

Rural Areas Settlement Hierarchy Background Paper

June 2022

Golden Valley Housing Market Area



Golden Valley Housing Market Area (HMA) Profile sheet

HMANA July 2021

Affordability using median income as at April 2021 Technical Data			Long Term 2020-2041 (Housing Needs Assessment)		
A single earner household could afford	£75,900		Economically viable proportion of new home which is affordable = 35%		
A dual earner household (first time buyer) could afford	£113,900		No. of units required per annum		
A dual earner household (moving up to a 3 bed) could afford	£128,00		Total OM	Urban	Rural
			19		
			Total Affordable	Urban	Rural
			13		
			Total AHO	Urban	Rural
			9		
Tenure <i>Source: census 2011, council tax</i>			Of the households unable to afford market housing, % able to afford Intermediate housing 41% Social/ Affordable rented 59% First Homes requirement 25%		
	HMA	Herefordshire			
Owner occupied	75%	67.7%			
Socially rented	7.7%	13.9%			
Privately rented	13.8%	15.5%			
Shared ownership	0.8%	1%			
Rent free or other	2.8%	1.9%			
Dwelling type <i>Source: census 2011, housing completions, council tax</i>			Prices <i>Source: Land registry, ONS, internet prices</i>		
	HMA	Herefordshire	Market entry prices Golden Valley HMA		
Detached	70.6%	42.7%		To buy	To rent
Semi-detached	18.4%	27.7%	1 bed	81,000	425
Terraced	7.5%	17.5%	2 bed	157,000	550
Flat / Maisonette	2.8%	12.2%	3 bed	207,000	675
			4 bed	296,000	875
Mean price for standard property <i>Source: HM Land registry price paid</i>					
	HMA	Herefordshire			
Average house price July 2020	£364,350	£257,500			

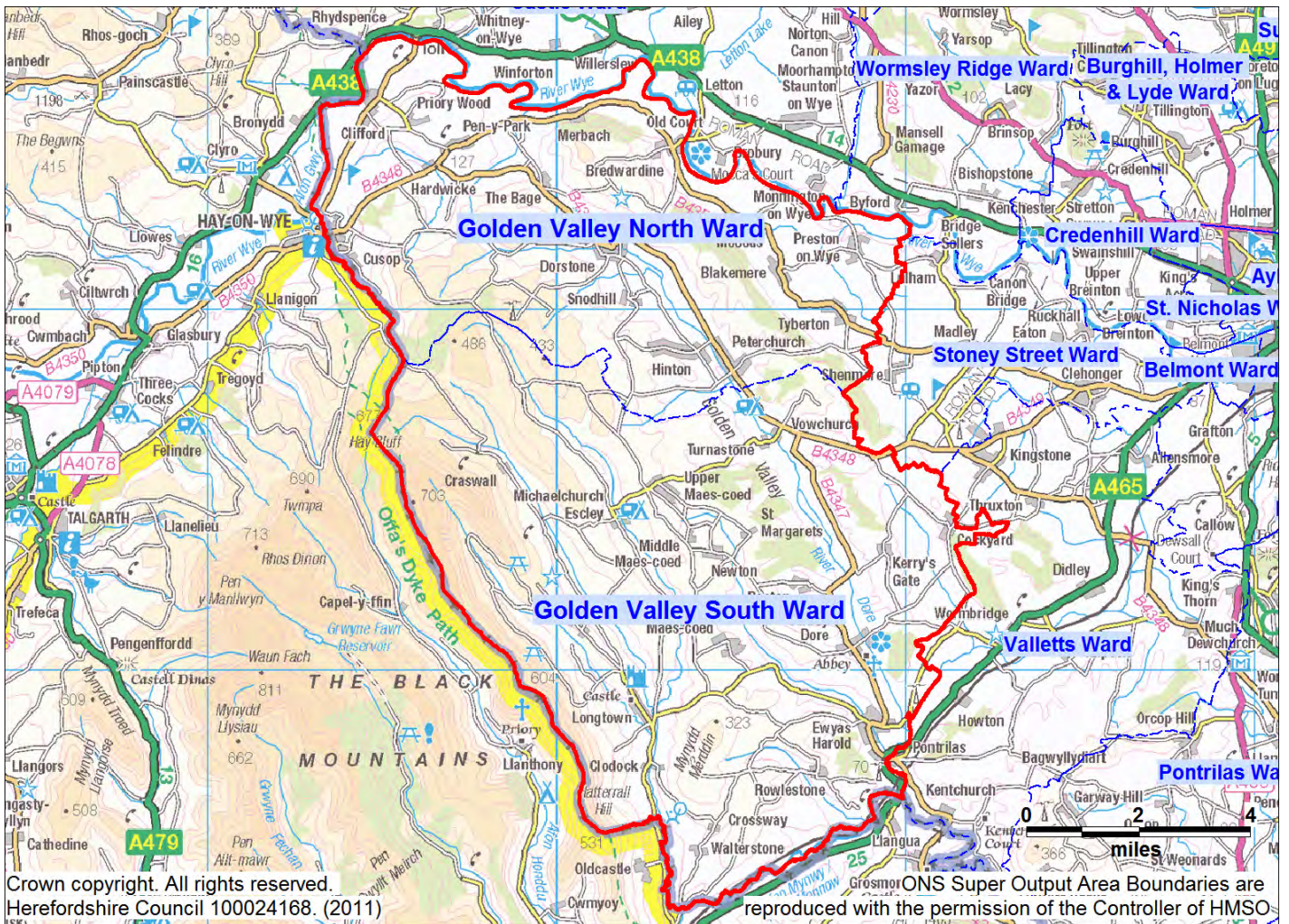
Estimated housing requirements by size 2020-2041

