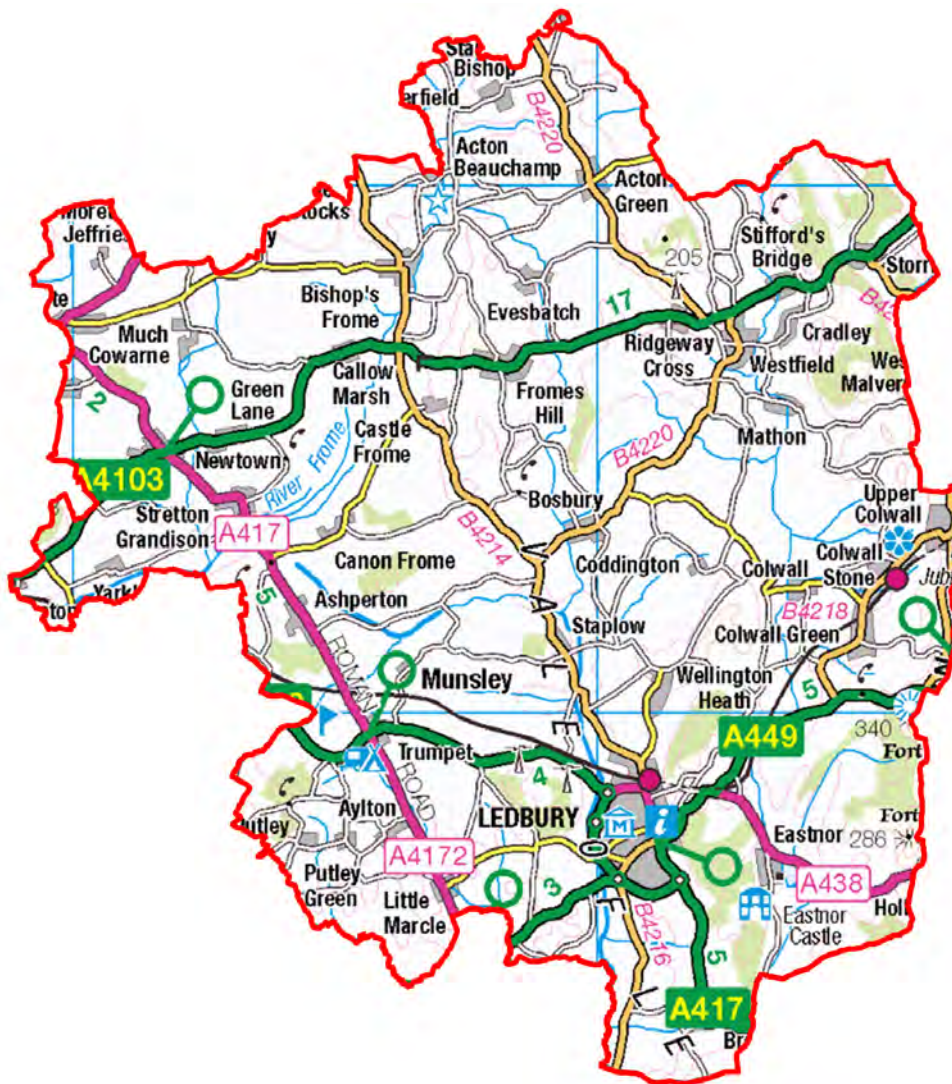


# Rural Areas Settlement Hierarchy Background Paper

June 2022

## Ledbury Housing Market Area



**Ledbury 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                        | £128,000 |               | Total OM   | Urban   | Rural   |
|  |          |               | 93   | 53      | 40      |
|  |          |               | Total Affordable   | Urban   | Rural   |
|  |          |               | 40   | 20      | 20      |
|  |          |               | Total AHO  | Urban   | Rural   |
|  |          |               | 17   | 5       | 12      |
| <b>Tenure</b> <i>Source: census 2011, council tax</i>                              |          |               | <b>Of the households unable to afford market housing, % able to afford</b><br>Intermediate housing 30%<br>Social/ Affordable rented 70%<br>First Homes requirement 25% |         |         |
|  | HMA      | Herefordshire |  |         |         |
| Owner occupied   | 70.7%    | 67.7%         |  |         |         |
| Socially rented  | 11.9%    | 13.9%         |  |         |         |
| Privately rented   | 14.4%    | 15.5%         |  |         |         |
