

**Introduction**

The Housing Delivery Test was introduced by the Government through revisions to the National Planning Policy Framework (NPPF) in 2018. The test measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Government intend to publish the Housing Delivery Test results for each local authority in England annually and the first results were published in February 2019.

The test results, published in February, indicated that Herefordshire Council had provided 74% of the housing required in the County over the three years from 2015 to 2018. As the housing delivery fell below 95% of the requirement. The Council is required to produce an Action Plan to assess the causes of under-delivery and identify actions to increase delivery in future years.

This document forms the Action Plan for Herefordshire, it begins by setting out the context of the Housing Delivery Test, highlighting the supporting policy drivers from the national perspective. It then illustrates the more local context with the various plans relevant to housing in place. It goes on to set out the main issues for Herefordshire, what has been done to date as well as areas ongoing areas of work. Finally there it includes a number of actions which the council intends to implement with the aim of increased housing delivery.

**Section 1: The National Housing context****1.1 The Housing White Paper**

The Government published a Housing White Paper 'Fixing our broken market' in February 2017. The White Paper set out the Government's plans to reform the housing market and boost the supply of new homes in England. The proposed measures covered planning for the right homes in the right places, how to build homes faster and how to diversify the housing market. It proposed to introduce a new Housing Delivery Test to show whether the number of homes being built is below the required number of homes needed in an area.

**1.2 National Planning Policy and Guidance**

The Government reinforced its objective to significantly boost the supply of new homes and making the local authority more accountable for delivery in their area by publishing a revised National Planning Policy Framework<sup>1</sup> (NPPF) (July 2018 & further revised with minor updates in February 2019). The Housing Delivery Test Measurement Rule Book<sup>2</sup> (July 2018), updated

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<sup>1</sup> NPPF 2019

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

<sup>2</sup> Housing Delivery Test Measurement Rule Book

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HDT\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf)

Planning Practice Guidance<sup>3</sup> (PPG) (July 2019) and the Housing Delivery Test: 2018 Measurement Technical note<sup>4</sup> (February 2019).

The methodology for calculating the Housing Delivery Test is set out in the Housing Delivery Test Measurement Rule Book. It measures the number of net homes delivered against the number of homes required over a rolling three year period.

The formula for the Housing Delivery Test Calculation is as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

The 'Housing Delivery Test' (HDT) has operated since the publication of the revised NPPF in However, transitional arrangements are in place for the first three years. Once fully implemented the HDT will have the following consequences:

- The publication of an action plan if housing delivery falls below 95% of a local planning authority's adopted housing requirement over the previous three years;
- A 20% buffer on a local planning authority's five-year land supply if housing delivery falls below 85% of the adopted housing requirement (this in effect would require the Council to find additional sites for an additional 20% of the housing requirement); and
- The 'presumption in favour of sustainable development' in the NPPF would apply automatically if housing delivery falls below 75% of the adopted housing requirement, once transitional arrangements have ended in November 2020.

The transitional arrangements mean that, in respect of the Housing Delivery Test the presumption will apply if housing delivery falls below 25% of the housing requirement in November 2018 and 45% of the housing requirement in November 2019.

It should also be noted that, due to the lack of a five year supply of housing land the presumption in favour has been in place in Herefordshire since 2016.<sup>5</sup>

## Section 2: Local Planning Policy context

The following documents constitute the existing and emerging local plan for Herefordshire.

### 2.1 The Local Plan - Core Strategy

The Core Strategy was adopted in 2015 and has an overall housing target of 16,500 new homes to deliver over a twenty year period via a stepped trajectory. The Core Strategy identifies eight strategic housing proposals anticipated to deliver 5,875 new homes. Seven of the sites are greenfield sites on the edge of the city and four in the County's market towns. The eighth is based on brownfield land in the centre of Hereford and is comprised of pockets

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<sup>3</sup> Planning Practice Guidance Note: Housing supply and delivery  
<https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>4</sup> Housing Delivery Test: 2018 Measurement Technical Note  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779782/HDT\\_technical\\_note.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779782/HDT_technical_note.pdf)

<sup>5</sup> Five year housing land supply paper 2019  
[https://www.herefordshire.gov.uk/info/200185/local\\_plan/142/authority\\_monitoring\\_reports](https://www.herefordshire.gov.uk/info/200185/local_plan/142/authority_monitoring_reports)

of opportunities for development. An update on progress of the strategic sites is set out in Appendix 1.