		1 Bedroom	2 Bedrooms	3 Bedrooms	4+Bedrooms
HMA	Market	5%	30%	50%	15%
	Affordable home ownership	20%	35	40	5%
	Affordable rented housing	35%	35%	25%	5%

Specialist Housing Need using Adjusted SHOP@ Assumptions, 2020-2041

		Current Shortfall/Surplus	Additional Demand to 2041	Net Need to 2041
Age-Exclusive	Market	2	3	4
	Affordable	-12	13	1
Total Age Exclusive		11	16	5
Housing with support	Market	42	34	76
	Affordable	23	25	48
Total Housing with Support		65	59	124
Housing with care	Market	7	20	27
	Affordable	5	15	20
Total Housing with Care		12	35	48
Residential care bedspaces		21	7	28
Nursing care bedspaces		2	21	23
Total bedspaces		23	29	51

Source: Derived from Demographic Projections and Housing LINE/AC



Population Data				
Housing Market Area	Parish Council	Settlement	Population	No. residential dwellings
Golden Valley	Abbeydore & Bacton Group	Bacton	<50	<25
Golden Valley	Abbeydore & Bacton Group	Abbeydore	<50	<25
Golden Valley	Clifford	Priory Wood	57	27
Golden Valley	Clifford	Clifford	80	31
Golden Valley	Clifford	Hardwicke	<50	<25
Golden Valley	Cusop	Cusop	232	128
Golden Valley	Dorstone	Dorstone	178	77
Golden Valley	Ewyas Harold Group	Rowlstone	<11	<25
Golden Valley	Ewyas Harold Group	Ewyas Harold	783	363
Golden Valley	Ewyas Harold Group	Llancillo	<50	<25
Golden Valley	Longtown Group	Lower Maescoed	<50	<25
Golden Valley	Longtown Group	Longtown	212	102
Golden Valley	Longtown Group	Clodock	<50	<25
Golden Valley	Longtown Group	Craswall	<50	<25
Golden Valley	Longtown Group	Llanveynoe	<50	<25
Golden Valley	Longtown Group	Walterstone	<50	<25
Golden Valley	Peterchurch	Peterchurch	788	360
Golden Valley	Vowchurch & District Group	Michaelchurch Escley	<50	<25
Golden Valley	Vowchurch & District Group	Vowchurch	<50	<25
Golden Valley	Vowchurch & District Group	Newton	<50	<25
Golden Valley	Vowchurch & District Group	St. Margarets	<50	<25
Golden Valley	Vowchurch & District Group	Turnastone	<50	<25
Golden Valley	Wyeside Group	Blakemere	53	<25
Golden Valley	Wyeside Group	Tyberton	55	<25
Golden Valley	Wyeside Group	Bredwardine	51	<25
Golden Valley	Wyeside Group	Moccas	62	34
Golden Valley	Wyeside Group	Preston on Wye	137	65