| Shared ownership   | 1.3%     | 1%            |  |         |         |
| Rent free or other   | 1.7%     | 1.9%          |  |         |         |
| <b>Dwelling type</b> <i>Source: census 2011, housing completions, council tax</i>  |          |               | <b>Prices</b> <i>Source: Land registry, ONS, internet prices</i>   |         |         |
|  | HMA      | Herefordshire | Market entry prices Ledbury HMA  |         |         |
| Detached   | 47.9%    | 42.7%         |  | To buy  | To rent |
| Semi-detached  | 26.3%    | 27.7%         | 1 bed  | 90,000  | 455     |
| Terraced   | 15%      | 17.5%         | 2 bed  | 174,000 | 605     |
| Flat / Maisonette  | 10.3%    | 12.2%         | 3 bed  | 229,000 | 745     |
|  |          |               | 4 bed  | 328,000 | 975     |
| <b>Mean price for standard property</b> <i>Source: HM Land registry price paid</i> |          |               |  |         |         |
|  | HMA      | Herefordshire |  |         |         |
| Average house price July 2020  | £326,550 | £257,500      |  |         |         |

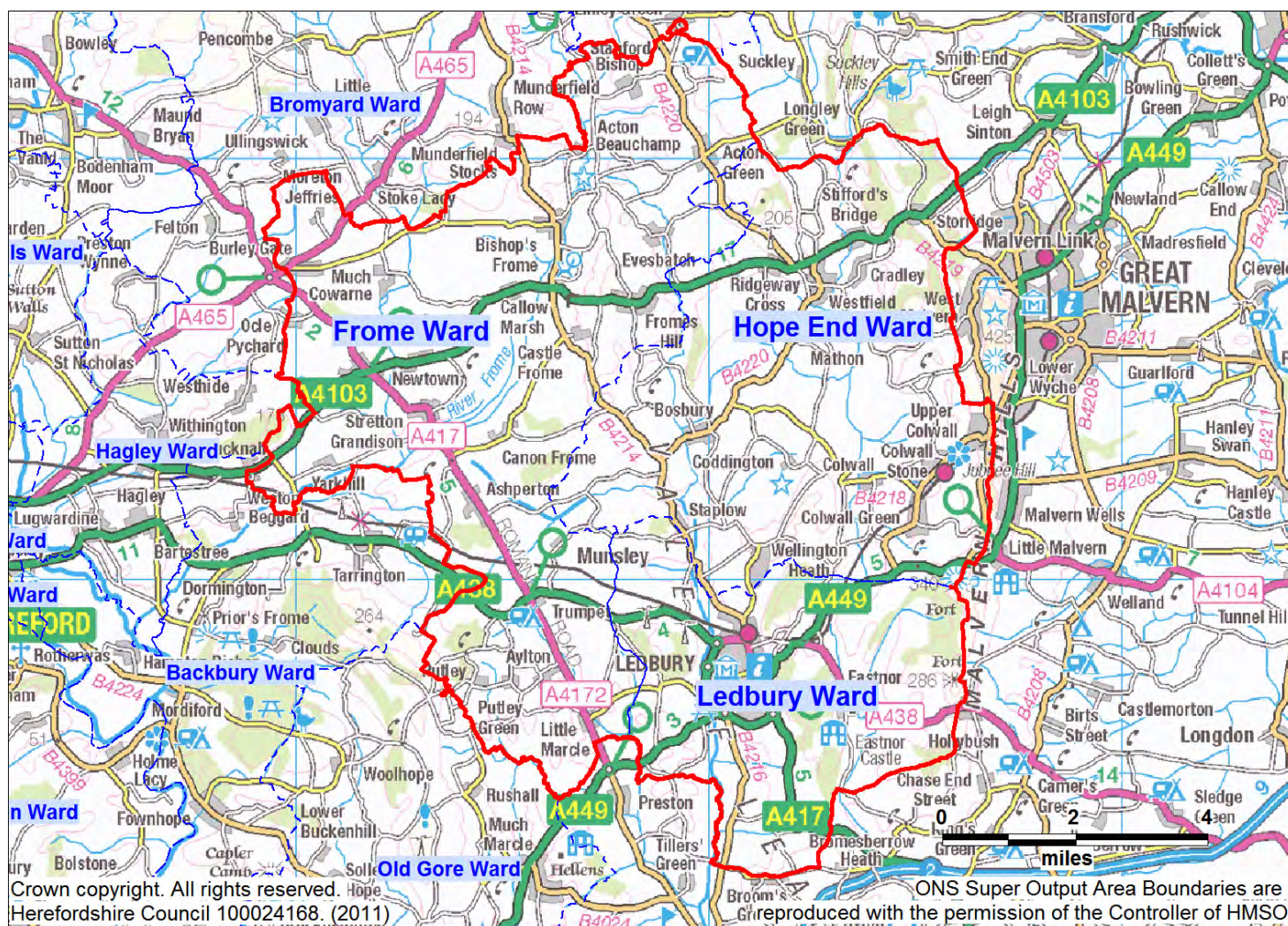
**Estimated housing requirements by size 2020-2041**

