment facility upgrades, additional educational needs, off-site recreation space 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 Hildersley development or in conjunction with the Model Farm employment development (which already has planning permission).

7.44 The site is expected to commence delivery in 2016/17, with 30 dwellings programmed to be completed in the initial year, rising to 50 dwellings per annum thereafter, yielding a total of at least 180 homes in the 5 year period up to 2020. This rate of delivery is considered to be appropriate and achievable. The remainder of homes will be provided in the following years.

Figure 4 - Strategic Urban Extension build out rate and total capacity (revised table)

Strategic Location	Estimated Core Strategy capacity	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Sub total
<b>Hereford</b>							
Holmer West	500		50	55	60	60	225
Three Elms	1000		100	100	100	100	400
Lower Bullingham	1000		50	100	100	100	350
City Centre Urban Village <sup>8</sup>	608		10	70	70	70	220
<b>Leominster</b>							
Urban extension	1500		85	100	105	105	395
<b>Bromyard</b>							
Hardwick Bank	250		30	45	45	45	165
<b>Ledbury</b>							
North of Viaduct	625		60	90	90	90	330
<b>Ross-on-Wye</b>							
Hildersley	200		30	50	50	50	180
<b>Subtotal</b>	<b>5683</b>						<b>2265</b>

<sup>8</sup> 192 dwellings deducted from 800 as this is a commitment

## Windfall assessment

- 7.45 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 unexpectedly become available. Herefordshire is a predominantly rural county and experiences a number of windfalls that also come forward on greenfield land. The NPPF states that “*Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens*” (NPPF, Paragraph 48).
- 7.46 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. Over the period 2007/2012, less than 3% of permissions each year were for sites larger than 10 houses and 0.1% of the total number of permissions over this 5 year period was on sites of 100 or more dwellings. Therefore it was decided 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 5 - Historic windfall completion rates**

<b>YEAR</b>	<b>Net Completions (all sites)</b>	<b>Net Windfall (site capacity 4 or less)<sup>9</sup></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
<b>TOTAL</b>	<b>3884</b>	<b>1847</b>

<sup>9</sup> These completions exclude residential garden land completions.

- 7.47 Windfall sites accommodating four or less dwellings provide 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 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.
- 7.48 To avoid double counting, the Council has applied the windfall allowance within the housing trajectory from year 4 onwards only (2018/19 and 2019/20). This is because planning permissions last for 3 years and some of the existing housing commitments will already be windfall developments.

**Figure 6 - 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

- 7.49 The Council has been proactive in working with local communities on the preparation of Neighbourhood Development Plans. There are currently 88 Neighbourhood Development Plans (NDPs) being prepared. It is expected that they will take between 12 and 18 months to reach adoption. A detailed analysis of this progress has already been submitted to the Inspector (PS47). 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 objectively assessed evidence of needs*.
- 7.50 Housing delivery in the rural areas has historically been strong and has provided approximately half of development in the County. Almost all of the Unitary Development Plan (UDP) allocated rural sites have been developed or have planning permission. Some of the NDPs currently in production have reached Regulation 14 stage and have identified sites they wish to bring forward.
- 7.51 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 5 however indicates that on average 185 dwellings come forward per annum on sites with capacity for 4 or less dwellings. This figure excludes garden land. 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. It is these types of smaller developments that could feature as allocation sites in neighbourhood plans.
- 7.52 Therefore, as with windfall provision, sites brought forward through NDPs are unlikely to provide a significant increase to the housing supply until later in the 5-year period. Therefore an allowance of approximately 50 units per year has also been included within the latter part

of the 5-year period (from year 4). The figure is based on the Neighbourhood Development Plans that have reached Regulation 14 stage to date and those with identified sites in these Plans amount to approximately 100 dwellings<sup>10</sup>.

**Figure 7 - Anticipated Neighbourhood Development Plan supply (table revised)**

Neighbourhood Plan allowance for yrs. 4 & 5 is 50 dwellings pa	50	
Account for yrs 4 & 5 in five year supply		100

7.53 The table below sets out all the aforementioned deliverable sites with a sum total of 6201 deliverable dwellings.

**Figure 8 - Total deliverable sites (Table revised)**

<b>Commitments</b>	<b>2013/2014</b>	<b>2015-2020</b>	<b>Adoption of Plan</b>	<b>Total</b>
Not started	2270			
Under construction	606			
Total Gross	2876			
Total (net)	2508			2508
Sites with resolution to grant planning permission between March 13-April 14	246	3		249
Sites with commitments from 1st April 14 (net)		819		819
Whitecross School site capacity		60		60
Strategic Urban extensions			2265	2265
Neighbourhood Plans			100	100
Windfall allowance for yrs. 4 & 5 in five year supply		100	100	200
<b>Total</b>				<b>6201</b>

<sup>10</sup> The following parishes have identified SHLAA sites as allocations in their draft NDPs. Eardisley, Winforton, Marden, Belmont Rural and Brimfield.

## Additional calculation factors

### Past housing completions

7.54 Completions are monitored annually and are deducted from the overall target to establish progress. When assessed against the emerging Core Strategy (housing trajectory) the figures are as set out in Figure 9a. When assessed against the Core Strategy indicative trajectory there is a shortfall of 927 dwellings.

**Figure 9a. - Completions compared with emerging Core Strategy indicative trajectory**

Core Strategy year	Net requirements with Indicative trajectory	Net Completions	Difference
2011/2012	600	341	-259
2012/2013	600	201	-399
2013/2014	600	331	-269
<b>Total</b>		873	<b>-927</b>

When assessed against the Core Strategy annualised target in fig 9b there is a shortfall of 1602 dwellings.

**Figure 9b. Completions compared with emerging Core Strategy annualised trajectory**

Core Strategy year	Net requirements with annualised trajectory	Net Completions	Difference
2011/2012	825	341	-484
2012/2013	825	201	-624
2013/2014	825	331	-494
<b>Total</b>	2475	873	<b>-1602</b>

### Shortfall of housing supply from previous years.

7.55 The shortfall is calculated from the start of the Plan period to the time of calculation (2011-2014). 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 927 when assessed against the indicative Core Strategy target as set out in fig 3.5 of the LPCS (A1). The alternative is to compare the shortfall against an annualised target of 825 dwellings per annum. It is necessary to examine the situation if the shortfall was required over the remainder of the Plan period which is set out in Figure 9a & 9b above.

## **Buffers**

- 7.56 The NPPF states “to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable 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) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply” (paragraph 47)
- 7.57 Recent planning appeals in Herefordshire have indicated that a 20% buffer rather than 5% should be applied to the housing requirement. Therefore this assessment applies the 20% buffer in its calculation. The Inspector confirmed at the hearing that the buffer should be added after the shortfall has been taken into account.

## **8. Using supply methodology alongside the emerging Core Strategy targets**

- 8.1 As set out in paragraph 6.1 of this report the following section sets out four different approaches to calculating the 5-year housing land supply based upon the either the Council’s preferred indicative trajectory or the annualised linear trajectory to achieve 16,500 dwellings over the plan period (2011-31) and variations in making up the shortfall over either a five year period or over the full plan period.

**Figure 10a - Assessment against emerging Core Strategy target**

<b>Indicative trajectory &amp; Shortfall met in first 5 years</b>	<b>Source</b>	<b>Homes 20% buffer</b>	<b>Notes</b>
<b>A</b>	Core Strategy 2011 – 2031	16500	
<b>B</b>	Core Strategy requirement 1/4/2011 – 1/4/2014	1800	Using indicative trajectories: 600 dpa
<b>C</b>	Homes Completed (net) 1/4/2011 – 31/3/2014	873	Net reduction includes demolitions and conversions
<b>D</b>	<b>Requirement for next five years</b>	<b>4000</b>	<b>Using Trajectories</b> <b>15/16 – 600 pa (1yr)</b> <b>16/17 – 19/20 – 850 pa (4yrs)</b>
<b>E</b>	Plus Residual Shortfall	927	(over next five years as per NPPG)
<b>F</b>	Plus 20% buffer	985	Added after Buffer as per PINS advice
<b>G</b>	<b>Total Requirement</b>	<b>5912</b>	
<b>H</b>	<b>Annualised requirement</b>	<b>1182</b>	
<b>I</b>	<b>Total Deliverable dwellings</b>	<b>6201</b>	
<b>J</b>	<b>Housing Supply</b>	<b>5.24yrs</b>	

8.2 Figure 10a shows that with a indicative trajectory target and the shortfall being addressed over the forthcoming five years there would be a five year supply of housing land in the County.

**Figure 10b - Assessment against emerging Core Strategy target**

<b>Indicative trajectory &amp; Shortfall over Plan period</b>	<b>Source</b>	<b>Homes 20% buffer</b>	<b>Notes</b>
<b>A</b>	Core Strategy 2011 – 2031	16500	
<b>B</b>	Core Strategy requirement 1/4/2011 – 1/4/2014	1800	Using indicative trajectories: 600 dpa
<b>C</b>	Homes Completed (net) 1/4/2011 – 31/3/2014	873	Net reduction includes demolitions and conversions
<b>D</b>	<b>Requirement for next five years</b>	<b>4000</b>	<b>Using Trajectories</b> <b>15/16 – 600 pa (1yr)</b> <b>16/17 – 19/20 – 850 pa (4yrs)</b>
<b>E</b>	Residual Shortfall	927	over next 17 years at 55 pa
<b>F</b>	Plus Shortfall (longer term)	273	Shortfall delivery over next 5 years at 55dpa
<b>G</b>	Plus 20% buffer	855	Added after Buffer as per PINS advice
<b>H</b>	<b>Total Requirement</b>	<b>5128</b>	
<b>I</b>	<b>Annualised requirement</b>	<b>1026</b>	
<b>J</b>	<b>Total Deliverable dwellings</b>	<b>6201</b>	
<b>K</b>	<b>Housing Supply</b>	<b>6.04 yrs</b>	

8.3 This table shows that with an indicative trajectory target and the shortfall being addressed over the remaining 17 year Plan period there would be a five year supply of housing land in the County.

**Figure 10c - Assessment against annualised Core Strategy target**

<b>Annualised trajectory &amp; Shortfall met in first 5 years</b>	<b>Source</b>	<b>Homes 20% buffer</b>	<b>Notes</b>
<b>A</b>	Core Strategy 2011 – 2031	16500	
<b>B</b>	3yr Annualised requirement 1/4/2011 – 1/4/2014	2475	Using annualised trajectory: 825 dpa
<b>C</b>	Homes Completed (net) 1/4/2011 – 31/3/2014	873	Net reduction includes demolitions and conversions
<b>D</b>	<b>Requirement for next five years</b>	<b>4125</b>	<b>Using annualised trajectories 15/16 – 19/20 825 pa</b>
<b>E</b>	Plus Residual Shortfall	1602	(over next five years as per NPPG)
<b>F</b>	Plus 20% buffer	1145	
<b>G</b>	<b>Total Requirement</b>	<b>6872</b>	
<b>H</b>	<b>Annualised requirement</b>	<b>1374</b>	
<b>I</b>	<b>Total Deliverable dwellings</b>	<b>6201</b>	
<b>J</b>	<b>Housing Supply</b>	<b>4.51yrs</b>	

8.4 This table shows that with an annualised trajectory target and the shortfall being addressed in the next five years, there would not be a five year supply of housing land in the County. The table shows that annual build out rate is expected to be 1374 per annum; historic building rates in the county have not achieved this level over the past 25 years. On this basis the Council contends that it would be unrealistic to set such a target for the five year supply.

**Figure 10d - Assessment against annualised Core Strategy target**

<b>Annualised trajectory &amp; shortfall over Plan period</b>	<b>Source</b>	<b>Homes 20% buffer</b>	<b>Notes</b>
<b>A</b>	Core Strategy 2011 – 2031	16500	
<b>B</b>	3yr Annualised requirement 1/4/2011 – 1/4/2014	2475	Using annualised trajectory: 825 dpa
<b>C</b>	Homes Completed (net) 1/4/2011 – 31/3/2014	873	Net reduction includes demolitions and conversions
<b>D</b>	<b>Requirement for next five years</b>	<b>4125</b>	<b>Using annualised trajectories 15/16 – 19/20 825 pa</b>
<b>E</b>	Residual Shortfall	1602	over next 17 years at 94 pa
<b>F</b>	Plus Shortfall (longer term)	470	Required shortfall delivery over next 5 years at 94dpa
<b>G</b>	Plus 20% buffer	919	
<b>H</b>	<b>Total Requirement</b>	<b>5514</b>	
<b>I</b>	<b>Annualised requirement</b>	<b>1103</b>	
<b>J</b>	<b>Total Deliverable dwellings</b>	<b>6201</b>	
<b>K</b>	<b>Housing Supply</b>	<b>5.62yrs</b>	

8.5 This table shows that with an annualised trajectory target and the shortfall being addressed over the remaining 17 year Plan period there would be a five year supply of housing land in the County.