SERVICES		PUBLIC TRANSPORT		ENVIRONMENTAL CONSTRAINTS AND DESIGNATIONS	EMPLOYMENT SITES		INFRASTRUCTURE		
Points scored	Rank	Points Scored	Rank	Points Scored	Rank	Points Scored	Rank	Points Scored	Rank
15	Key	15	Train Services up to 1km of settlement (walking distance)	-20	The settlement is within Flood Zone 3	15	Employment sites up to 1km of settlement (large scale employment sites)	10	Connectivity, points scored if settlement has A or B routes
10	Intermediate	10	Train Services between 1km-5km (cycling distance)	-10	The edge of settlement falls within Flood Zone 3	10	Employment Site between 1km to 5km of settlement (large scale employment sites)	15	Mains Drainage available
5	Supplementary	15	Bus route with at least six return journeys a day (Monday - Saturday) including am/pm commuter journeys	-15	The settlement is within Area of Outstanding Natural Beauty				
		10	Bus route with five return journeys a day or fewer (Monday - Saturday) including am/pm commuter journeys	-15	The settlement is within Conservation Area				
		5	Bus route with five return journeys a day or fewer (Monday -Saturday), not am and pm commuter journeys						
		2	Market Day services operate only on certain days of the week						

OPTION BALANCED APPORACH									
HMA	Parish	Settlements	Services	Public Transport	Environmental	Employment sites	Infrastructure (roads)	Mains Drainage available	TOTAL
Golden Valley	Abbeydore and Bacton Group	Abbeydore	32	5	-10	10	0	15	52
Golden Valley	Abbeydore and Bacton Group	Bacton	28	2	0	0	0	0	30
Golden Valley	Clifford	Clifford	76	0	0	10	0	0	86
Golden Valley	Clifford	Hardwicke	20	10	-20	10	10	0	30
Golden Valley	Clifford	Priory Wood	1	0	0	0	0	0	1
Golden Valley	Cusop	Cusop	73	10	0	15	0	15	113
Golden Valley	Dorstone	Dorstone	78	10	-35	10	0	15	78
Golden Valley	Ewyas Harold Group	Ewyas Harold	151	5	-10	25	0	15	186
Golden Valley	Ewyas Harold Group	Llancillo	6	0	0	10	0	0	16
Golden Valley	Ewyas Harold Group	Rowlestone	38	0	0	10	0	0	48
Golden Valley	Longtown Group	Clodock	16	2	-20	0	0	0	-2
Golden Valley	Longtown Group	Craswall	37	2	0	0	0	0	39
Golden Valley	Longtown Group	Llanveynoe	18	0	0	0	0	0	18
Golden Valley	Longtown Group	Longtown	109	2	-20	0	0	15	106
Golden Valley	Longtown Group	Walterstone	32	0	0	10	0	0	42
Golden Valley	Longtown Group	Lower Maescoed	1	2	0	0	0	0	3
Golden Valley	Peterchurch	Peterchurch	207	10	-20	15	0	0	212
Golden Valley	Vowchurch and District Group	Michaelchurch Escley	87	2	0	0	0	0	89

OPTION BALANCED APPORACH									
HMA	Parish	Settlements	Services	Public Transport	Environmental	Employment sites	Infrastructure (roads)	Mains Drainage available	TOTAL
Golden Valley	Vowchurch and District Group	Newton (s)	21	5	0	0	10	0	36
Golden Valley	Vowchurch and District Group	St. Margarets	14	0	0	0	0	0	14
Golden Valley	Vowchurch and District Group	Turnastone	20	0	-20	10	0	0	10
Golden Valley	Vowchurch and District Group	Vowchurch	69	10	-10	10	0	0	79
Golden Valley	Wyeside Group	Blakemere	5	5	0	10	10	0	30
Golden Valley	Wyeside Group	Bredwardine	20	5	0	10	0	15	50
Golden Valley	Wyeside Group	Moccas	20	5	0	10	10	15	60
Golden Valley	Wyeside Group	Preston on Wye	26	2	0	10	0	15	53
Golden Valley	Wyeside Group	Tyberton	5	5	0	10	10	0	30