The Core Strategy allows for actions depending on performance of housing delivery. Core strategy policy SS3<sup>6</sup> provides the policy framework for when dwelling completions are below the target figure. The policy indicates that priority will be given to increasing housing supply using appropriate mechanisms including:

- a. A partial review of the local plan; or
- b. The preparation of new development plan documents (DPDs); or
- c. The preparation of an interim position statement utilising evidence from the strategic housing land availability assessment.

## **2.2 Hereford Area Plan**

Work is underway upon the preparation of a Hereford Area Plan (HAP) which aims to set out the detailed proposals for to ensure that the housing targets as set out in the Core Strategy for Hereford City are achieved. The Core Strategy proposes 6,500 new homes for Hereford with 3,300 of those identified on strategic sites. The remaining 3,200 to be identified in the HAP through housing allocations. Since 2011 1,250 of these homes have been delivered in Hereford.

A Site Options Consultation<sup>7</sup> on the Hereford Area Plan was carried out between August and October 2018. The site options paper sets out to identify a range of sites to be considered as potential allocations for housing and employment within the HAP. Further evidence based work is underway to support the drafting of this Plan and to help confirm the suitability of sites to take forward.

## **2.3 Neighbourhood Development Plans**

Herefordshire Council have been successful in promoting the preparation of Neighbourhood Development Plans in the County as a tool to help deliver housing. A dedicated Neighbourhood Planning Team have been established within the Council and the Herefordshire currently has more “made” plans than any other English County.

### **a. The Market Towns**

The town councils for the market towns of Leominster, Ledbury and Ross on Wye are all undertaking Neighbourhood Development Plans. At Kington a referendum upon a Neighbourhood Development Plan received a negative result, so although a plan was prepared and underwent examination it has not been made. No neighbourhood plan has been progressed at Bromyard and Herefordshire Council currently proposing to prepare a plan for the town to ensure that its development targets are achieved.

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<sup>6</sup> Core Strategy Policy SS3, Pg.31

[https://www.herefordshire.gov.uk/download/downloads/id/1788/core\\_strategy\\_sections\\_combined.pdf](https://www.herefordshire.gov.uk/download/downloads/id/1788/core_strategy_sections_combined.pdf)

<sup>7</sup> Hereford Area Plan Site Options

[https://www.herefordshire.gov.uk/info/200185/local\\_plan/731/hereford\\_area\\_plan\\_hap/3](https://www.herefordshire.gov.uk/info/200185/local_plan/731/hereford_area_plan_hap/3)

## **b. The rural settlements**

The Rural areas of the county are experiencing a high rate of interest in Neighbourhood Plans. There are a total of 89 Neighbourhood Plans with material weight and 61 of those have been made. All are in conformity with the Core Strategy with the majority setting out housing allocations which are beginning to deliver new housing across the rural parts of the County.

## **2.4 Other Plans and Strategies**

### **a. Housing Strategy**

The Interim Herefordshire Housing Strategy<sup>8</sup>, refers to 'Improving housing supply and access to housing' as one of its key priorities. Overall, it should be recognised that there are limits on the amount of control that councils' have on the operation of the provider market and consequently on issues such as how much housing is delivered, its affordability and tenure balance.

### **b. Economic Vision**

Complementing the Core Strategy is the Economic Vision<sup>9</sup> which sets out a number of projects the council is supporting. The aim of the vision is to support economic growth including high value economies. The vision is designed to be flexible and robust however none of the projects are set in stone. Ideally the projects identified can be amended and adapted to fit with market demand, available finance, or other constraints.

Some of the opportunities within the current document may not be brought forward, however the vision addresses this through the "pipeline approach", which will generate further investment opportunities, and a commitment to regular reviews and is intended to be a long term outlook.

## **Section 3: What have Herefordshire Council done to improve the delivery of new housing?**

The Council has already recognised that it needs to continue to look at ways of increasing both housing supply and delivery in the County. The following are examples of measures already implemented.