## 9. Housing land supply for Herefordshire

- 9.1 This report confirms that a 5-year supply of housing land will exist in the County on adoption of the Core Strategy based on the Council's preferred indicative trajectory.
- 9.2 The Council's preferred approach is to make up any shortfall over the whole Plan period. This is considered to be the most practical means of achieving the strategic housing target and meeting objectively assessed needs. This is the approach demonstrated in Figure 10b, which shows a **6.04 year** supply of housing land in the County. By adopting this approach even if it were decided that the post-April 2014 decisions could not be taken into account this approach would still demonstrate the existence of a 5-year supply. When assessed against the Core Strategy housing targets and trajectory and with the shortfall being addressed in the first 5 years the supply is **5.24 years** at Figure 10a. The Council has been clear and consistent about how the Plan will deliver housing to ensure that there will be a deliverable supply of developable new housing land, with suitable infrastructure provision, in accordance with the NPPF and NPPGs.
- 9.3 The Council submits that this approach is both realistic to the current position in the County on housing supply and demand and also reflects an approach considered to be appropriate by other inspectors. In his report to Gravesham Borough Council in July 2014 inspector Nigel Payne addressed a similar range of issues to those currently found in Herefordshire. He concluded that the frontloading of housing delivery in Gravesham was not practical at that time. He recognised that it was not practical for the local housing building industry to 'up its game' from a relatively low start point.
- 9.4 He concluded that it was not unreasonable that the development in Gravesham should be backloaded instead. He recognised that both the timing and total of new housing would be largely viable and essentially deliverable over the full plan period. The Council contend that those are exactly the same circumstances that exist in Herefordshire. This conclusion is further enforced as the submitted Herefordshire Local Plan (like the Gravesham equivalent) proposes no phasing restrictions that might hinder an enhanced rate of delivery should it prove viable on any strategic site.
- 9.5 Herefordshire, in common with most of the rest of the country, has experienced reduced levels of previously expected delivery in recent years, as a result of the recession. Recent increased market demand is leading to accelerated build rates on sites under construction and renewed interest by house builders to finalise detailed planning stages to enable commencement of sites. This demonstrates that development is moving in a positive and upwards direction. The housing position will continue to be kept under review annually taking into account updates to national guidance, case law or changes in local circumstances.
- 9.6 The Council submits that the speediest approach to increasing housing land in Herefordshire would be by the early adoption of the Core Strategy. This approach would:
- Enable early progress of the strategic housing sites;
  - Enable progress towards the provision of key elements of infrastructure;
  - Allow work on Hereford Area Plan to enable further identification of housing land;

- Allow Neighbourhood Development Plans to come forward to deliver housing in rural areas; and
- Provide a county-wide policy framework for considering (and permitting) other housing proposals.

- 9.7 Delaying the adoption of the core strategy to identify a significant range of additional housing proposals would not increase housing land supply in the short term. It is likely that such a process would take 18-24 months and have a negative impact on land supply. In addition, this would provide continuing uncertainty regarding key element of infrastructure delaying their progress and impacting upon the longer ability to deliver housing growth. Furthermore this delay would also lead delay in the adoption of Neighbourhood Development Plans and potentially undermine the confidence of local communities in that process.
- 9.8 The Council has been clear how the Plan will ensure that there will be a deliverable supply of developable new housing land, with suitable infrastructure provision, in accordance with the NPPF and the NPPG.

**Andrew Ashcroft**  
**Assistant Director – Economic, Environment & Cultural Services**

**2 March 2015**

## Appendix 1 - RSS table

**TABLE 1: Housing**

Planning Area	Annual Average Rate of Housing Provision		
	to 2007	2007-2011	2011-2021
Birmingham	2300	3000	3000
Coventry	650	650	830
Dudley	600	700	975
Herefordshire	800	600	600
Sandwell	900	900	975
Shropshire	1300	900	900
Solihull	400	400	470
Staffordshire	2900	2500	1600
Stoke-on-Trent	600	600	600
Telford & Wrekin	1330	1330	700
Walsall	500	500	825
Warwickshire	2000	1500	1350
Wolverhampton	500	500	825
Worcestershire	1900	1200	1000
MUAs (approx)	6450	7250	8500
Other Areas	10230	8030	6150
<b>Total</b>	<b>16680</b>	<b>15280</b>	<b>14650</b>
Ratio MUA: Other	1:1.6	1:1.1	1:0.7

- 6.14** The figures in Table 1 maintain the continuity with previous RPG11 by including the need for new dwellings together with the replacements for demolished stock.
- 6.15** The actual requirement for housing provision will vary with the level of demolitions and the replacement rates achieved. Table 2 provides the levels of demolitions assumed for each authority in preparing the figures in Table 1. A replacement rate of 1:1 is assumed except for Stoke-on-Trent where the ratio is 0.6:1. Authorities should strive to exceed the assumed replacement rates of 1:1 for demolished stock except in North Staffordshire where the low demand pathfinder analysis may conclude that a lower replacement rate is appropriate.
- 6.16** Current vacancy rates, by authority, have been used in determining demand for additional provision. As the rates decline (as a result of policy CF4) the needs must be reviewed.
- 6.17** The RPB should closely monitor the demolition, replacement, and vacancy rates in addition to the total new housing provision. The annual 'plan, monitor and manage' process, or a review, would determine the appropriate response to any divergences. In future reviews of this RPG, and in development plans, the RPB and local planning authorities should clearly define 'additional housing provision' and specify demolition, replacement, and vacancy rate assumptions.



GOVERNMENT OFFICE  
FOR THE WEST MIDLANDS

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Our Ref:

Date: 16 March 2010

Dear Craig

**WM RSS Phase 2 Revision – Development Control and Plan Preparation**

Thank you for your letter of 3 March seeking advice on the weight to be given to the adopted RSS, the Preferred Option, and the Panel Report.

As you now know the Proposed Changes will be published in July, and that forms the next statutory stage in the RSS process. Once published we will expect authorities to give the Proposed Changes considerable weight when preparing Development Plan Documents.

Since the publication in December 2007 we have expected authorities to give weight to the Preferred Option, and Core Strategies in preparation are reflecting that position.

The Panel Report is the result of a thorough examination of evidence and representations and is being considered by the Secretary of State as he prepares the Proposed Changes. The SoS is not obliged to accept the recommendations in the Panel Report, some of which are very detailed and may be more appropriately considered at the local level. In preparing Core Strategies authorities should always consider how flexible they are in relation to potential future changes. The recommendations in the Panel Report could be one consideration in the assessment of flexibility.

Turning to the 5 year housing land supply, the latest adopted development plan should be the starting point for this assessment, in your case the adopted RSS although clearly that does not provide district level figures in Shire County areas. The CLG Advice (on the Planning Inspectorate website) indicates the best available

estimate should be made under such circumstances. As the RSS Preferred Option provides figures at district level it would seem appropriate to use those to apportion the adopted RSS County figure (the Annex illustrates this approach). This is the absolute minimum test for a 5 year supply.

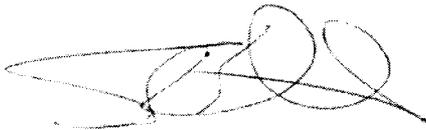
However, once the RSS is adopted higher figures may be applicable. To ensure you are prepared for that we would also expect you to consider your position against the Preferred Option. Where that assessment indicates potential problems in demonstrating a 5 year supply we would expect you to take appropriate action.

Your final question sought advice on site specific recommendations in the Panel Report. The SoS is still considering the Panel Report, but in general we would not expect an RSS to be site specific, such decisions should generally be taken at the local level.

I hope that helps you to proceed. I am copying this letter to all planning authorities as others may be interested.

If it would help to discuss any points please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian Smith', with a large, stylized flourish extending to the left.

**Ian Smith**  
**Head of Planning & Housing**



GOVERNMENT OFFICE  
FOR THE WEST MIDLANDS

**Annex**

**Typical calculation of minimum 5 year requirement – Lichfield District**

For Staffordshire, adopted RSS gross rate of provision 2011-2021 = 1600

Deduct demolition assumption, 110, produces net requirement of 1490/annum

From Preferred Option RSS, Lichfield District = 8,000, Staffordshire = 54,900

Lichfield proportion of Staffordshire =  $8,000/54,900 = 0.146$

Applying this proportion to the adopted RSS =  $0.146 \times 1490 = 217/\text{annum}$

Clearly this is only an example of the approach and similar calculations would need to be completed if figures for 2007-2011 are required.

**16 March 2010**

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### Appendix 3 - All Commitments at 1 April 2014

#### Hereford City

Application Number	Site Address	Not Started	Under Construction
S102138	Trinity House, 31 Barricombe Drive, Hereford, Herefordshire, HR4 0NU	7	0
S102657/F	43 Kings Acre Road, Hereford, Herefordshire, HR4 0QL	4	0
S111636/F	Belmont Chapel and Almshouses, Wenlock Close, Belmont, Herefordshire, HR2 7UZ	0	1
S112218/F	Ledbury Court, Ledbury Road, Hereford, HR1 2SH	1	0
S121746/F	Land at Oak Willows, Roman Road, Burcott, Hereford, HR1 1JL	0	2
S121798/F	Site adj to, 28 Southbank Road, Hereford, HR1 2UF	1	0
S121873/F	22 Folly Lane, Hereford, HR1 1LY	0	1
S121906/F	6a/b Highmore Street, Hereford	0	2
S113395/O	Land to the rear of, 83 Widemarsh Street, Hereford, HR4 9EU	5	0
S101714/F	152 Eign Street, Hereford, Herefordshire, HR4 0AP	2	0
S102921/O	Land to the East of, Holywell Gutter Lane, Hampton Bishop, Hereford, HR1 4JN	190	0
S123288/O	27 Tower Road, Hereford, Herefordshire, HR4 0LF	1	0
S102182/F	Marston House, 64 Belmont Road, Hereford, Herefordshire, HR2 7JW	4	0
S130002/F	Flats, 7 Greyfriars Avenue, Hereford, HR4 0BE	2	0
S130021/F	Former A B C Nursery, 45 Eign Road, Hereford, HR1 2RU	1	0
S121398/F	17,18 & 19 Bridge Street, Hereford, HR4 9DF	0	4
CW100863/O	2 Westfield Street, Hereford, Herefordshire, HR4 9PJ	1	0
S101921/O	Rear of 97 Old Eign Hill, Hereford, Herefordshire, HR1 1UA	2	0
S103253/F	Site at 260 Ledbury Road, Hereford, HR1 1QD	0	3
S103202/F	1 Broad Street, Hereford, HR4 9BH	6	0
S102507/F	77 Breinton Road, Hereford, Herefordshire, HR4 0JY	0	1
S113060/F	6 The Meadows, Belmont, Hereford, HR2 9RR	1	0
S103349/F	1 The Willows, Roman Road, Hereford, HR1 1JP	1	0