RURAL SERVICES

			Educational						Community						Public Transport		Education, Community and Public Transport Score
		Facilities	Further education	Secondary school	Primary School	Nursery/ Pre school	Private School	Other educational facilities	Community/Village Hall	Talk Community Hub	Public House	Church/Place of worship	Library	Other	EV Charging Point	Other public transport provision	
HMA	Parishes	Settlements within Parish															
Golden Valley	Abbeydore and Bacton Group	Abbeydore				10			15			5				1	31
Golden Valley	Abbeydore and Bacton Group	Bacton							15			5				1	21
Golden Valley	Clifford	Clifford			15	10			15	10		5					55
Golden Valley	Clifford	Hardwicke							15			5					20
Golden Valley	Clifford	Priory Wood															
Golden Valley	Cusop	Cusop						5	15			5					25
Golden Valley	Dorstone	Dorstone							15	15	10	5					45
Golden Valley	Ewyas Harold Group	Ewyas Harold			15				15		30	5	5	5		1	76
Golden Valley	Ewyas Harold Group	Llancillo										5				1	6
Golden Valley	Ewyas Harold Group	Rowlestone							15			5				1	21
Golden Valley	Longtown Group	Clodock									10	5				1	16
Golden Valley	Longtown Group	Craswall							15		10	5				1	31
Golden Valley	Longtown Group	Llanveynoe										5				1	6
Golden Valley	Longtown Group	Longtown			15	10		5	15	15	10	10	5			1	86
Golden Valley	Longtown Group	Walterstone							15		10	5				1	31
Golden Valley	Longtown Group	Lower Maescoed														1	1
Golden Valley	Peterchurch	Peterchurch		15	15	10			15	15	10	5	5	5		1	96
Golden Valley	Group	Michaelchurch Escley			15	10			15		10	5				1	56
Golden Valley	Group	Newton							15			5				1	21
Golden Valley	Group	St. Margarets										5				1	6
Golden Valley	Group	Turnastone						1				5				1	7
Golden Valley	Group	Vowchurch							15			5				1	21
Golden Valley	Wyeside Group	Blakemere										5					5
Golden Valley	Wyeside Group	Bredwardine							15			5					20
Golden Valley	Wyeside Group	Moccas							15			5					20
Golden Valley	Wyeside Group	Preston on Wye							15			5				1	21
Golden Valley	Wyeside Group	Tyberton										5					5

RURAL SERVICES						
		Facilities	Education, Community and Public Transport Score	Medical, Retail, Food Store Score	Leisure and Tourism, Financial, Maintenance & Other Score	
HMA	Parishes	Settlements within Parish				Draft Score
Golden Valley	Abbeydore and Bacton Group	Abbeydore	31	1		32
Golden Valley	Abbeydore and Bacton Group	Bacton	21	1	6	28
Golden Valley	Clifford	Clifford	55	1	20	76
Golden Valley	Clifford	Hardwicke	20			20
Golden Valley	Clifford	Priory Wood			1	1
Golden Valley	Cusop	Cusop	25	20	28	73
Golden Valley	Dorstone	Dorstone	45	6	27	78
Golden Valley	Ewyas Harold Group	Ewyas Harold	76	53	22	151
Golden Valley	Ewyas Harold Group	Llancillo	6			6
Golden Valley	Ewyas Harold Group	Rowlestone	21	16	1	38
Golden Valley	Longtown Group	Clodock	16			16
Golden Valley	Longtown Group	Craswall	31	6		37
Golden Valley	Longtown Group	Llanveynoe	6	6	6	18
Golden Valley	Longtown Group	Longtown	86	21	2	109
Golden Valley	Longtown Group	Walterstone	31	1		32
Golden Valley	Longtown Group	Lower Maescoed	1			1
Golden Valley	Peterchurch	Peterchurch	96	86	25	207
Golden Valley	Vowchurch and District Group	Michaelchurch Escley	56	1	30	87
Golden Valley	Vowchurch and District Group	Newton	21			21
Golden Valley	Vowchurch and District Group	St. Margarets	6		8	14
Golden Valley	Vowchurch and District Group	Turnastone	7	5	8	20
Golden Valley	Vowchurch and District Group	Vowchurch	21	36	12	69
Golden Valley	Wyeside Group	Blakemere	5			5
Golden Valley	Wyeside Group	Bredwardine	20			20
Golden Valley	Wyeside Group	Moccas	20			20
Golden Valley	Wyeside Group	Preston on Wye	21	5		26
Golden Valley	Wyeside Group	Tyberton	5			5