|       |                           | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4+Bedrooms |
|-------|---------------------------|-----------|------------|------------|------------|
| Urban | Market                    | 5%        | 30%        | 50%        | 15%        |
|       | Affordable home ownership | 20%       | 45%        | 30%        | 5%         |
|       | Affordable rented housing | 40%       | 30%        | 25%        | 5%         |
| Rural | Market                    | 5%        | 25%        | 45%        | 25%        |
|       | Affordable home ownership | 15%       | 40%        | 35%        | 10%        |
|       | Affordable rented housing | 35%       | 30%        | 30%        | 5%         |
| HMA   | Market                    | 5%        | 25%        | 50%        | 20%        |
|       | Affordable home ownership | 20%       | 40%        | 30%        | 10%        |
|       | Affordable rented housing | 40%       | 30%        | 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     | 6                         | 9                         | 15               |
|                                   | Affordable | -42                       | 46                        | 4                |
| <b>Total Age Exclusive</b>        |            | <b>36</b>                 | <b>56</b>                 | <b>20</b>        |
| Housing with support              | Market     | 141                       | 121                       | 263              |
|                                   | Affordable | 78                        | 90                        | 168              |
| <b>Total Housing with Support</b> |            | <b>219</b>                | <b>212</b>                | <b>431</b>       |
|                                   |            |                           |                           |                  |
| Affordable                        |            | 18                        | 54                        | 72               |
| <b>Total Housing with Care</b>    |            | <b>41</b>                 | <b>126</b>                | <b>167</b>       |
| Residential care bedspaces        |            | 69                        | 27                        | 96               |
| Nursing care bedspaces            |            | 7                         | 76                        | 83               |
| <b>Total bedspaces</b>            |            | <b>77</b>                 | <b>103</b>                | <b>179</b>       |

Source: Derived from Demographic Projections and Housing LINE/EAC



| <b>Population Data</b>     |                            |                    |                   |                                  |
|----------------------------|----------------------------|--------------------|-------------------|----------------------------------|
| <b>Housing Market Area</b> | <b>Parish Council</b>      | <b>Settlement</b>  | <b>Population</b> | <b>No. residential dwellings</b> |
| Ledbury                    | Acton Beauchamp Group      | Acton Beauchamp    | <50               | <25                              |
| Ledbury                    | Acton Beauchamp Group      | Stanford Bishop    | <50               | <25                              |
| Ledbury                    | Ashperton                  | Ashperton          | 139               | 62                               |
| Ledbury                    | Bishops Frome              | Fromes Hill        | 130               | 58                               |
| Ledbury                    | Bishops Frome              | Bishops Frome      | 363               | 167                              |
| Ledbury                    | Bishops Frome              | Halmonds Frome     | <50               | <25                              |
| Ledbury                    | Bosbury & Coddington Group | Coddington         | <50               | <25                              |
| Ledbury                    | Bosbury & Coddington Group | Bosbury            | 250               | 116                              |
| Ledbury                    | Bosbury & Coddington Group | Catley             | <50               | <25                              |
| Ledbury                    | Colwall                    | Colwall            | 1,526             | 774                              |
| Ledbury                    | Cradley                    | Cradley            | 893               | 483                              |
| Ledbury                    | Cradley                    | Storrige           | <50               | <25                              |
| Ledbury                    | Eastnor & Donnington Group | Eastnor            | 56                | <25                              |
| Ledbury                    | Eastnor & Donnington Group | Donnington         | <50               | <25                              |
| Ledbury                    | Mathon                     | Mathon             | 60                | 26                               |
| Ledbury                    | Much Cowarne Group         | Much Cowarne       | 81                | 41                               |
| Ledbury                    | Much Cowarne Group         | Moreton Jeffries   | <50               | <25                              |
| Ledbury                    | Pixley & District Group    | Aylton             | <50               | <25                              |
| Ledbury                    | Pixley & District Group    | Little Marcle      | <50               | <25                              |
| Ledbury                    | Pixley & District Group    | Munsley            | <50               | <25                              |
| Ledbury                    | Pixley & District Group    | Pixley             | <50               | <25                              |
| Ledbury                    | Pixley & District Group    | Trumpet            | <50               | <25                              |
| Ledbury                    | Putley                     | Putley Common      | <50               | <25                              |
| Ledbury                    | Putley                     | Putley Green       | 72                | 33                               |
| Ledbury                    | Stretton Grandison Group   | Lower Eggleton     | <50               | <25                              |
| Ledbury                    | Stretton Grandison Group   | Eggleton           | <50               | <25                              |
| Ledbury                    | Stretton Grandison Group   | Stretton Grandison | 59                | 31                               |
| Ledbury                    | Stretton Grandison Group   | Canon Frome        | <50               | 40                               |
| Ledbury                    | Stretton Grandison Group   | Castle Frome       | <50               | <25                              |
| Ledbury                    | Wellington Heath           | Staplow            | <50               | <25                              |