S112989/F	57 Prospect Walk, Hereford, HR1 1PB	2	0
S113162/F	Land to the rear of 64 Eign Road, Harold Street, Hereford, HR1 2QU	1	0
CE100954/RM	Pateshall 8, Holywell Gutter Lane, Hereford, HR1 1XA	0	4
DCCW2007/3394/F	Land to the rear of 121-123 Edgar Street, Hereford, Herefordshire, HR4 9JR	0	2
DCCE0009/1424/F	40 Newtown Road Hereford Herefordshire HR4 9LL	0	3
DCCW2005/1926/F	Highfield House, Coldwells Road, Holmer, Hereford, Herefordshire, HR1 1LH	2	1
SC 980933	Treago Grove, Hereford	7	0
CW2002/3441/F	Land to the west of the A49(T) and north of Belmont Avenue, Belmont, Hereford.	18	0
DCC90826/F	10 St Martins Street, Hereford, Herefordshire, HR2 7RE	1	0
S111256/F	2 Grandison Rise, Hereford, HR1 199	1	0
S120137/F	191 Aylestone Hill, Hereford, HR1 1JJ	0	1
S120326/F	44 Tower Road, Hereford, HR4 0LF	0	2
S110402/F	121 Edgar Street, Hereford, HR4 9JR	0	2
S120151/F	3 Union Street, Hereford, HR1 2BT	1	0
S120410/F	304 Kings Acre Road, Hereford, HR4 0SD	0	1
S122529/F	21 Northolme Road, Belmont, Hereford, Herefordshire, HR2 7SP	0	1
S122562/F	Garage block adjacent to, 1 Prior Street, Hereford, Herefordshire	0	1
S120939/F	The Merchant's House, 6-8 Widemarsh Street, Hereford, Herefordshire, HR4 9EW	3	0
S121283/F	6 Green Street, Hereford, HR1 2QA	0	2
S122009/F	Old Public Toilets, The Oval, Belmont Road, Hereford	1	0
CW93022/F	22 Eign Gate, Hereford, Herefordshire, HR4 0AB	5	0
S110751/F	16/17 Church Street, Hereford, HR1 2LR	5	0
S110918/F	32 Broomy Hill, Hereford, HR4 0LH	0	2
S110919/F	Campions Restaurant, Greyfriars Avenue, Hereford, HR4 0BE	14	0
DCCE2007/0609/F	Land between St James's Road and Harold Street, Hereford, Herefordshire, HR1 2QU	0	1
DCCE2007/0163/F	17 Walney Lane, Hereford, Herefordshire, HR1 1JD	0	2
123592	Land off Breinton Lee, Kings Acre Road, Hereford	15	0
S112506/O	87 Whitecross Road, Hereford, Herefordshire, HR4 0DQ	6	0

S111531/O	27 Tower Road, Hereford, Herefordshire, HR4 0LF	1	0
S113595/F	5 St James Court, St Owen Street, Hereford, HR1 2QD	0	2
CE093314/F	Land to the rear of 86/94 Widemarsh Street, Hereford	0	3
DMCE/092005/F	8 Commercial Road Hereford Herefordshire HR1 2BB	0	2
DMCE/092625/F	Land to the rear 9 Kyrle Street Hereford Herefordshire HR1 2ET	0	1
S111840/F	19 Commercial Road, Hereford, Herefordshire, HR1 2BD	1	0
S112336/F	92 & 94, Belmont Road, Hereford, Herefordshire, HR2 7JS	1	0
DCCE2008/0256/F	Land adj to 53 Barrs Court Road, Hereford, Herefordshire, HR1 1EQ	0	5
DCCW2008/0766/F	64 Belmont Road, Hereford, Herefordshire, HR2 7JW	0	2
DCCW2008/0937/F	167 Edgar Street, Hereford, Herefordshire, HR4 9JR	0	2
S110884/RM	Land To The North Of, Roman Road, Holmer, Hereford, HR1 1LE	97	55
S123287/O	78 Stanhope Street, Hereford, Herefordshire, HR4 0HB	2	0
CE90731/F	Land To The Rear Of 78 Hampton, Hereford, Herefordshire, HR1 1TJ	1	0
S101411/F	304 Kings Acre Road, Hereford, Herefordshire, HR4 0SD	0	1
S113300/F	65 St Owen Street, Hereford, Herefordshire, HR1 2JQ	1	0
S111638/F	Land adj to, 53 Barrs Court Road, Hereford, HR1 1EQ	0	5
S111795/F	16-18 High Town & 12 East Street, Hereford, HR1 2AA	6	0
S113464/F	South View, Roman Road, Burcott, Hereford, HR1 1JL	0	1
S120020/F	16 The Crescent, Hereford, HR4 9QX	0	1
S122877/F	Land to the rear of 129 Aylestone Hill, Hereford	0	4
S123173/F	Land adjacent to, 1 Hunderton Avenue, Hereford	1	0
S123246/F	Land adj to, 53 Barrs Court Road, Hereford, HR1 1EQ	0	2
123591	Hillrise Community Home, Southbank Road, Hereford, HR1 2TL	7	0

123330	126 Eign Street, Hereford, Herefordshire, HR4 0AP	1	0
132018	30 Westfaling Street, Hereford	1	0
113168	Former land of Hunderton Infants School, Belmont Avenue, Hereford, HR2 7JF	26	0
121065	Elmhurst, Venns Lane, Hereford, Herefordshire, HR1 1DE	1	0
122600	Land at Bridge Inn, College Road, Hereford, Herefordshire	13	0
130426	Former Pomona Works, Attwood Lane, Holmer, Hereford, HR1 1LJ	34	0
130435	Land to the rear of, 94 Aylestone Hill, Hereford, HR1 1JJ	1	0
130875	Land at 191 Aylestone Hill, Hereford	0	4
130878	Land at, 32 Coningsby Street, Hereford, Herefordshire	10	0
130888	Land at Merton Meadow, Edgar Street, Hereford, HR4 9JU	192	0
131042	Site To Rear Of, 86/94 Widemarsh Street, Hereford	4	0
131274	79 to 84 St Owen Street, Hereford, HR1 2QD	0	7
133025	167 Widemarsh Street, Hereford, HR4 9HE	1	0
133060	Land at 31 Highmore Street, Westfields, Hereford, HR4 9PG	0	2
133112	Land at 98 Kings Acre Road, Hereford, HR4 0RG	2	0
133188	Land to the rear of, 94 Aylestone Hill, Hereford	1	0
133255	The Coach House, rear of, 102 Ryelands Street, Hereford, HR4 0LD	1	0
131373	10 St Guthlac Street, Hereford, Herefordshire, HR1 2EY	0	2
131391	The Oval, Hereford	212	37
131450	Palmers Court, Attwood Lane, Holmer, Hereford, HR1 1LJ	1	0
131610	101-105 St Owen Street, Hereford, Herefordshire, HR1 2JW	21	0
131662	18 Bricknell Close, Hereford, HR4 0EB	0	2
131709	Land at Faraday Road, Hereford, Herefordshire, HR4 9NZ	100	0
131805	South View, Burcott, Hereford, Herefordshire, HR1 1JL	1	0
131806	17-18 Commercial Road, Hereford, Herefordshire, HR1 2BB	1	0
131853	Land adjacent to Cawdor, 27 Baysham Street, Whitecross, Hereford, HR4 0ET	1	0

131965	The Mews, 19-21 King Street, Hereford, HR4 9DA	5	0
132183	Land to the rear of, 10 Windsor Street, Hereford	1	0
132245	Land adjacent to, 1 Harris Court, Lower Bullingham, Hereford	2	0
132258	White Lodge, 50 Ledbury Road, Hereford, Herefordshire, HR1 2SY	5	0
132375	Land to the rear of 25 Barrs Court Road, Hereford, HR1 1EW	1	0
132593	Land at rear of, 101 Highmore Street, Hereford	0	1
132711	Land adjacent to, 8 Holywell Gutter Lane, Hereford, Herefordshire, HR1 1XA	2	0
132722	Rushford, 7 Belle Bank Avenue, Holmer, Hereford, HR4 9RL	1	0
132829	Land adjacent to 102 The Pastures, Lower Bullingham, Hereford, Herefordshire	2	0
132850	Land adjacent to, 72 Bulmer Avenue, Hereford, Herefordshire, HR1 1EJ	2	0
132954	Land at 114 Hampton Park Road, Hereford	2	0
132982	Land to the rear of 24A, Barrs Court Road, Hereford	1	0
133543	Land at, 53 Hampton Park Road, Hereford, HR1 1TJ	1	0
<b>TOTAL (GROSS)</b>		<b>1079</b>	<b>180</b>

### Market Towns

Application Number	Site Address	Not Started	Under Construction
N102290/F	The Malthouse Restaurant, Church Lane, Ledbury, Herefordshire, HR8 1DW	1	0
S102362/F	26 Broad Street, Ross On Wye, Herefordshire, HR9 7ED	3	0
N102548/F	Land off Crabtree Road, Kington, Herefordshire, HR5 3BJ	4	0
NC93248/RM	Three Mills House, Porthouse Industrial Estate, Bromyard, Herefordshire	1	0
S112687/F	Arden, Greytrees, Ross on Wye, Herefordshire	2	0
S120097/F	1 Henry Street, Ross-On-Wye, Herefordshire, HR9 7AA	0	1
S120714/F	Basement to No 1 Albion Chambers, Old Gloucester Road, Ross on Wye, Herefordshire, HR9 5LE	0	1
S101723/F	33 Gloucester Road, Ross On Wye, Herefordshire, HR9 5BS	2	0
N121863/O	Land adjacent to 34 Headbrook, Kington, Herefordshire, HR5 3DY	1	0

N102291/F	30 High Street, Leominster, Herefordshire, HR6 8LZ	3	0
S121392/F	Lower ground floor at 11a, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU	0	1
S110504/F	47 High Street, Ross on Wye, Herefordshire, HR9 5HG	0	2
S110545/F	Plot 3 Merrivale Farm, Merrivale Lane, Ross-on-Wye, Herefordshire, HR9 5JF	0	1
N110352/F	Vacant Site Adj to Grovella, Green Lane, Leominster, Herefordshire, HR6 8QW	2	0
N103264/F	Site at Old Grammar School, Church Street, Bromyard, Herefordshire, HR	5	0
S103087/O	Land adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9	2	0
S112863/F	Site adj to Thrushes Nest, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BU	0	1
S110707/F	Trenchard House, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BZ	6	0
NC92508/F	26 West Street, Leominster, Herefordshire, HR6 8ES	4	0
N112648/F	Symore Hill House, Winslow, Herefordshire, HR7 4LS	1	0
N113217/F	23 Drapers Lane, Leominster, Herefordshire, HR6 8ND	3	0
DCSE0009/1021/F	Rear Garden Plot To - Tudorville Walford Road Tudorville, Ross On Wye, Heref HR9 5PY	1	0
DCSE2007/1391/F	The Chase Hotel, Ross-on-Wye	0	6
DCNC2007/2869/F	44 Vicarage Street, Leominster	0	4
SE1999/1160/F	The Noahs Ark, Chapel Road, Ross-on-Wye, Herefordshire	0	6
DCNC2008/1298/RM	64 New Road, Bromyard, Herefordshire, HR7 4AN	0	1
DCNC2005/2718/F	77 Old Road, Bromyard, Herefordshire, HR7 4BQ	9	0
N111284/F	Former Orphans Printing Press, Laundry Lane, Leominster, Herefordshire, HR6 8JT	0	10
S111312/F	Boscombe House, 20 Station Street, Ross-On-Wye, Herefordshire, HR9 7AG	1	0
S120287/F	Gardner Butcher Garages, Kyrle Street, Ross-On-Wye, Herefordshire, HR9 7DB	13	0
N120455/F	Elm Cottage Site, New Street, Ledbury, Herefordshire, HR8 2EQ	0	1
N122300/F	Barn at Stonehouse Farm, Upper Hardwicke Lane, Bromyard, Herefordshire, HR7 4SX	1	0