Public Transport services

HMA	Parish Council	Village	Bus route with at least six return journeys a day (Monday - Saturday) including am/pm commuter journeys 15	Bus route with five return journeys a day or fewer (Monday - Saturday) including am/pm commuter journeys 10	Bus route with five return journeys a day or fewer (Monday - Saturday), not am and pm commuter journeys 5	Market Day services operating only on certain days of the week 2	No bus routes 0	Train Station within 1km 15	Train Station between 1km-5km 10	Total
Golden Valley	Abbeydore & Bacton Group	Abbeydore			5					5
Golden Valley	Abbeydore & Bacton Group	Bacton				2				2
Golden Valley	Clifford	Clifford					0			0
Golden Valley	Clifford	Hardwicke		10						10
Golden Valley	Clifford	Priory Wood					0			0
Golden Valley	Cusop	Cusop		10						10
Golden Valley	Dorstone	Dorstone		10						10
Golden Valley	Ewyas Harold Group	Ewyas Harold			5					5
Golden Valley	Ewyas Harold Group	Llancillo					0			0
Golden Valley	Ewyas Harold Group	Rowlestone					0			0
Golden Valley	Longtown Group	Clodock				2				2
Golden Valley	Longtown Group	Craswall				2				2
Golden Valley	Longtown Group	Llanveynoe					0			0
Golden Valley	Longtown Group	Longtown				2				2
Golden Valley	Longtown Group	Lower Maes-coed				2				2
Golden Valley	Longtown Group	Walterstone					0			0
Golden Valley	Peterchurch	Peterchurch		10						10
Golden Valley	Vowchurch	Vowchurch		10						10
Golden Valley	Vowchurch & District Group	Michaelchurch Escley				2				2
Golden Valley	Vowchurch & District Group	Newton			5					5
Golden Valley	Vowchurch & District Group	St. Margarets					0			0
Golden Valley	Vowchurch & District Group	Turnastone					0			0
Golden Valley	Wyeside Group	Blakemere			5					5
Golden Valley	Wyeside Group	Bredwardine			5					5
Golden Valley	Wyeside Group	Moccas			5					5
Golden Valley	Wyeside Group	Preston on Wye				2				2
Golden Valley	Wyeside Group	Tyberton			5					5

Environmental Constraints and Designations

Parish Council	Settlement	The settlement is within Flood Zone 3 -20	The edge of settlement falls within Flood Zone 3 -10	Settlement within Area of Outstanding Natural Beauty -15	Conservation Area within the settlement -15	Total
Abbeydore & Bacton Group	Abbeydore		-10			-10
Abbeydore & Bacton Group	Bacton					0
Clifford	Priory Wood					0
Clifford	Clifford					0
Clifford	Hardwicke	-20				-20
Cusop	Cusop					0
Dorstone	Dorstone	-20			-15	-35
Ewyas Harold Group	Ewyas Harold		-10			-10
Ewyas Harold Group	Rowlestone					0
Ewyas Harold Group	Llancillo					0
Longtown Group	Longtown	-20				-20
Longtown Group	Walterstone					0
Longtown Group	Clodock	-20				-20
Longtown Group	Craswall					0
Longtown Group	Llanveynoe					0
Longtown Group	Lower Maescoed					0
Peterchurch	Peterchurch	-20				-20
Vowchurch & District Group	Michaelchurch Escley					0
Vowchurch & District Group	Vowchurch		-10			-10
Vowchurch & District Group	Newton (s)					0
Vowchurch & District Group	Turnastone	-20				-20
Vowchurch & District Group	St. Margarets					0
Wyeside Group	Preston on Wye					0
Wyeside Group	Bredwardine					0
Wyeside Group	Moccas					0
Wyeside Group	Blakemere					0
Wyeside Group	Tyberton					0

Employment sites

HMA	Parishes	Settlements within Parish	Employment sites within 1km	Employment Sites between 1km-5km	Total
Golden Valley	Abbeydore and Bacton Group	Abbeydore		10	10
Golden Valley	Abbeydore and Bacton Group	Bacton			0
Golden Valley	Clifford	Clifford		10	10
Golden Valley	Clifford	Hardwicke		10	10
Golden Valley	Clifford	Priory Wood			0
Golden Valley	Cusop	Cusop	15		15
Golden Valley	Dorstone	Dorstone		10	10
Golden Valley	Ewyas Harold Group	Ewyas Harold	15	10	25
Golden Valley	Ewyas Harold Group	Llancillo		10	10
Golden Valley	Ewyas Harold Group	Rowlestone		10	10
Golden Valley	Longtown Group	Clodock			0
Golden Valley	Longtown Group	Craswall			0
Golden Valley	Longtown Group	Llanveynoe			0
Golden Valley	Longtown Group	Longtown			0
Golden Valley	Longtown Group	Walterstone		10	10
Golden Valley	Longtown Group	Lower Maescoed			0
Golden Valley	Peterchurch	Peterchurch	15		15
Golden Valley	Vowchurch and District Group	Michaelchurch Escley			0
Golden Valley	Vowchurch and District Group	Newton			0
Golden Valley	Vowchurch and District Group	St. Margarets			0
Golden Valley	Vowchurch and District Group	Turnastone		10	10
Golden Valley	Vowchurch and District Group	Vowchurch		10	10
Golden Valley	Wyeside Group	Blakemere		10	10
Golden Valley	Wyeside Group	Bredwardine		10	10
Golden Valley	Wyeside Group	Moccas		10	10
Golden Valley	Wyeside Group	Preston on Wye		10	10
Golden Valley	Wyeside Group	Tyberton		10	10