### **3.1 Implementation of an interim position statement**

The Council approved an Interim position statement in September 2016<sup>10</sup>. The position statement was a response to the absence of a five year supply and lower rates of housing delivery than anticipated in the Core Strategy. The statement accorded with the actions set out in policy SS3 of the plan (see section 2 above). The statement made clear that Herefordshire Council positively encourages developers to come forward with proposals for suitable and sustainable housing developments to meet the county's needs'.

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<sup>8</sup> Herefordshire Housing Strategy

[https://www.herefordshire.gov.uk/download/downloads/id/8436/interim\\_housing\\_strategy\\_2016-2020.pdf](https://www.herefordshire.gov.uk/download/downloads/id/8436/interim_housing_strategy_2016-2020.pdf)

<sup>9</sup> Economic Vision [https://www.herefordshire.gov.uk/info/200145/business/754/invest\\_herefordshire/1](https://www.herefordshire.gov.uk/info/200145/business/754/invest_herefordshire/1)

<sup>10</sup> Interim Position Statement upon housing delivery 2016

<http://councillors.herefordshire.gov.uk/documents/s50040415/Appendix%201%20-%20Interim%20statement%20upon%20housing%20delivery.pdf>

It also indicated that in determining sustainable planning applications for new housing developments, the evidence available on sites identified in the strategic housing land availability assessment (SHLAA) process are given weight as a material consideration.

### **3.2 Setting up a Major Applications Team**

This team was specifically set up to deal with the strategic urban extensions and other major applications. The team has been in place since 2013.

### **3.3 Reducing uncertainty and minimising risk for developers**

The Planning Department is proactive in promoting pre-planning application discussions with developers within Herefordshire. This approach significantly reduces uncertainty for developers and lowers the initial cost of exploring development options.

### **3.4 Communication with Landowners, Developers and Agents**

The Council has been running an Agents' and Developers' Forum, which meets every six months to share important information and feedback from those building homes in the county. This provides a forum for the identification of problems affecting housing delivery.

In addition, once the results of the Housing Delivery Test were known it was considered essential not to just look at internal processes but also what external influences were leading to under-delivery of housing. Monitoring data had indicated that, setting aside the number of house completions, just 12% of sites with planning permission were under construction whilst the larger proportion had not commenced. Therefore developing an understanding of the views of the development industry was considered important.

A survey was sent out to over 200 agents and developers active in the county and around 10% responded. There was just over a 10% response rate to the survey and main issues raised in responses related to matters in respect of processing of planning applications, local resistance to development proposals and Neighbourhood Plans.

The survey results were presented to the Local Agents Forum for discussion and the process has proved useful in the development of the action plan.

### **3.5 Notification of approved planning applications**

Every week, all the planning applications validated and approved is shared with a mailing list to anyone who signs up to receive the list. The links for both validated<sup>11</sup> and approved<sup>12</sup> lists are available online. This is a helpful means of identifying opportunities for those interested in sites to develop.

### **3.6 Brownfield register**

Local Planning Authorities have a duty to prepare and publish a register of previously developed land that would be suitable for residential development. Herefordshire Council's Brownfield Register comprises sites that it has assessed as suitable for residential development. This includes sites that have been granted planning permission for this purpose,

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<sup>11</sup> [https://www.herefordshire.gov.uk/info/200142/planning\\_services/79/planning\\_weekly\\_lists/2](https://www.herefordshire.gov.uk/info/200142/planning_services/79/planning_weekly_lists/2)

<sup>12</sup> [https://www.herefordshire.gov.uk/info/200142/planning\\_services/79/planning\\_weekly\\_lists/3](https://www.herefordshire.gov.uk/info/200142/planning_services/79/planning_weekly_lists/3)

and it will in future also consider including appropriate sites that have been assessed as suitable in council-produced Housing Land Availability Assessments (for instance, SHLAA, Hereford Area Plan Options sites).

The register comprises two sections. Part 1 comprises sites that cover an area of 0.25ha or more and capable of supporting at least 5 dwellings, suitable for housing, available for development, and where residential development is achievable. Part 2 comprises brownfield land that has been allocated for residential development by Herefordshire Council following mandatory consultation procedures. Sites entered into this part of the register will be granted Permission in Principle under section 59A of the Town and Country Planning Act 1990. Currently, there are no sites in Herefordshire entered into Part 2. However, this may change following the publication of emerging DPDs such as the Hereford Area Plan and Rural Areas Site Allocations DPD (RASADPD), which will be allocating sites for residential development.