N121997/F	46 Bridge Street, Kington, Herefordshire, HR5 3DW	0	1
N102016/F	Victoria Road, Kington, Herefordshire, HR5 3BY	10	0
N112368/F	Larkrise, Knapp Lane, Ledbury, Herefordshire, HR8 1AN	0	5
131206	Land at the rear of The Kings Head, High Street, Ross-on-Wye, Herefordshire	9	0
S121607/RM	37 Redhill Road, Ross On Wye, Herefordshire, HR9 5AU	1	0
S113139/O	Land To Rear The Rosswyn Hotel, Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	3	0
S113140/O	Land Adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	2	0
S120060/F	1a Market Place, Ross-on-Wye, Herefordshire, HR9 5NX	0	4
S111026/F	Land between Homs Road, & Old Market Close, Ross on Wye, Herefordshire	0	9
DCNW0009/1539/F	32 Duke Street Kington Herefordshire HR5 3BW	0	1
N112529/F	4 & 6 The Knapp, Bromyard, Herefordshire, HR7 4BD	2	0
N111472/F	Barn A Dunbridge Farm, Gloucester Road, Ledbury, Herefordshire, HR8 2JE	1	0
N111115/F	33 High Street, Kington, Herefordshire, HR5 3BJ	3	0
N111522/F	Play Area, Morgans Orchard, Kington, Herefordshire, HR5 3FA	1	0
NC100122/RM	Barons Cross Camp, Cholstrey Road, Leominster, HR6 8RT	425	0
NE101091/O	Bankside, Little Marcle Road, Ledbury, Herefordshire, HR8 2DR	4	0
S113214/F	Shop & Flat, 1 & 1a Market Place, Ross on Wye, Herefordshire, HR9 5NX	0	2
S113218/F	28 Kyrle Street, Ross on Wye, HR9 7DB	0	2
S101421/F	St Marys Hall, Church Row, Ross On Wye, Herefordshire, HR9 5HP	3	0
N111443/RM	Land at, Dukes Walk, Leominster, Herefordshire, HR6 8AE	1	0
N112631/F	22 Old Road, Bromyard, Herefordshire, HR7 4BQ	8	0
S112938/F	Rear garden of Tarka, Fourth Avenue, Greytree, Ross on Wye, Herefordshire, HR9 5GD	1	0
S123188/F	Flat 3, Serendipity House, Greytree Road, Ross-On-Wye, Herefordshire, HR9 7DQ	1	0

S123495/RM	Land To Rear The Rosswyn Hotel, Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	3	0
S123496/RM	Land Adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire	2	0
123587	Plot at Highwell Meadow, 36 Highwell Lane, Bromyard, Herefordshire, HR7 4DG	2	1
121452	Old Wesleyan Chapel, Harp Yard, Kington, Hereford, HR5 3BJ	9	0
123271	Land to the rear of Howard Cottage, Barons Cross Road, Leominster, Herefordshire	5	0
123569	Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	1	0
130273	Zoic House, The Southend, Ledbury, Herefordshire, HR8 2EY	4	0
130555	Land and Hotel at The Chasedale Hotel, Walford Road, Ross on Wye, Herefordshire	0	12
130696	Land at 13 Rowan Close, Ross on Wye, Herefordshire	1	0
130707	Moat Cottage, Bridge Street, Leominster, Herefordshire, HR6 8DX	2	0
130784	First floor, 27 Gloucester Road, Ross-on- Wye, Herefordshire, HR9 5LE	1	0
130960	Rear off, 39 York Road, Bromyard, Herefordshire	0	1
131118	Vine Tree Inn, Walford Road, Tudorville, Ross-On-Wye, Herefordshire, HR9 5RS	1	0
133233	Land adjacent to, 48 Verschoyle Gardens, Ross-on-Wye, Herefordshire, HR9 7HH	1	0
133434	Plot 2 Land North of Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	1	0
131264	Land at Albany, Walford Road, Ross-on-Wye, Herefordshire	1	0
131513	Land at Former West Mercia Management Site, Station Road, Ross on Wye, Herefordshire	4	14
131727	1 Copse Cross Street, Ross-on-Wye, Hereford, HR9 5PD	7	0
132011	20 New Street, Ledbury, Herefordshire, HR8 2DX	1	0
132033	Land at Chestnuts, The Avenue, Ross on Wye, Herefordshire	0	4
132092	36 Highwell Lane, Bromyard, Herefordshire	0	1
132126	Land at Tanyard Lane, Ross-On-Wye, Herefordshire, HR9 7BH	87	0
132359	Hales Lea House, 17 Lower Westfields, Bromyard, Herefordshire, HR7 4EN	2	0

132371	Land at St Frances of Rome R C Church, Sussex Avenue, Ross on Wye, Herefordshire, HR9 5AL	3	0
132372	Land adjacent to 15 Henry Street, Ross on Wye, Herefordshire, HR9 7AA	8	0
132399	Tamarisk House, 2 Pinsley Road, Leominster, Herefordshire	1	0
132431	Land at 52 Bank Crescent, Ledbury, Herefordshire, HR8 1AE	1	0
132446	Land at Junction A44 and, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	2	0
132455	Land rear of, 66 New Road, Bromyard, Hereford	1	0
132489	Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT	2	0
132669	5 Twyning Street, Bromyard, Herefordshire, HR7 4BW	1	0
132710	Land at Ryelands Road, Leominster, Herefordshire	5	0
132966	Kingswood Hall, Kingswood Road, Kington, Hereford	0	1
132973	6 Palace Pound, 6 St Marys Street, Ross-On-Wye, Herefordshire, HR9 5HX	1	0
133426	Land between Milvern House and, Milvern Place, Ballhurst, Bromyard, Herefordshire, HR7 4EF	4	0
133435	Plot 3 Land south of Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	1	0
<b>TOTAL (GROSS)</b>		<b>705</b>	<b>93</b>

#### Rural Areas

Application Number	Site Address	Not Started	Under Construction
S102128/F	Graftonbury Garden Hotel, Grafton, Herefordshire, HR2 8BL	0	6
140210	Land adj Town House Farm, Madley, Herefordshire, HR2 9LP	3	0
S102562/F	Land adjacent Whitehall Lodge, Whitehall Road, Hampton Bishop, Herefor	0	1
CW100303/F	Three Trees, Court Farm Drive, Tillington, Herefordshire, HR4 8LG	0	1
CE92326/F	Bolstone Court, Bolstone, Hereford, Herefordshire, HR2 6LZ	0	5
SE100230/F	Barns at Upper Cwm Farm, Llanrothal, Herefordshire, NP25 5RW	1	1
NC92963/F	Ballards Cottage, Upper Sapey, Worcestershire, WR6 6EP	0	1

N122694/F	Property Adj, Wildgoose Chase, Broad Street, Weobley, Herefordshire, HR4 8SA	0	1
N122731/F	Poplar Cottage, Longford, Kingsland, Herefordshire, HR6 9QS	0	1
S122733/F	Annexe to the rear of 1 Woodview, Lower Breinton, Hereford, HR4 7PG	0	1
S122742/F	Weston Corner Farm, Whitestone, Herefordshire, HR1 3SG	1	0
N122780/F	Hay Barn Courtyard, Stocks House Farm, Wellington, Herefordshire	5	0
S122819/F	The Hop Kilns, Tarrington, Hereford, Herefordshire, HR1 4JF	2	0
S122863/F	Land on North side of C1191 road, Preston on Wye, Herefordshire	0	1
S110885/F	Great Howle Farm, Star Beech Hill, Ross-on-Wye, Herefordshire, HR9 5SL	12	0
S113023/F	Llangarron Court, Llangarron, Ross-On-Wye, Herefordshire, HR9 6NP	5	0
S113443/F	Silverdale, Clehonger, Herefordshire, HR2 9TQ	1	0
S113537/F	Sunny Bank Farm, Little Dewchurch, Herefordshire, HR2 6PN	1	0
S113593/F	The Lane, Sutton St Nicholas, Hereford, HR1 3AT	2	1
N120014/F	Humber Grange, Church Road, Stoke Prior, Herefordshire, HR6 0NE	0	2
N120697/F	Land north of School House, Byton, Presteigne, LD8 2HS	0	1
S120707/F	The Knapp, Goodrich, Ross-On-Wye, Herefordshire, HR9 6HU	1	0
S120725/F	Land adjacent to One Prospect Lane, Llangrove, Ross on Wye, Herefordshire	0	1
S120740/F	Walwyn Court, Much Marcle, Herefordshire, HR8 2LY	1	0
N121644/F	Land at Rookrow Farm, Moorend Cross, Mathon, Malvern	1	0
N121733/F	Site adj to Hill Top Farm, The Goggin, Richards Castle, Ludlow, SY8 4EX	1	0
N121826/F	Barn at The Woodlands, Brimfield, Ludlow, Shropshire	1	0
N121849/F	Land adjoining Herb House, Hallets Well, Orleton, Ludlow, SY8 4HH	1	0
N121947/RM	Hightrees Nurseries, Hightree Bank, Leintwardine, Craven Arms, Herefordshire, SY7 0LU	1	0
N121949/F	Tyrrells Court Cottages, Stretford Bridge, Leominster, Herefordshire, HR6 9DQ	0	2

N121953/F	Site adj. New Inn car park, Market Square, Pembridge, Herefordshire, HR6 9DZ	0	1
NW90704/F	The Coppice, Brickyard Lane, Kington, Herefordshire, HR5 3LN	0	1
N101426/F	Land adjoining 3 Orchard Close, Eardisley, Herefordshire, HR3 6NP	0	2
S102023/RM	Rangers Lodge, Little Birch Lane, Kingsthorpe, Herefordshire, HR2 8AU	0	1
N102110/F	Quebb Cottage, Eardisley, Herefordshire, HR3 6LP	0	1
	Land to the rear of, The Plough Cottage, High Street, Leintwardine, He	0	1
N102053/F	The Lealands, Knighton Lane, Lingen, Herefordshire, SY7 0DY	0	1
S100879/F	White House, Allensmore, Herefordshire, HR2 9AJ	0	1
DS73782/O	Court Farm, Much Birch, Herefordshire, HR2 8HT	9	0
S121051/O	Penyard Holt, Weston under penyard, Ross-on-Wye, Herefordshire, HR9 7PF	2	0
S123296/O	Land opposite 1 Springdale, Gorsley, Ross on Wye, Herefordshire	1	0
S110263/F	Wharton Farm, Weston Under Penyard, Ross on Wye, HR9 5SX	0	2
123576/F	Old Pontfaen, Clifford, Hereford, HR3 5EW	2	0
N130001/F	Replacement dwelling at 1 Oak Bank, Fair Mile, Stoke Prior, Leominster, Herefordshire, HR6 0SA	1	0
DCCE0009/1684/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	5
S122102/F	Workshop at Woodlands Farm, Hoarwithy, Herefordshire	0	1
N122133/F	Land at 3 Pegs Farm Bungalow, Staplow, Ledbury, Herefordshire, HR8 1NQ	1	0
S122184/F	Flat 4 Mount Craig Hall, Pencraig, Ross-on-Wye, Herefordshire	2	0
N122197/F	North Barn at Highlands Farm, Stansbatch, Leominster, Herefordshire, HR6 9LL	1	1
S121238/F	The Threshing Barn, Lane Head Farm, Eaton Bishop, Hereford	0	1
S121239/F	The Bull Pen, Lane Head Farm, Eaton Bishop, Hereford, HR2 9QE	1	0
S121243/F	Church Cottage, Little Dewchurch, Herefordshire, HR2 6PN	1	0
N121252/F	Plum Tree House, Walwyn Road, Colwall, Herefordshire, WR13 6QE	0	1

S121297/F	Land adjacent 6 Coughton Place, Coughton, Herefordshire, HR9 5RX	2	0
S102600/O	Paradise House, Marden, Herefordshire, HR1 3EN	1	0
CW93313/F	Paradise Farm, Marden, Hereford, HR1 3EN	2	0
S110591/F	Plot adj Barn Wellbrook Manor, Peterchurch, Hereford, HR2 0SS	0	1
N111274/F	Land adjacent to, 3 Elm Tree Cottages, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NB	1	0
N111523/F	Bank Villa, Luston, Leominster, Herefordshire, HR6 0EB	0	1
S102837/F	Seven Acres, Kings Caple, Herefordshire, HR1 4TZ	0	1
S103053/F	Lower Wander, Putley, Herefordshire, HR8 2QT	0	1
S110500/F	Manor House, Burghill, Hereford, HR4 7RX	0	1
N102065/F	Land at, Frome Valley Haulage Depot, Bishops Frome, Herefordshire, WR6 5BZ	0	17
N103217/F	Tidbatch, Pound Lane, Clifton-on-Teme, Worcestershire, WR6 6EQ	0	1
N110131/F	The Nupend, Cradley, Malvern, Worcestershire, WR13 5NP	0	1
S110415/F	Plot adj The Fruit Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UD	1	0
N111700/F	Site adj to Brooklands, Wyson Lane, Brimfield, Ludlow, SY8 4NQ	1	0
N111739/F	Redwood, Batchcombe, Storrige, Herefordshire, WR13 5ES	0	1
N102767/F	Former Carpet Warehouse, West Street, Pembridge, Leominster, Herefords	1	0
N103123/F	Barn adjoining Manor Barn, Orleton, Ludlow, Shropshire, SY8 4HR	3	0
S111803/F	Penylan, Pontrilas, Hereford, HR2 0DL	3	0
N112976/F	Rear of Stone Cottage, Canon Pyon, Herefordshire, HR4 8NV	0	1
S113067/F	Cobhall Manor Farm, Allensmore, Hereford, HR2 9BG	4	1
S113127/RM	Land at Crafty Webb, Bredwardine, Hereford, HR3 6BZ	0	1
S113524/F	Treberva, Much Birch, Hereford, HR2 8HU	0	1
S120048/F	Parkside Farm, Welsh Newton, Herefordshire, NP25 5RP	1	0
N120069/F	The Limes, Norton Canon, Herefordshire, HR4 7BP	0	1
S112145/F	Dore Mill, Abbey Dore, Herefordshire, HR2 0AA	0	2
N103120/F	Upper Easton Farm, Leysters, Leominster, Herefordshire, HR6 0HX	4	0