MAINS DRAINAGE				
HMA	Parish	Settlements	Has access to Mains Drainage	Total
Golden Valley	Abbeydore and Bacton Group	Abbeydore	Yes	15
Golden Valley	Abbeydore and Bacton Group	Bacton	No	0
Golden Valley	Clifford	Clifford	No	0
Golden Valley	Clifford	Hardwicke	No	0
Golden Valley	Clifford	Priory Wood	No	0
Golden Valley	Cusop	Cusop	Yes	15
Golden Valley	Dorstone	Dorstone	Yes	15
Golden Valley	Ewyas Harold Group	Ewyas Harold	Yes	15
Golden Valley	Ewyas Harold Group	Llancillo	No	0
Golden Valley	Ewyas Harold Group	Rowlestone	No	0
Golden Valley	Longtown Group	Clodock	No	0
Golden Valley	Longtown Group	Craswall	No	0
Golden Valley	Longtown Group	Llanveynoe	No	0
Golden Valley	Longtown Group	Longtown	Yes	15
Golden Valley	Longtown Group	Walterstone	No	0
Golden Valley	Longtown Group	Lower Maescoed	No	0
Golden Valley	Peterchurch	Peterchurch	Yes	0
Golden Valley	Vowchurch and District Group	Michaelchurch Escley	No	0
Golden Valley	Vowchurch and District Group	Newton (s)	No	0
Golden Valley	Vowchurch and District Group	St. Margarets	No	0
Golden Valley	Vowchurch and District Group	Turnastone	No	0
Golden Valley	Vowchurch and District Group	Vowchurch	No	0
Golden Valley	Wyeside Group	Blakemere	No	0
Golden Valley	Wyeside Group	Bredwardine	Yes	15
Golden Valley	Wyeside Group	Moccas	Yes	15
Golden Valley	Wyeside Group	Preston on Wye	Yes	15
Golden Valley	Wyeside Group	Tyberton	No	0

Road Infrastructure

HMA	Parish	Settlements	A Road	B Road	C Road	U Road	Total scored if settlement has A or B routes
Golden Valley	Abbeydore & Bacton Group	Abbeydore			●	●	0
Golden Valley	Abbeydore & Bacton Group	Bacton			●	●	0
Golden Valley	Clifford	Clifford			●	●	0
Golden Valley	Clifford	Hardwicke		●			10
Golden Valley	Clifford	Priory Wood			●	●	0
Golden Valley	Cusop	Cusop				●	0
Golden Valley	Dorstone	Dorstone		●	●	●	10
Golden Valley	Ewyas Harold Group	Ewyas Harold		●	●	●	10
Golden Valley	Ewyas Harold Group	Llancillo					0
Golden Valley	Ewyas Harold Group	Rowlestone			●	●	0
Golden Valley	Longtown Group	Clodock			●		0
Golden Valley	Longtown Group	Craswall			●	●	0
Golden Valley	Longtown Group	Llanveynoe			●	●	0
Golden Valley	Longtown Group	Longtown			●	●	0
Golden Valley	Longtown Group	Lower Maes-coed				●	0
Golden Valley	Longtown Group	Walterstone			●	●	0
Golden Valley	Peterchurch	Peterchurch		●	●	●	10
Golden Valley	Vowchurch	Vowchurch		●	●	●	10
Golden Valley	Vowchurch & District Group	Michaelchurch Escley			●		0
Golden Valley	Vowchurch & District Group	Newton	●				10
Golden Valley	Vowchurch & District Group	St. Margarets				●	0
Golden Valley	Vowchurch & District Group	Turnastone			●		0
Golden Valley	Wyeside Group	Blakemere		●	●		10
Golden Valley	Wyeside Group	Bredwardine		●	●	●	10
Golden Valley	Wyeside Group	Moccas		●	●		10
Golden Valley	Wyeside Group	Preston on Wye			●		0
Golden Valley	Wyeside Group	Tyberton		●	●		10