| <b>Population Data</b>     |                       |                   |                   |                                  |
|----------------------------|-----------------------|-------------------|-------------------|----------------------------------|
| <b>Housing Market Area</b> | <b>Parish Council</b> | <b>Settlement</b> | <b>Population</b> | <b>No. residential dwellings</b> |
| Ledbury                    | Wellington Heath      | Wellington Heath  | 312               | 138                              |
| Ledbury                    | Yarkhill              | Newtown           | 79                | 30                               |
| Ledbury                    | Yarkhill              | Monkhide          | 87                | 33                               |
| Ledbury                    | Yarkhill              | Yarkhill          | <50               | <25                              |

| 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 |
|---------|------------------------------|-----------------|----------|------------------|---------------|------------------|------------------------|--------------------------|-------|
| Ledbury | Acton Beauchamp Group        | Acton Beauchamp | 5        | 0                | 0             | 10               | 0                      | 0                        | 15    |
| Ledbury | Acton Beauchamp Group        | Stanford Bishop | 20       | 0                | 0             | 10               | 0                      | 0                        | 30    |
| Ledbury | Ashperton                    | Ashperton       | 38       | 2                | 0             | 0                | 10                     | 15                       | 65    |
| Ledbury | Bishops Frome                | Bishops Frome   | 164      | 5                | -20           | 15               | 0                      | 15                       | 179   |
| Ledbury | Bishops Frome                | Fromes Hill     | 76       | 2                | 0             | 10               | 10                     | 15                       | 113   |
| Ledbury | Bishops Frome                | Halmonds Frome  | 15       | 0                | 0             | 15               | 0                      | 0                        | 30    |
| Ledbury | Bosbury and Coddington Group | Bosbury         | 102      | 5                | -35           | 10               | 10                     | 15                       | 107   |
| Ledbury | Bosbury and Coddington Group | Catley          | 1        | 0                | 0             | 10               | 10                     | 0                        | 21    |
| Ledbury | Bosbury and Coddington Group | Coddington      | 16       | 25               | 0             | 10               | 0                      | 0                        | 51    |
| Ledbury | Colwall                      | Colwall         | 319      | 30               | -50           | 15               | 0                      | 15                       | 329   |
| Ledbury | Cradley                      | Cradley         | 133      | 5                | -50           | 0                | 0                      | 15                       | 103   |
| Ledbury | Cradley                      | Storridge       | 41       | 5                | 0             | 0                | 10                     | 0                        | 56    |
| Ledbury | Eastnor & Donnington Group   | Donnington      | 6        | 12               | 0             | 10               | 10                     | 0                        | 38    |