N102226/F	Great Penlan, Brilley, Herefordshire, HR3 6JW	1	0
S102433/F	Furnace Farm Barns, Old Furnace Road, St Weonards, Herefordshire, HR2	1	0
S090408/F	Colebrook Cottage, Bredwardine, Herefordshire, HR3 6BZ	1	0
S110479/F	Sydcombe Park, Dorstone, Herefordshire, HR3 6BA	1	0
S110878/F	The Folly, The Goytree, Waterstone, Herefordshire, HR2 0DT	1	0
S111117/F	Land adjacent to Lanresse, Little Dewchurch, Hereford, Herefordshire, HR2 6PJ	1	0
S112154/F	Nursery Cottage, Common Hill Lane, Fownhope, Herefordshire, HR1 4QA	1	0
S112197/F	Oldstone Farm, Fownhope, Hereford, HR1 4PJ	0	2
N112299/F	Bridge Farm, Almeley, Herefordshire, HR3 6LD	0	1
N112315/F	Manor Farm, Monkland, Leominster, HR6 9BD	4	0
N112319/F	Leeway (in garden curtilage), 32a Bridge Street, Kington, Hereford, HR5 3DX	1	0
N113257/F	Munderfield Court, Munderfield, Bromyard, Herefordshire, HR7 4JX	0	1
N113525/F	Cherry Lyn Adj Cartref, Staunton on Wye, Herefordshire, HR4 7LR	0	1
S110746/F	The Pump House, Much Birch, Hereford	1	0
S111254/F	Keepers Bungalow, Shenmore, Madley, Herefordshire, HR2 9PB	1	0
S111424/F	Plot adj Jollys of Goodrich, Goodrich, Ross on Wye, Herefordshire, HR9 6HX	1	0
N111428/F	Green Lane Farm, Lower Eggleton, Ledbury, Herefordshire, HR8 2UQ	1	1
S111594/F	Lavender Cottage, Llangrove, Ross on Wye, Herefordshire, HR9 6EZ	2	0
CW101207/F	Meadow Bank, Breinton, Herefordshire, HR4 7PP	0	1
NW101242/F	Spond House, Upper Spond, Kington, Herefordshire, HR5 3LB	0	1
SW100636/F	Brickleys, Sydcombe Farm, Scotland Bank, Dorstone, Herefordshire, HR3	0	1
NC101062/F	Barn at Pencombe Court Farm, Pencombe, Bromyard, Herefordshire, HR7 4S	0	1
S102019/F	Frome Farm, Priors Frome, Herefordshire, HR1 4EQ	0	4
N110159/F	The Coach House, Eyecote, Luston, Leominster, Herefordshire, HR6 0AS	1	0
S110136/F	Wilderness Barn, Michaelchurch Escley, Hereford, Herefordshire, HR2 0P	1	0

N110148/F	Land at Sunset View, Sunset View, Colwall Road, Mathon, Malvern, WR13	1	0
N102973/F	Land adj 10 Caldervale, Woodhouse Lane, Bodenham, Herefordshire, HR1 3	2	0
N130096/F	Coddington Court School, farmyard and Mayfield Farm, Coddington, Ledbury, Herefordshire, HR8 1JL	1	0
130184/F	Land adjacent Stone Eaves, Whitchurch, Ross on Wye, Herefordshire	1	0
N113176/F	Oast House, Lustonbury, Luston, Herefordshire, HR6 0AP	0	1
S113265/F	Barns Hollymount, Glewstone, Nr. Ross on Wye, Herefordshire, HR9 6AN	0	1
N113289/F	Stretford Bridge Farm, Stretford, Leominster, Herefordshire, HR6 9DQ	0	1
NE100889/F	The Prancing Pony, Cradley Nr Malvern, Worcestershire, WR13 5NN	1	0
SW100841/F	Fishpool Farm, Fishpool Lane, St Weonards, Herefordshire, HR2 8NY	1	0
DCSW2008/0911/RM	Sandridge, Barrack Hill, Little Birch, Hereford, Herefordshire, HR2 8AY	0	1
DCCE2008/1239/F	Camp Farm, Dinedor, Hereford, Herefordshire, HR2 6PD	0	1
DCNW2005/0522/F	The Parks Barn, Stocken Farm, Presteigne, Powys.LD8 2HD	0	1
DCSE2005/0850/F	Barns at Old Court Farm, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6DA	0	1
DCNE2009/0518/F	Hillbrow Fromes Hill Ledbury, Herefordshire HR8 1HW	0	1
DCCW0009/1043/F	The Grange Wormsley Herefordshire HR4 8LY	0	1
DCSW2009/0651/F	Mynydd-Ferddin Rowlestone Hereford, Herefordshire HR2 0ED	0	1
DCNW2004/3274/F	Northwood Farm, Noke Lane, Pembridge, Leominster, Herefordshire, HR6 9HP	4	0
NE2003/0647/F	Crown Inn, Cradley, Malvern, Herefordshire, WR13 5LS	3	1
DCNW2007/1553/F	Rhyddwr Farm, Staunton-On-Wye, Hereford, Herefordshire, HR4 7LR	0	2
NE2002/2041/F	The Railway Paddock, The Elms School, Walwyn Road, Colwall, Malvern	1	0
SW2001/1413/F	Trelough Barns, Trelough Farm, Wormbridge Hereford.	2	0
SW1999/1275/F	Cefn Barn, Llanveynoe, Herefordshire, HR2 0NA	0	1

DCCE2009/0616/F	Swiss Cottage Whitestone Hereford, Herefordshire HR1 3SE	0	1
DCSE0009/0966/F	Mill House Whitchurch Ross-On-Wye, Herefordshire HR9 6DJ	0	2
DCNW0009/1179/F	Lodge Farm Buildings Deerfold Birtley, Bucknell, Herefordshi SY7 0EF	0	2
T2007/1046/F	Crofton, Aston Ingham	0	1
SW1999/1762/F	Pool Farm, Much Dewchurch, Hereford,	2	0
DCNC2006/2393/F	Barn at Lustonbury, Luston, Leominster, Herefordshire, HR6 0AP	1	0
DCSE2005/3799/F	Barn at Rudge Farm, Pontshill, Nr. Ross-on- Wye, Herefordshire.	0	1
DCNW2005/1653/F	Crump Oak Farm, Broxwood Nr Pembridge Herefordshire, HR5 3JY	0	3
DCCE2006/3894/F	Hagley Cottage, Bartestree, Hereford, Herefordshire, HR1 4BX	0	1
DCSE2005/3372/F	Broom Farm, Welsh Newton, Herefordshire.	3	1
DCNC0009/1336/F	Suzie's Barn And The Pottery Woodhampton House Bleathwood, Ludlow, Herefordsh SY8 4LR	0	3
DCNC0009/1597/F	Poplands Farm Whitbourne Worcester, Herefordshire WR6 5RR	2	1
DCCW2005/2170/F	Field House Farm, Sutton Road, Cross Keys, Hereford, Herefordshire, HR1 3NL	5	1
S113380/F	Hillcrest, Gorsley, Ross on Wye, HR9 7SW	0	2
S113138/F	Mount Pleasant, Arthur Stone Lane, Dorstone, Herefordshire, HR3 6AX	0	2
S110246/F	Barns at Highfield House, Coldwell Road, Munstone, Hereford, HR1 1LH	3	0
S110335/F	Stalls Farm, Bartestree, Hereford, HR1 4BY	0	1
N110392/F	Sparrn Hill, Haynall Lane, Brimfield, Ludlow, Shropshire, SY8 4BG	1	0
S111124/F	Hagley Hall, Lugwardine, Bartestree, Hereford, HR1 4BA	3	0
S110566/F	Lodge Bungalow, Lugwardine, Herefordshire, HR1 4AE	0	1
N122555/F	Wellington Farm, Bishops Frome, Worcester, WR6 5BY	0	1
N122587/F	Barn at New Park, Oil Mill Lane, Bucknell, Herefordshire	1	0
S122593/F	Outbuiding New House Farm, Marden, Hereford	1	0
N122605/F	Clematis Cottage, Raycombe Lane, Coddington, Herefordshire, HR8 1JH	1	0
S131997/F	The Laurels, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EZ	1	0

S122679/F	Detached Building at Lower Wolton, Much Marcle, Herefordshire	0	1
S120220/F	Beechgrove, Goodrich, Ross on Wye, Herefordshire, HR9 6JE	0	1
S120423/F	Hillcrest, Sollers Hope, Herefordshire, HR1 4RL	1	0
S120603/F	Land adj Windrush, Whitchurch, Ross on Wye, Herefordshire, HR9 6DJ	0	1
S120631/F	Site formerly 1 & 2 Marsh Cottages, Lock Road, Withington, Hereford, HR1 3QE	0	1
N122225/RM	The Cottage, Western Lye Farm, Leominster, Herefordshire, HR6 9SZ	0	1
N122244/F	Ledicot Farm, Shobdon, Leominster, Herefordshire, HR6 9NX	1	0
N122254/F	Land Adjacent Parsonage Farm, Auberrow Road, Wellington, Hereford	0	12
S122297/F	Buildings at Moorend Farm, Weston Beggard, Hereford	0	2
N122302/F	Flat at Town Farm, Castle Frome, Herefordshire, HR8 1HQ	1	0
S122353/F	Land near Lawn Farm, Lystone Lane, Wormelow, Herefordshire, HR2 8JG	0	1
N122413/F	Land at Rose Cottage, Winforton, Herefordshire	0	1
S122441/F	Outbuilding at Llanwarne Court, Llanwarne, Herefordshire, HR2 8JE	1	0
N122466/F	Sparrington Farm, Pencombe, Bromyard, Herefordshire, HR7 4SL	1	0
N122484/F	The Greenhill, Greenhill, Cradley, Malvern, Herefordshire, WR13 5JE	0	1
S122518/F	Site adj to Eastcliffe, Linton, Ross on Wye, Herefordshire	1	0
N122993/F	Land adjoining Red Lion Hotel, Bell Square, Weobley, Herefordshire	0	1
N110789/F	Tanhouse Farm, Tanhouse Lane, Cradley, Malvern, Herefordshire, WR13 5JY	2	0
S120937/F	Brick House, Linton Road, Gorsley, Herefordshire, HR9 7FF	3	0
S120971/F	Land adjacent to Wyatt House, Wyatt Road, Cross Keys, Hereford	1	0
S121014/F	White House, Llancloudy, Hereford, Herefordshire HR2 8QP	0	1
S121083/F	Brockhampton Court, Brockhampton, Herefordshire, HR1 4TQ	9	0
N121088/F	White House, Wellington, Hereford, HR4 8AU	0	1
S121179/F	Kynaston Court, Hentland, Ross-On-Wye, Herefordshire, HR9 6LP	3	0