The latest published register (December 2018) can be found on the council's website<sup>13</sup>.

### **3.7 Self-build register**

The Council's Self and Custom build register was established in April 2016 in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

The Act requires the Council as a relevant authority to grant suitable development permissions in respect of serviced plots of land to meet the demand on the register. In order to monitor the Council's performance in relation to self and custom build legislation, planning permissions for single dwellings have been assessed to determine whether they meet the definition of a serviced plot of land that is provided in the Self-build and Custom Housebuilding Regulations 2016. Those that meet the definition have been counted towards meeting the requirement on the register. Additionally, the number of planning permissions that include Self or Custom build in the planning application description have also been counted. Together these total permissions for 679 plots of land that could include self-build or custom housebuilding. The Council have created a specific self-build planning officer post using government funding to help promote self-build housing and develop the register further.

Since 2016 there have been 542 entrants on the register. The registrants are seeking to acquire serviced plots of land within Herefordshire to build houses for themselves to occupy as homes. There is no fee for joining the register and there is no local connection test.

The Core Strategy was adopted prior to the publication of the Self-build and Custom Housebuilding legislation and therefore there is no specific policy on this matter. However the council will consider including an appropriate policy for self and custom build housing in the Core strategy review and the Hereford Area Plan. Information about the demand on the self-build registers is passed on to the parish councils preparing a Neighbourhood plan and a guidance note of this subject will be published on the neighborhood plans webpages. Information about the council's register is published on the website<sup>14</sup>.

### **3.8 Establishing a Development and Regeneration Partnership**

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<sup>13</sup> Brownfield site register

[https://www.herefordshire.gov.uk/downloads/download/1832/brownfield\\_sites\\_register](https://www.herefordshire.gov.uk/downloads/download/1832/brownfield_sites_register)

<sup>14</sup> Self-build register [https://www.herefordshire.gov.uk/info/200185/local\\_plan/141/self-build\\_and\\_custom\\_build\\_register](https://www.herefordshire.gov.uk/info/200185/local_plan/141/self-build_and_custom_build_register)

In 2018 Herefordshire Council formally appointed Keepmoat Ltd and Engie Regeneration Ltd as their development partners to deliver ambitious growth plans for Hereford City and the wider county. Whilst Keepmoat focus on the housing side of delivery, Engie support the delivery of regeneration construction projects, such as business units, student accommodation and commercial development, as well as affordable, and retirement housing. The agreements will aim to deliver development opportunities enabled by the City Link Road and Hereford Bypass, as well other sites across the county such as Ross Enterprise Park. The premise of the partnership was a joint risk and reward with the Council able to offer up its land. As the sites are located in areas with different land values the aim was for more “profitable” sites to fund development in areas where viability was a lot more challenging. So far, the partnership has achieved planning permission for 178 student bed accommodation in the city as well as a development site in Bromyard. There are still several sites left to develop. Some of these sites are within areas where suitability is challenging and substantial issues such as flooding close to the new link road must be overcome.

### **3.9 The Housing and Infrastructure Funding (HIF) Bid**

In order to enable the achievement of the housing target for Hereford new road infrastructure is required. A package of measure has been developed by the Council and in order to help to deliver the infrastructure a Housing Infrastructure Funding Bid has been submitted. The Council has been shortlisted for HIF to support the accelerated development of houses. If successful, the council will receive funding which to help delivery of the necessary transport infrastructure in Hereford.

## **Section 4: Future actions**

The following sets out some of the main issues and what the council can do to address these.

### **4.1 Herefordshire Local Plan Core Strategy Review**

The Local Plan (2011-2031) was adopted in October 2015. Compared to the years before adoption the past four years have seen an increase in housing completion rates to an average of over 500 therefore there has been more confidence in the local economy and particularly so in the last two years whereby completions average over 700 dwellings. However, the completion rates remain below that anticipated and this is largely as a result of strategic sites have delivering as fast as anticipated. See Figure 1 below summarises the position of with strategic sites.