| OPTION BALANCED APPORACH |                            |                    |          |                  |               |                  |                        |                          |       |
|--------------------------|----------------------------|--------------------|----------|------------------|---------------|------------------|------------------------|--------------------------|-------|
| HMA                      | Parish                     | Settlements        | Services | Public Transport | Environmental | Employment sites | Infrastructure (roads) | Mains Drainage available | TOTAL |
| Ledbury                  | Eastnor & Donnington Group | Eastnor            | 32       | 10               | -40           | 10               | 10                     | 15                       | 37    |
| Ledbury                  | Mathon                     | Mathon             | 37       | 10               | -25           | 10               | 0                      | 15                       | 47    |
| Ledbury                  | Much Cowarne Group         | Moreton Jeffries   | 0        | 0                | 0             | 0                | 10                     | 0                        | 10    |
| Ledbury                  | Much Cowarne Group         | Much Cowarne       | 5        | 0                | -10           | 10               | 0                      | 15                       | 20    |
| Ledbury                  | Pixley & District Group    | Aylton             | 5        | 2                | -15           | 10               | 10                     | 0                        | 12    |
| Ledbury                  | Pixley & District Group    | Little Marcle      | 5        | 12               | -10           | 10               | 10                     | 0                        | 27    |
| Ledbury                  | Pixley & District Group    | Munsley            | 5        | 0                | -10           | 10               | 0                      | 0                        | 5     |
| Ledbury                  | Pixley & District Group    | Pixley             | 20       | 12               | 0             | 10               | 0                      | 0                        | 42    |
| Ledbury                  | Pixley & District Group    | Trumpet            | 20       | 15               | 0             | 10               | 10                     | 0                        | 55    |
| Ledbury                  | Putley                     | Putley Common      | 5        | 2                | 0             | 0                | 0                      | 0                        | 7     |
| Ledbury                  | Putley                     | Putley             | 48       | 2                | -15           | 10               | 0                      | 15                       | 60    |
| Ledbury                  | Stretton Grandison Group   | Canon Frome        | 11       | 2                | -10           | 0                | 0                      | 0                        | 3     |
| Ledbury                  | Stretton Grandison Group   | Castle Frome       | 6        | 2                | 0             | 10               | 0                      | 0                        | 18    |
| Ledbury                  | Stretton Grandison Group   | Eggleton           | 20       | 5                | -10           | 10               | 10                     | 0                        | 35    |
| Ledbury                  | Stretton Grandison Group   | Stretton Grandison | 15       | 2                | -15           | 0                | 10                     | 15                       | 27    |
| Ledbury                  | Wellington Heath           | Staplow            | 10       | 15               | -20           | 10               | 10                     | 0                        | 25    |
| Ledbury                  | Wellington Heath           | Wellington Heath   | 42       | 15               | -15           | 10               | 0                      | 0                        | 52    |
| Ledbury                  | Yarkhill                   | Monkhide           | 1        | 0                | -10           | 0                | 0                      | 15                       | 6     |
| Ledbury                  | Yarkhill                   | Newtown            | 26       | 5                | 0             | 0                | 10                     | 0                        | 41    |
| Ledbury                  | Yarkhill                   | Yarkhill           | 22       | 0                | -10           | 10               | 0                      | 15                       | 37    |