S121222/F	Land adj to Whitchurch Fire Station, Whitchurch, Ross-On-Wye, Herefordshire	4	0
S122006/F	Barn at Traphouse Nurseries, Allensmore, Herefordshire, HR2 9BP	1	0
N122005/F	Bartbety Barn, Bearwood, Pembridge, Leominster, Hereford, HR6	1	0
NW100412/F	Brick House Farm, Monkland, Leominster, Herefordshire, HR6 9DB	1	0
CE100470/F	The Squirrels, Fownhope, Herefordshire, HR1 4PB	0	1
NW100121/F	19 Watling Street, Leintwardine, Herefordshire, SY7 0LW	1	0
CW83205/F	Church House Farm, Wellington, Hereford, Herefordshire, HR4 8AZ	20	0
CW101151/F	Lion Farm, Burghill, Herefordshire, HR4 8NG	2	0
S102245/F	Turnastone Court, Turnastone, Vowchurch, Herefordshire, HR2 0RA	1	0
N102717/F	No 2 Hopton Corner Cottage, Stoke Lacy, Nr. Bromyard, Herefordshire, HR7 4HD	0	1
N103318/F	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkes, Herefordshire, SY8 2HJ	0	1
S112414/F	Breinton Lodge, Breinton, Hereford, HR4 7PP	0	1
S110451/F	Great Penlan Farm, Great Penlan Farm, Dorstone, Herefordshire, HR3 6BL	0	1
DCNC2008/1938/RM	Land adjacent to Old School House, Stoke Prior, Leominster, Herefordshire, HR6 0LG	0	2
DCSE2008/2225/F	Hill Crest, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SW	0	1
N112170/F	Threshing Barn, Shires Glat, Canon Pyon, Herefordshire, HR4 8PD	0	1
S112226/F	Hunters Post, Welsh Newton, Monmouthshire, Herefordshire, NP25 5RW	1	0
140315	Barn Conversion at Dingle Barn, Rushall, Much Marcle, Herefordshire, HR8 2PF	1	0
140354	Barns at South Hyde Farm, Mathon, Malvern, Herefordshire, WR13 5PD	1	0
P130516/F	Land adj Dragon Wyck, Bosbury Road, Cradley, Malvern, WR13 5LT	0	7
130013	Barrats Orchard, Cradley, Nr Malvern, Hereford. WR13 5NF	1	0
DCCE0009/1501/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	1
S121405/F	Flats at Bryngwyn Manor, Wormelow, Herefordshire, HR2 8EH	0	5

S121475/F	The Spinney, Symonds Yat West, Ross-on-Wye, Herefordshire, HR9 6BN	0	1
S121514/F	The Mintons, Duke Street, Withington, Hereford, HR1 3QD	0	2
S121627/F	Ivy Green Cottage, Abbeydore, Hereford	0	1
N122022/F	Tainchel Farm, Hundred Lane, Ashton, Herefordshire, HR6 0DN	0	1
S122030/RM	Land rear of, 2 Doward Place, Goodrich, Herefordshire, HR9 6HL	2	0
N122062/F	Firs Cottage, Lyonshall, Kington, Herefordshire, HR5 3LN	0	1
S122071/F	Land at Sutridge, Lea, Ross-on-Wye, Herefordshire, HR9 7LB	0	1
N122922/F	Land adjacent to, 13 The Birches, Shobdon, Leominster, Herefordshire	0	1
N123007/F	Home Paddock, Lyonshall, Kington, Herefordshire, HR5 3JD	1	0
N123041/F	The Foundry, Brimfield, Ludlow, Herefordshire, SY8 4NG	1	0
S123061/F	Barn at Granton Lodge, Goodrich, Ross-on-Wye, Herefordshire	1	0
N123058/F	2 Orlin Road, Colwall, Malvern, Herefordshire, WR13 6HA	0	1
N123067/F	Land at The Coach House, Old Church Road, Colwall, Malvern, Herefordshire	0	1
S123076/F	Plot at Meadowcroft, Swainshill, Hereford, HR4 7PU	1	0
S123541/F	The Granary, Lower Witherstone Farm, Carey, Hereford, Herefordshire, HR2 6NQ	1	0
DCNC2004/0793/O	The Old Rectory, Pencombe, Bromyard, Herefordshire, HR7 4SH	1	0
DCSE2004/3054/F	Marstow Court, Marstow, Ross-On-Wye, Herefordshire, HR9 6HD	5	0
DCSE2006/1841/F	Land adjoining Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY	2	1
S112513/F	Four Foxes Vineyard, Longworth Lane, Bartestree, Hereford, HR1 4BX	0	1
N113063/F	Ford Farm, Middleton on the Hill, Ludlow, SY8 4BD	0	2
N111482/F	Bridge Farm Barn, Wellington, Herefordshire, HR4 8AZ	0	2
N111484/F	Stocks House Farm, Wellington, Herefordshire, HR4 8AZ	0	1
S112232/O	Park Hall, Wormelow, Herefordshire, HR2 8EQ	5	0
N110927/F	Pates Hall, Kimbolton, Leominster, Herefordshire, HR6 0HE	0	4

DMSW/093179/F	Court Llaca Longtown Herefordshire, HR2 0LW	0	1
N112363/F	Oakwood, Eardisley, Hereford, HR3 6NH	0	2
S112602/F	13 Gosmore Road, Clehonger, Hereford, HR2 9SN	0	1
S112643/F	Westholme, Fownhope, Herefordshire, HR1 4NN	0	2
DCCE2007/3630/F	Purlbrook Farm, Shucknall, Hereford, Herefordshire, HR1 3SJ	0	3
DCNW0009/1931/F	Church House Farm Orleton Ludlow, Herefordshire SY8 4HN	0	5
DCNW2008/0792/F	Forty Acres, Kingsland, Leominster, Herefordshire, HR6 9PY	0	1
N111378/F	Orchard Farm, Comberton, Ludlow, Shropshire, SY8 4HE	1	0
N111630/RM	Kingswood Hall, Kingswood Road, Kingswood, Kington, Herefordshire, HR5 3HE	2	0
N111672/F	Pegs Farm, Nr Staplow, Ledbury, Herefordshire, HR8 1NQ	4	0
N112680/F	The Byletts, Pembridge, Leominster, Herefordshire, HR6 9HY	0	1
S110651/F	New Forest Farm, Craswell, Herefordshire, HR2 0PN	0	1
S110763/F	Rickyard & Calves Cot Barns, Cothill Farm, Turnastone, Vowchurch, Herefordshire, HR2 0RE	0	2
N110787/F	Meadow End (formerly Laburnum), Little Cowarne, Bromyard, Herefordshire, HR7 4RG	1	0
S110819	Hazelwood, Woolhope, Herefordshire, HR1 4RQ	1	0
S110883/F	Little Canwood, Checkley, Hereford, HR1 4NF	1	0
S120387/F	Arbour Hill Farm, Lincoln Hill, Ross on Wye, HR9 7TH	1	0
N111584/F	The Nupend, Cradley, Herefordshire, WR13 5NP	0	2
S111924/F	Nantewain, Broad Oak, Hereford, HR2 8QZ	0	1
S112234/RM	The Laurels Farm, Brampton, Kingstone, Herefordshire, HR2 9NF	1	0
NW092486/F	The Motor House Bryans Ground Stapleton Presteigne, Herefordshire LD8 2LP	0	1
DCSW2007/3574/F	Land adjoining Brynsmead, Much Birch, Hereford, Herefordshire, HR2 8HY	0	1
DCSW2007/3885/F	Dason Court, Hentland, Ross-on-Wye, Herefordshire, HR9 6LW	2	3
DCCE2008/2986/F	Wootton Farm, Checkley, Hereford, Herefordshire, HR1 4NA	0	1
DCNW2008/0985/F	Lower Green Cottages, Pembridge, Broxwood, Leominster, Herefordshire, HR6 9JG	0	2

NW92650/F	The Highlands Works, Stansbatch, Leominster, Herefordshire, HR6 9LL	0	1
S110092/O	The Gables, Station Road, Credenhill, Herefordshire, HR4 7DW	1	0
S101907/O	Land adjacent to Holly Bush, Crafty Webb, Bredwardine, Herefordshire, HR3 6BZ	1	0
S110274/F	Land adj Hornbeam, School Lane, Weston, Ross on Wye, Herefordshire, HR9 7PA	0	1
S102520/F	Norton Farm, Lea Bailey Road C1278, Lea Bailey, Herefordshire, HR9 5TY	0	1
S103291/F	Red Gables, C1118 Preston Wynne, Preston Wynne, Herefordshire, HR1 3PE	0	1
S112583/O	Beckleigh, Little Dewchurch, Herefordshire, HR2 6PN	1	0
N112808/F	Kinton Farm, Kinton, Leintwardine, Herefordshire, SY7 0LT	0	1
DC083345/F	Trilloes Court, Bolstone Lane, Little Dewchurch, Herefordshir, HR2 6PS	0	1
SE100422/F	Holly Tree Cottage, Goodrich, Herefordshire, HR9 6HU	0	1
NW101020/F	Almeley Methodist Chapel, Almeley Wooton, Herefordshire, HR3 6PY	0	1
SE100567/F	Lower Woodfield, Llangarron, Herefordshire, HR9 6PN	0	1
S101476/F	Land adjoining Oakland, Blindmans Gate, Gorsley, Herefordshire, HR9 7S	1	0
S102964/F	Barn adj Pontilla, Longtown, Herefordshire, HR2 0LG	1	0
N103059/F	Eyecote, Luston, Leominster, Herefordshire, HR6 0AS	0	1
S111633/CD	Parks Farm, Canon Pyon, Hereford, HR4 8NP	2	0
N111647/F	Fairlands, Winforton, Hereford, HR3 6EB	2	0
N111730/F	The Hazels, Almeley, Herefordshire, HR3 6LQ	0	1
N111939/F	Burnt House, Westhope Hill, Westhope, Canon Pyon, Hereford, Herefordshire, HR4 8BU	0	1
S111810/F	The Old Post Office, Station Road, Credenhill, Hereford, HR4 7BW	1	0
S112818/F	The Old House, Checkley, Hereford, HR1 4ND	1	0
S112825/F	Cae Garw, Newton St Margarets, Herefordshire, HR2 0QS	0	1
S112954/F	Upper House Farm Ltd, Moreton on Lugg, Hereford, HR4 8AH	1	0
S113120/F	Marsh Farm, Tanhouse Road, Upton Bishop, Herefordshire, HR9 7UP	0	1
S113121/F	Threshing Barn Marsh Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UP	0	1

N113413/F	Land adj to New Inn, Market Square, Pembridge, Herefordshire, HR6 9DZ	0	1
N113588/F	The Glat, Canon Pyon, Hereford, HR4 8PD	1	0
N122878/F	Land adj to The Close, Lyonshall, Herefordshire, HR5 3LP	8	0
N122906/F	Church Cottage, Yarpole, Herefordshire	0	1
N122999/F	Barn at The Thorn, Aulden, Leominster, Herefordshire	1	0
N123185/F	Site At P H Poston And Son Ltd, Kitchen Hill Road, Orleton, Herefordshire, SY8 4HN	1	0
S123251/F	Former garage, Llangrove, Ross on Wye, Herefordshire	2	0
N123268/F	Plot 2 at P H Postans & Son Ltd, Kitchen Hill Road, Orleton, Ludlow	1	0
N123302/F	Cottage at Knowle Farm, Lower Hergest, Kington, Herefordshire	3	0
123310/F	Barn adj The Laurels, Dinedor Hill, Herefordshire, HR2 6PD	0	1
N123320/F	Coddington Court School, Coddington, Ledbury, Herefordshire, HR8 1JL	1	0
N123337/F	Annexe at The Granary House, Yatton, Aymestrey, Leominster, Herefordshire, HR6 9TL	1	0
S123365/F	The Stables & Coach House, White House, Newton St Margarets, Hereford, HR2 0RE	0	1
S123397/F	Land at Ariconium, Weston-under-Penyard, Ross-on-Wye, Herefordshire, HR9 7NX	0	1
N123419/F	Site Adjacent Burley, Stonehouse Lane, Bringsty, Herefordshire, WR6 5TG	0	1
N123460/F	Land West of Next End Farm, Monkland, Leominster, Herefordshire	1	0
S123474/F	Replacement Dwelling at Monks Walk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY	1	0
S112026/F	Woodlands Farm, Newton St Margarets, Herefordshire, HR2 0QN	1	0
130149	19 Tedder Avenue, Credenhill, Hereford, Herefordshire, HR4 7ED	0	2
130167	Redundant Stone Barn at Maund Court, Bodenham, Herefordshire	3	0
130179	Barn at Walk Mill Farm, Norton, Bromyard, Herefordshire, HR7 4NT	1	0
130181	Land at 47 Closure Place, Peterchurch, Herefordshire, HR2 0RS	1	0
130230	Hop Kiln at Hope Farm, Edvin Loach, Bromyard, Herefordshire	0	1