**Figure 1 Progress of strategic sites**

Location	Capacity	Pre application	Valid application	Planning Permission granted	Completions to date	Non strategic site	DPD or NDP
<b>Hereford</b>						3200	HAP
Northern Urban Expansion (Holmer West)	500	complete	n/a	460	117		
Western Urban Expansion (Three Elms)	1000	complete	1200	0	0		
Southern Urban Expansion (Lower Bullingham )	1000	yes	no	0	0		
Hereford City Centre	800	complete	yes	293	239		
<b>Bromyard</b>						250	DPD
Land at Hardwick Bank	250	complete	500	0	0		
<b>Ledbury</b>						175	NDP
North of the Viaduct	625	complete	625	0	0		
<b>Leominster</b>							
Leominster Urban Extension	1500	no	no	0	0	800	NDP
<b>Ross on Wye</b>							NDP
Land at Hildersley	200	no	n/a	212	0	700	
<b>Total</b>	<b>5875</b>		<b>2325</b>	<b>672</b>	<b>356</b>	1925	

Of the eight strategic sites in the Core Strategy, two sites are underway. Holmer West to the north of Hereford city is making good progress and delivery is likely to continue at this rate of 40 dwelling completions per annum.

The development of Hereford city centre (as indicated by policy HD2) is making progress through the development of a number of sites which are delivering at about 30 dwellings per annum. Please see Appendix 1 which sets out the progress of the Core Strategy strategic sites in more detail.

The Core Strategy provides a commitment for a review to begin in 2019, in addition the National Planning Policy Framework (NPPF) requires a 5 year cycle of review of Local Plans and there is a requirement to review housing targets at least every 5 years. The results of the Housing Delivery Test provide an additional reason to undertake an early review of the plan.



## **Action 1**

Commence the review of the Core Strategy in 2019. This scope of the review will need to look again at the housing requirement, spatial strategy and strategic housing sites and is likely to consider the development requirements for an extended period up to 2041.

### **4.2 Speed in determination of planning applications**

The time taken to determine applications together with internal processes and consultations, were matters raised at the Agent and Developer Forum in June 2019. At the time there were a number of vacancies in the Development Management with officers handling high numbers of planning caseloads. However, the recent recruitment of staff has addressed this issue and should assist in speed of determining planning applications. Assessment of the speed of determining applications over the 4 months April to July 2019 indicates that 84% of major applications and 88% of non-major applications are being determined within target times.

## **Action 2**

Although the time taken to process planning applications is meeting the minimum requirements the council will undertake continuous monitoring to ensure that any pattern of delay is identified and addressed quickly and to ensure that the performance meets the required targets. In addition, the Council will continue to consider ways of improving speed of decisions, including streamlining its internal communications to prevent unnecessary delays.

### **4.3 Homes England**

Homes England are a non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government. Their role is to accelerate the delivery of housing across England, except in London where much of this role is devolved. Homes England have made a large amount of funding available to a strategic partnership made up of a group of local Housing Associations including: Stonewater, Fortis, West Mercia and Herefordshire Housing. A large amount of affordable housing is expected to be delivered for this funding. Therefore the housing associations are focussing on the larger sites within the county where no progress has been made since the grant of outline planning permission.

## **Action 3**

The Council will work closely with Homes England to identify opportunities to unlock the development potential of housing sites. The Council will monitor the progress of sites being delivered by Homes England funding via the strategic partnerships. If successful this will bring forward much needed affordable housing across the county

### **4.4 Developer contributions on sites of ten dwellings or less dwellings**

In November 2014<sup>15</sup>. The Government published a Written Ministerial Statement (WMS) indicating that residential development proposals of ten or less units would not be required to make developer contributions. This was echoed in the updated Planning Practice Guidance (NPPG) of 2016 and has been applied in Herefordshire since this time.

However, in the revised NPPG of March 2019 the specific reference to no tariff based contributions being required for developments of ten or less units is no longer included

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<sup>15</sup> Written Ministerial Statement 28 November 2014.

<https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statements/?page=1&max=20&questiontype=AllQuestions&house=commons%2Clords&use-dates=True&answered-from=2014-11-27&answered-to=2014-11-30&dept=7&keywords=planning>

(reference to the threshold in relation to affordable housing provision remains as in the WMS). Herefordshire Council sought clarification from the Ministry of Communities, Housing and Local Government on this matter. It was confirmed that though there is no specific reference to it in the wording of the NPPF, it does take into account the WMS. It was also made clear, however, that it is for Local Planning Authorities to set their own thresholds in Local Plans for seeking developer contributions.