130873	Orchard House (Plot 1), Monks Walk Orchard, Much Marcle, Herefordshire, HR8 2LY	1	0
131014	Lincetter Farm, Badley Wood, Whitbourne, Worcester, Herefordshire, WR6 5SJ	1	0
131349	The Stables, Manor Farm, Lower Bullingham, Hereford	1	0
080058	Part Of O S Plot No's 11791578, Cusop, Hay On Wye Herefordshire, HR3 5BE	25	0
120678	Land adj to St Mary's Farm, Kingsland, Leominster, Herefordshire, HR6 9QS	11	0
S121332/O	Faraday House, Madley, Herefordshire, HR2 9PJ	19	0
121923	Hill Farm, Tillington, Hereford, HR4 8LJ	4	0
122572	Land at The Parks, Brockhampton, Hereford, HR1 4SD	0	1
122786	Rose Villa Farm, Sutton St Nicholas, Hereford, HR1 3BJ	0	2
122810	Former Farmhouse, South-East of Trenant Farm, Peterchurch, Herefordshire, HR2 0SU	1	0
123065	Land adjoining Pepper Plock, Weobley, Herefordshire	8	0
123105	Rosella, Lower Court Farm, Putley, Herefordshire, HR8 2QP	2	0
123417	Dairy Farm - Lodge Farm, Walterstone Common, Herefordshire, HR2 0DT	1	0
123421	Replacement dwelling at Brick Cottage, Winforton, Hereford	0	1
123456	The Cartshed, The Hamlet of Halesend, Storrige, Malvern, Herefordshire, WR13 5EW	1	0
123463	Land adjacent to The New Inn, Staunton on Wye, Herefordshire, HR4 7LR	0	1
123561	Replacement dwelling at Croft Cottages, Fromes Hill, Ledbury, Herefordshire, HR8 1HW	0	1
123565	Sufton Rise, Mordiford, Herefordshire, HR1 4EN	12	0
130253	Replacement dwelling at Corbetts Orchard, Pencombe Road, Winslow, Bromyard, Herefordshire	1	0
130347	Land at Central Park, Church Road, Kingstone, Herefordshire, HR2 9ES	5	0
130414	Barn at Eaton Hall, Stoke Prior, Leominster, Herefordshire, HR6 0NA	0	1
130436	Town House and Former Ballroom, Bryngwyn Manor, Wormelow, Herefordshire	2	0
130440	Shepherds Rough, Ballingham, Hereford, HR2 6NW	0	1
130474	Land on north of Winford House, Withies Road, Withington, Herefordshire, HR1 3PX	0	2

130485	The Cider House at Oak House, Eastwood, Tarrington, Hereford, Herefordshire, HR1 4JF	1	0
130514	Land at Meadow Farm, Lower Hopton, Stoke Lacy, Bromyard, Herefordshire, HR7 4HX	0	1
130535	Land adjacent Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire	1	0
130537	Land at The Farm, Lyonshall, Kington, Herefordshire	1	0
130615	Replacement dwelling at Old Cobblers, Risbury, Leominster, Herefordshire	0	1
130632	Land at Quakers Farm, Michaelchurch Escley, Herefordshire	1	0
130666	Redundant buildings at Moors Farm, Lea, Herefordshire	2	0
130718	Willow Croft, Luston, Leominster, Herefordshire, HR6 0EB	1	0
130779	Land at Orchard House, Credenhill, Herefordshire	0	1
130781	Conversion of Cider House, Lower Court, Putley, Ledbury, Herefordshire	0	1
130926	Outbuildings at Rose Cottage, Shirlheath, Kingsland, Leominster, Herefordshire, HR6 9RJ	1	0
130942	The Monnows, Walterstone, Herefordshire, HR2 0DX	1	0
130963	Replacement dwelling at Wayside Cottage, Upper Dormington, Hereford, HR1 4EF	0	1
130997	Land at Ufton Court Farm, Ufton Court, Holme Lacy, Hereford	1	0
131039	Outbuildings and land at Former Glendaph Nursing Home, North Road, Kingsland, Leominster, Herefordshire	0	4
131052	Land adjoining Forest Lodge, Dark Lane, Leintwardine, Ludlow, Shropshire	1	0
131098	Parsonage Farm, Eardisley, Hereford, Herefordshire, HR3 6LX	0	1
131089	Land at Lower House, Church Road, Eardisley, Herefordshire	0	1
131105	Land Adjoining Brooklands, Moreton On Lugg, HR4 8DQ	0	1
131130	Land at Newend House, Canon Pyon, Hereford	1	0
131134	Barn at Red Wychend, Much Cowarne, Bromyard, Herefordshire	2	0
131166	The Gables, Munstone Road, Hereford, Herefordshire, HR1 1LG	1	0
131214	Dwelling at Priors Court, Upper Dormington, Herefordshire, HR1 4EE	2	0

131247	Hollyville, Cobhall Common, Allensmore, Herefordshire, HR2 9BP	1	0
132968	Land adj to Bliss House, Staunton on Wye, Herefordshire, HR4 7NA	11	0
133115	Land adjacent to Gateway Nursery, Longworth Lane, Bartestree, Herefordshire, HR1 4GA	3	0
133200	Annex at The Beeches, Wellington, Herefordshire, HR4 8AZ	0	1
133184	Land at Esbank House, Upper Churchfields, Cradley, Malvern, WR13 5LJ	1	0
133248	Land adjacent to Pilgrims, Cradley, Malvern, Herefordshire, WR13 5LL	0	1
133279	2 Spa Cottage, West Malvern Road, Upper Colwall, West Malvern, WR14 4EH	1	0
133291	Summer Cottage, Titley, Kington, Herefordshire, HR5 3RS	1	0
133293	Nupton Farm, Redcastle Road, Canon Pyon, Herefordshire	1	0
133332	Land at Goats Galore Animal Sanctuary, Wicton Lane, Winslow, Bromyard, Herefordshire, HR7 4LP	1	0
131275	Land Adjoining Rose Cottage, Gorsley, Ross-On-Wye, Herefordshire	0	10
131331	Lambs Green Cottage, Clifton-On-Teme, Worcester, Herefordshire, WR6 6EG	0	1
131350	Land at Penblaith Farm, Llancloudy, Ross-on-Wye, Herefordshire	1	0
131351	Woodville, Burley Gate, Hereford, HR1 3QL	1	0
131362	Land adjoining to Woodville, Burley Gate, Hereford	1	0
131387	Land at Windrush, School Lane, Clehonger, Herefordshire	2	0
131409	The Bringwood, Burrington, Ludlow, Herefordshire, SY8 2HT	0	6
131442	Land at Holly House, Wellington, Herefordshire, HR4 8AT	0	1
131499	Land at Willow Croft, Sutton St Nicholas, Herefordshire, HR1 3AZ	0	4
P131503/RM	Land At Whitethorn Farm, Carey, Hereford, HR2 6NG	1	0
131537	Woodbury House, Yarkhill, Hereford, Herefordshire, HR1 3SU	1	0
131615	Barn adjacent Forty Farm, Madley, Herefordshire	0	2
131671	Replacement dwelling at Ashley Fields Cottage, Hundred Lane, Middleton-on-the-Hill, Leominster, Herefordshire	1	0

131710	Replacement dwelling at Rose Cottage, Putley Green, Herefordshire, HR8 2QL	1	0
131723	Old House Barn, Middle Cwm, Longtown, Hereford, HR2 0LL	1	0
131745	Great Catley Farm, Catley Southfield, Bosbury, Ledbury, Herefordshire, HR8 1QN	3	0
131759	Brockhampton Court Nursing Home, Brockhampton, Hereford, Herefordshire, HR1 4TQ	1	0
131791	Upper House Farm, HR5 3JN	0	6
131907	P H Postons & Son Ltd, Orleton, Ludlow, Shropshire, SY8 4HN	1	0
P131937/O	Land adjacent to Rose Villa, Paradise Green, Marden, Hereford	5	0
131932	Land adjacent to The Elms, Tarrington, Herefordshire, HR1 4HZ	1	0
131963	Site adj Scar Farm The Hawkins, Stanford Bishop, Bromyard, Herefordshire, WR6 5TQ	1	0
131973	The Old Rectory, Boat Lane, Whitbourne, Worcester, Herefordshire, WR6 5RS	1	0
131975	The Old Rectory, Boat Lane, Whitbourne, Worcester, Herefordshire, WR6 5RS	1	0
131976	Subdivision of The Row, Much Marcle, Ledbury, Herefordshire, HR8 2NU	2	0
131981	Barn at Everstone Farm, Peterstow, Ross-on-Wye, Herefordshire, HR9 6LH	5	0
132001	St Marys Of Hope C E Primary School, Hope-Under-Dinmore, Leominster, Herefordshire, HR6 0PJ	0	1
132009	Replacement dwelling at Elm Cottage, Broadwood Drive, Colwall, Herefordshire	1	0
132038	Little Rundle End, Mathon, Malvern, Herefordshire, WR13 5PW	0	1
132098/O	Land adjacent to White House, Bartestree, Hereford	2	0
132094	High Acres, Hatfield, Leominster, Herefordshire, HR6 0SQ	1	0
132123	Chapel adjacent to The Cottage, New Street, Lyonshall, Herefordshire, HR5 3HT	1	0
132148	Barns and Farmhouse at Ash Farm, Leysters, Leominster, Herefordshire	4	0
132152	The Rosary, Kingsland, Leominster, Herefordshire, HR6 9QJ	1	0
132219	Land at The Marshes Farm, Bullocks Mill, Kington, Herefordshire, HR5 3SD	1	0
132272	Sandalwood, Nunnington, Herefordshire, HR1 3NJ	1	0

132299	Urishay, Nr Peterchurch, Herefordshire, HR2 0SY	1	0
132281	The Old School, Garway, Herefordshire	2	0
132285	Barn at White House Farm, Munstone, Herefordshire, HR1 3AD	2	0
132304	Land to the rear of White House, Staunton-on-Wye, Herefordshire, HR4 7LR	0	1
132414	Outbuilding adj to Swallow Farm, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NA	1	0
132432	Great Quebb, Eardisley, Herefordshire, HR3 6LP	1	0
132569	Sharaine, Station Road, Credenhill, Herefordshire, HR4 7EY	2	0
132602	Barns at Broome Farm, Peterstow, Ross-on-Wye, Hereford, HR9 6QG	1	0
132598	Land off Kitchen Hill, Orleton, Ludlow, Shropshire	0	14
132606	Land at John Richards Nurseries Ltd, Mathon Road, Colwall, Malvern, WR13 6EW	1	0
132615	Redundant Barns at Great Treadow Farm, St Owens Cross, Hereford	0	2
132619	Barn at Hillcot, Much Marcle, Herefordshire, HR8 2PF	1	0
132629	Land at rear of Standale, Staunton on Wye, Herefordshire, HR4 7LT	1	0
132630	Replacement dwelling at Santa Maria, Bringsty Common, Bromyard, Hereford	0	1
132700	Lower House, Madley, Hereford, HR2 9LU	2	0
132701	Amberley Heights, Sutton St Nicholas, Hereford, HR1 3BS	1	0
132702/O	Land adjacent to Woodbine Cottage, Sutton St Nicholas, Herefordshire, HR1 3BJ	2	0
132705	Building adjoining Crackadonia, Lyonshall, Herefordshire, HR5 3LN	0	1
132791	Land Adjoining Monks Walk Cottage, Much Marcle, Herefordshire, HR8 2LY	0	1
132802	Trimstone Garage, Burghill, Herefordshire	1	0
132831	Gardeners Cottage, Tedstone Delamere, Bromyard, Herefordshire, HR7 4PS	1	0
132832	Land adjacent Harwell, Brampton Abbots, Ross on Wye, Herefordshire, HR9 7JD	1	0
132855	Holloway Farm, Hampton Charles, Tenbury Wells, Herefordshire, WR15 8PY	1	0
132962	Land adjacent to October House, Bartestree, Hereford, HR1 4DA	3	0

133333	Land at Bank Cottage, Whitestone, Herefordshire, HR1 3SB	1	0
133367	Land at Rosemary Cottage, Madley, Herefordshire, HR2 9LS	0	2
140014	Lower Woodfield, Llangarron, Ross-On-Wye, Herefordshire, HR9 6PN	1	0
140029	Cotmeadow, Nashend Lane, Bosbury, Ledbury, HR8 1JY	1	0
140030	Church House Farm, Collington, Bromyard, Herefordshire, HR7 4NA	2	0
140168	Hillcrest, Staunton On Wye, Hereford, Herefordshire, HR4 7LR	0	1
140213	Bridge House, Kingsland, Leominster, Herefordshire, HR6 9SF	0	1
140217	Highbury House, Dinedor, Hereford, Herefordshire, HR2 6PD	1	0
140219	Land at Bridge House, Eardisley, Herefordshire, HR3 6NH	0	1
140175	Workshop at Old Vicarage Barn, Eye Lane, Luston, Leominster, Herefordshire, HR6 0DT	1	0
P140279/O	Land Opposite, 1 Springdale, Gorsley, Ross- On-Wye, Herefordshire, HR9 7SU	1	0
<b>TOTAL GROSS</b>		<b>486</b>	<b>333</b>

#### Appendix 4 Resolutions to grant planning permission

Planning Application granted planning permission April 2013-2014 subject to S106 agreements (not included in Appendix 1 or 2)

Application Number	Site address	Dwelling numbers	Date of Committee
130351/F	Land South of the B4349 and west of the C1221 Kingstone	150	5 <sup>th</sup> June 2013
130541/O	The Paddock off Perrystone Lane, Tupsley	17	17 <sup>th</sup> July 2013
131885/F	Site adjacent to 4 Valentine Court, Canon Pyon	30	9 <sup>th</sup> Oct 2013
132192/F	Llanerch Y Coed, Dorstone, Hereford	3	8 <sup>th</sup> January 2014
132374/O	Land adjacent to Willowcroft, Sutton St. Nicholas	15	19 <sup>th</sup> February 2014
132624/O	Land off Church Way, Holmer	13	19 <sup>th</sup> February 2014
132321/F	The Field adjoining Brookmill Close, Colwall	12	19 <sup>th</sup> February 2014
132230/O	Land adjacent to Cross Farm, Credenhill	9	12 <sup>th</sup> March 2014
<b>Total dwellings</b>		<b>249</b>	

**Appendix 5 - Sites granted planning permission or with a resolution to grant planning permission April 2014 – September 2014**

<b>Application No.</b>	<b>Site Address</b>	<b>Description</b>	<b>No. of dwellings</b>
140285/O	land at Porthouse Farm, Tenbury Road, Bromyard, Herefordshire,	Outline for 76 dwellings (35% affordable) and a business centre for B1 uses,	76
132924/O	land at Gadbridge Road, Weobley, Herefordshire, HR4 8SN	Site for erection of 40 dwellings	40
133262/O	Land Rear of Westbury, Cusop, Hay-on- Wye	Site for erection of 3 detached dwellings.	3
132221/O	Talbots Farm, The Rhea, Sutton St Nicholas, Herefordshire, HR1 3BB	Site for 1 proposed dwelling	1
P132734/F	Land at Former Bottling Plant, Walwyn Road, Colwall, Malvern, WR13 6RN	Erection of 25 new dwellings comprising 12 purpose designed units for older residents, 4 open market units and 9 affordable units, plus a retail unit and 46 bed nursing home.	25
P140531/O	Quarry Field, Cotts Lane, Lugwardine, Herefordshire, HR1 4AA	Residential development comprising 20 open market homes and 10 affordable homes.	30
P133440/F	Staunton-on-Wye Endowed Primary School, Staunton-on-Wye, Hereford, HR4 7LT	Conversion of existing building and associated works to create 14 net new close care units of accommodation for the elderly; construction of a new build 70 bedroom nursing home; landscaping; amendments to access and car parking; and all other ancillary works	14
131529/F	Land adjacent to Tadpole Cottage, Eardisland, Leominster, Herefordshire, HR6 9AR	New sustainable live/work dwelling with ancillary outbuilding - 1	1
140290/O	Land adjacent to Barberry House, The Row, Wellington, Herefordshire	Proposed erection of 2 no. 4-bedroom houses and 1 no. 2-bedroom bungalow	3
P140844/O	Land at The Sun Inn, off the A438, Winforton, Herefordshire	Proposed erection of 4 no. three bedroom detached dwellings.	4
P140495/F	Land adjacent to 7 Milvern Close, Bromyard, Herefordshire, HR7 4UH	Development of 1 dwelling with off street parking.	1

P140116/F	Land adjacent to Rectory Gate, Stoke Prior, Herefordshire	1 New dwelling	1
P140684/O	Land east of the A40, Ross on Wye, Herefordshire	Development of up to 290 dwellings	290
P140056/O	Land adjacent to Harpacre, Clehonger, Hereford	Land for residential development - 13	13
P141155/F	Land adj Stone House, Bromyard Road, Ridgeway Cross, Cradley	Proposed single storey dwelling - 1	1
P141314/O	Land at Ryelands View, Kinsham, Presteigne	Proposed two bedroom bungalow - 1	1
P141230/F	Counties View, Much Birch, Hereford	Proposed erection of a detached dwelling - 1	1
P140164/O	Land to the rear of Paradise Meadows, Marden	Site for the erection of 16 nos. dwellings	16
P141712/O	Land opposite England's Gate Inn, The Moor, Bodenham	Outline application with all matters reserved for residential development - 40	40
P140942/O	Land off Pixiefields, Westfields, Cradley, Herefordshire	Site for residential development of up to 60 houses	60
P141157/F	Land at Green Lane Cottage, Green Lane, Yarpole, Leominster	Proposed demolition of an existing dwelling and erection of five detached dwellings - +4	4
141253	Land adj. to Church House Farm, Wellington, Hereford, Herefordshire, HR4 8AZ	Proposed construction of 20 no. two storey dwellings with associated	20
141526	Land South of Hampton Dene Road, Hereford	Proposed residential development (up to 110 dwellings), access,	110
141087	Land at Gardd y Ffin, Garway, Herefordshire, HR2 8RE	Proposed construction of a detached 4 bed dwelling and garage block	1
141107	Land at Archenfield Veterinary Surgery, Archenfield Road, Ross-on-Wye, Herefordshire, HR5 9AZ	Proposed 2 no. residential properties	2
141150	Land at Lower Barton, Barton Lane, Kington, Herefordshire, HR5 3RE	Proposed conversion of stone barn to living accommodation	1
141211	Vincenzo, Stoke Lacy, Bromyard, Herefordshire, HR7 4HZ	Proposed conversion of redundant chapel into 3 bedroom residential	1
141217	Land at, Vine Tree Inn, Walford Road, Tudorville, Ross on Wye	Proposed replacement of former store/skittle alley by the siting of	1
141218	Plaistow Farm, Rhea Lane, Ledbury, Herefordshire, HR8 2PU	Proposed conversion of and alterations to a range of period barns	4

141240	Land at the Travellers Rest, Stretton Sugwas, Herefordshire, HR4 7AL	Proposed erection of 5 terraced houses and formation of parking	5
141243	1 Braemar Gardens, Hereford, Herefordshire, HR1 1SJ	Proposed granny annexe	1
141330	Kingswood Hall, Kingswood Road, Kington, Hereford, HR5 3HE	Proposed erection of new dwelling, annex and garage.	1
141314	Land at Ryelands View, Kinsham, Presteinge, Herefordshire	Proposed two bedroom bungalow.	1
141489	Land adjacent to Cae Duff, Garway Common, Hereford, HR2 8RF	Proposed house with garage/workshop	1
141534	Land at 78 Castlefields, Leominster, Herefordshire, HR6 8BJ	Proposed two bedroom bungalow.	1
141575	Site opposite Hillerton Fold, Hillhampton Lane, Shobdon, Herefordshire, HR6 9NE	Proposed retirement bungalow.	1
141614	Barn at Arkstone Court, Clehonger, Hereford, HR2 9TR	Proposed conversion of redundant barn to dwelling for poultry manager.	1
141632	29/31 West Street, Leominster, Hereford, HR6 8EP	Proposed sub division of flat to provide 1 flat and 1 studio apartment	2
141689	Land Adjacent To Style House, Withington, Hereford, HR1 3PZ	Proposed erection of dwelling and garage	1
141753	Old Chapel Cottage, Walford, Ross-On-Wye, Herefordshire, HR9 5QU	Proposed use of holiday cottage as an unrestricted dwelling/house	1
141787	Glencarn, 11 Corpus Christi Lane, Ross-On-Wye, Herefordshire, HR9 7AE	Change of use from complementary health centre back to original use as	1
141800	White House Farm, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SF	Proposed dwelling	1
141861	Land adjacent to 17 Caswell Road, Leominster, Herefordshire	Proposed new detached house.	1
141903	Hunters Hall, Lea, Ross-on-Wye, Herefordshire, HR9 7LQ	Proposed site for erection of four dwellings.	4
141946	Land between Beech House, Firs Lane and, 102 Old Road, Bromyard, Herefordshire, HR7 4BA	Erection of 4 two bed houses with 8 parking spaces.	4
141972	Land adjacent to Credenleigh, Cradley, Herefordshire, WR13 5NB	Proposed erection of 3 no. dwellings.	3
141987	Court Mews, Hole in the Wall, Foy, Ross on Wye, Herefordshire	Change of use of former dining room and kitchen to two new residential	2

142123	Chaff Pen Cottage & The Crooked Barn, Sizecroft Barns, Kilpeck, Hereford, Herefordshire, HR2 9DW	Change of use of 2 no. holiday cottages to create 2 no. individual	2
142161	Palmers Court East, Attwood Lane, Holmer, Hereford, Herefordshire, HR1 1LJ	Proposed single storey dwelling within garden to Palmers Court East	1
141126	Flats 2 & 3 at, 7 The Square, Kington, Herefordshire, HR5 3BA	Proposed change of use of flats 2 and 3 to day centre and memory cafe	-2
141170	Kilkington Manor, Staunton On Wye, Hereford, Herefordshire, HR4 7LW	Proposed change of use and conversion of existing Granary to a	1
141637	3 Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5BU	Proposed change of use from store for shop to new flat. Utilisation of	1
141670	Leadon Bank Bungalow, Orchard Lane, Ledbury, Herefordshire, HR8 1DQ	Proposed change of use from Class D1 to C3 (dwellinghouse)	1
141927	Yew Tree Inn, Priors Frome, Hereford, Herefordshire, HR1 4EH	Proposed change of use of existing public house to dwelling house	1
141352	Land at Gritt Farm (adjacent to Hill View), Chapel Lane, Bodenham, Herefordshire, HR1 3HY	Proposed agricultural workers dwelling with garage and new	1
141133	Land at, Burley Farm, Stonehouse Lane, Bringsty, Worcestershire, WR6 5TF	Prior approval of proposed change of use of agricultural building to a	1
141435	Barn at, Stockley Hill Farm, Vowchurch, Peterchurch, Hereford, HR2 0RL	Prior Approval of Proposed Change of Use of Agricultural	2
141525	Cae Groes Barn, Newton, Hereford, Herefordshire	Prior Approval of Proposed Change of Use of Agricultural	2
141530	48 Folly Lane, Hereford, Herefordshire, HR1 1LX	Proposed change of use of vacant retail premises to 2 residential	2
141786	Barn at Craco Hill Farm, Much Dewchurch, Hereford	Prior Approval of Proposed Change of Use of Agricultural Building to a	2
142105	Barns at Little Trewen Farm, Little Trewen Lane, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6ER	Conversions of barns to two new residential dwellings.	2
142135	Stone Barn, Mynydd-Ferddin Farm, Rowlestone, Herefordshire, HR2 0ED	Conversion of stone barn to two dwellings.	2
142122	Barns at Bage House Farm, Madley, Hereford, HR2 9JP	Prior Approval of Proposed Change of Use of Agricultural Building to a	3

**Total**

**819**