The threshold for financial contributions will therefore remain as currently operated at least until the matter can be considered as part of the Core Strategy review. The current approach should result in fewer delays in negotiations for developer contributions on sites of ten and less helping with both the supply and delivery of new housing.

#### **Action 4**

For tariff based contributions system no financial contributions will be required for sites of ten or less dwellings recognising that this matter will be reconsidered as part of the Core Strategy review.

#### **4.5 Continuation of existing actions**

In addition to the four actions outlined above a number of the existing actions, for example:

1. Review council land and property portfolio, both as part of a planned strategic disposal approach and in support of the delivery of market and affordable housing.
2. Continue with developer forum events to monitor issues and enable potential actions to be discussed with the development industry.
3. Continue with the intentions of the Interim Statement of 2016 including:
  - a. to give weight as a material consideration to the strategic housing land availability assessment (SHLAA), in particular, those sites in sustainable locations which have an indication of having no or a low level of constraints; and
  - b. give appropriate weight to the policies and proposals in adopted/emerging NDPs, particularly where the proposals are identified as emerging site allocations and plans are clearly consistent with the policies of the core strategy.

It is important that the Council and its partners, including the development industry, focuses on delivering the housing growth that is set out in the Plan.

The actions identified in this document will hopefully stimulate delivery, but action will also be required by others, particularly land owners, house builders and registered providers, to respond to this challenge and significantly increase the level of house building. This Action Plan should be seen as part of a response, together with those planned by house builders, developers, registered providers, land agents, communities and Government departments.

## Appendix 1 Progress on Strategic Housing sites

Location	Capacity	Current status	Pre app or Application lodged	Decision	Progress
<b>Hereford</b>					
Northern Urban Expansion (Holmer West)	500	Under construction	Feb-15	Outline May 2017. Reserved Matters decision July 2017	27 months for a decision. Commencement on site immediately afterwards by Bloors
Western Urban Expansion (Three Elms)	1000	Planning application	Jul-16	awaiting	Site constraints: Objections from two nearby food and drink industries who raised concerns about impacts of housing development on the ground source water supply where abstraction takes place, aquifers and potential flood risk. This led to a 12 month long study being commissioned which was completed summer 2018 which was considered by those industries and the Environment Agency. The LPA are awaiting the submission of a Drainage Strategy from the applicants. This has led to a revised masterplan which will require further consultation. No house builder on board. The site is dependent on the delivery of the bypass.
Southern Urban Expansion (Lower Bullingham )	1000	Pre application	Sep-16		Application anticipated shortly. This will be in the form of a hybrid application which will accelerate the development and allow it to come forward flexibly in phases. The site is dependent on the delivery of the bypass.
Hereford City Centre	800	Part permission	ongoing	ongoing	Various sites have achieved planning permission. Link road in place for more sites to come forward
<b>Bromyard</b>					
Land at Hardwick Bank	250	Planning application	Apr-17	awaiting	Application for 500 dwellings lodged even though the SUE capacity was for 250. The site is currently being considered by the district valuer to determine any viability issues. Depending on the length of time this takes, a decision on the outline application is expected later in 2019 following on with a reserved matters application anticipated in Spring 2020.
<b>Ledbury</b>					
North of the Viaduct	625	Planning application	Apr-17	awaiting	Most issues with regard to the application have been resolved and is due to be scheduled for Planning committee soon.
<b>Leominster</b>					

Leominster Urban Extension	1500	no action	no		A critical element of this is the provision of a link road from east to west at the southern limit of the urban extension to serve the new development. The Leominster relief road corridor is identified in the Adopted Local Plan Core Strategy. However, to date no further work on the identification of the actual Leominster Southern Link road route has been carried out. No funding for the road has been identified. The site owners have not come forward with any proposals for the whole site either.
<b>Ross on Wye</b>					
Land at Hildersley	200	Outline planning permission	Mar-15	Outline May 2018.	The outline permission requires noise prevention measures to be incorporated in to the house due the close proximity to a Ministry of Defence firing range. There is house builder interest in the site but to date nothing has come forward in the form of a reserved matters application.
<b>Total</b>	<b>5875</b>				