**RURAL SERVICES**

|         |                              |                           | Educational       |                  |                |                     |                |                              | Community              |                    |              |                         |         |       | Public Transport  |                                  | Education, Community and Public Transport Score |
|---------|------------------------------|---------------------------|-------------------|------------------|----------------|---------------------|----------------|------------------------------|------------------------|--------------------|--------------|-------------------------|---------|-------|-------------------|----------------------------------|---|
| HMA     | Parishes                     | Settlements within Parish | 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 |   |
| Ledbury | Acton Beauchamp Group        | Acton Beauchamp           |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Acton Beauchamp Group        | Stanford Bishop           |                   |                  |                |                     |                |                              | 15                     |                    |              | 5                       |         |       |                   |                                  | 20  |
| Ledbury | Ashperton                    | Ashperton                 |                   |                  | 15             |                     |                |                              | 15                     |                    |              | 5                       |         |       |                   |                                  | 35  |
| Ledbury | Bishops Frome                | Bishops Frome             |                   |                  |                |                     |                |                              | 15                     | 15                 | 20           | 5                       |         |       |                   |                                  | 55  |
| Ledbury | Bishops Frome                | Fromes Hill               |                   |                  |                |                     |                |                              |                        |                    | 10           |                         |         |       |                   |                                  | 10  |
| Ledbury | Bishops Frome                | Halmonds Frome            |                   |                  |                |                     |                |                              |                        |                    | 10           |                         |         |       |                   |                                  | 10  |
| Ledbury | Bosbury and Coddington Group | Bosbury                   |                   |                  | 15             | 10                  |                |                              | 15                     |                    | 10           | 5                       |         |       |                   |                                  | 55  |
| Ledbury | Bosbury and Coddington Group | Catley                    |                   |                  |                |                     |                |                              |                        |                    |              |                         |         |       |                   |                                  |   |
| Ledbury | Bosbury and Coddington Group | Coddington                |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Colwall                      | Colwall                   |                   |                  | 15             | 10                  | 2              |                              | 15                     |                    | 40           | 40                      | 5       |       |                   |                                  | 127   |
| Ledbury | Cradley                      | Cradley                   |                   |                  | 15             | 10                  |                |                              | 15                     |                    | 10           | 10                      |         |       |                   |                                  | 60  |
| Ledbury | Cradley                      | Storrige                  |                   |                  |                |                     |                |                              | 15                     |                    |              | 5                       |         |       |                   |                                  | 20  |
| Ledbury | Eastnor & Donnington Group   | Donnington                |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Eastnor & Donnington Group   | Eastnor                   |                   |                  | 15             | 10                  |                |                              |                        |                    |              | 5                       |         | 1     |                   |                                  | 31  |
| Ledbury | Mathon                       | Mathon                    |                   |                  |                |                     |                |                              | 15                     |                    |              | 5                       |         |       |                   |                                  | 20  |
| Ledbury | Much Cowarne Group           | Moreton Jeffries          |                   |                  |                |                     |                |                              |                        |                    |              |                         |         |       |                   |                                  |   |
| Ledbury | Much Cowarne Group           | Much Cowarne              |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Pixley & District Group      | Aylton                    |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Pixley & District Group      | Little Marcle             |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Pixley & District Group      | Munsley                   |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Pixley & District Group      | Pixley                    |                   |                  |                |                     |                |                              | 15                     |                    |              | 5                       |         |       |                   |                                  | 20  |
| Ledbury | Pixley & District Group      | Trumpet                   |                   |                  |                |                     |                |                              |                        |                    | 10           |                         |         |       |                   |                                  | 10  |
| Ledbury | Putley                       | Putley Common             |                   |                  |                |                     |                |                              |                        |                    |              |                         |         |       |                   |                                  |   |
| Ledbury | Putley                       | Putley                    |                   |                  |                |                     |                |                              | 15                     |                    |              | 5                       |         |       |                   | 1                                | 21  |
| Ledbury | Stretton Grandison Group     | Canon Frome               |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Stretton Grandison Group     | Castle Frome              |                   |                  |                |                     |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 5   |
| Ledbury | Stretton Grandison Group     | Eggleton                  |                   |                  |                |                     |                |                              |                        |                    |              |                         |         |       |                   |                                  |   |
| Ledbury | Stretton Grandison Group     | Stretton Grandison        |                   |                  |                | 10                  |                |                              |                        |                    |              | 5                       |         |       |                   |                                  | 15  |
| Ledbury | Wellington Heath             | Wellington Heath          |                   |                  |                |                     |                |                              | 15                     |                    | 10           | 5                       |         |       |                   |                                  | 30  |
| Ledbury | Wellington Heath             | Staplow                   |                   |                  |                |                     |                |                              |                        |                    | 10           |                         |         |       |                   |                                  | 10  |
| Ledbury | Yarkhill                     | Monkhide                  |                   |                  |                |                     |                |                              |                        |                    |              |                         |         |       |                   |                                  |   |
| Ledbury | Yarkhill                     | Newtown                   |                   |                  |                |                     |                |                              |                        |                    |              |                         |         |       |                   |                                  |   |
| Ledbury | Yarkhill                     | Yarkhill                  |                   |                  |                |                     |                |                              | 15                     |                    |              | 5                       |         |       |                   |                                  | 20  |







**RURAL SERVICES**

|         |                              |                              | Education,<br>Community<br>and Public<br>Transport<br>Score | Medical,<br>Retail, Food<br>Store Score | Leisure and Tourism,<br>Financial, Maintenance<br>& Other Score | Draft Score |
|---------|------------------------------|------------------------------|---|---|---|-------------|
| HMA     | Parishes                     | Settlements within<br>Parish |   |   |   |             |
| Ledbury | Acton Beauchamp Group        | Acton Beauchamp              | 5   |   |   | 5           |
| Ledbury | Acton Beauchamp Group        | Stanford Bishop              | 20  |   |   | 20          |
| Ledbury | Ashperton                    | Ashperton                    | 35  | 2                                       | 1   | 38          |
| Ledbury | Bishops Frome                | Bishops Frome                | 55  | 73                                      | 36  | 164         |
| Ledbury | Bishops Frome                | Fromes Hill                  | 10  | 55                                      | 11  | 76          |
| Ledbury | Bishops Frome                | Halmonds Frome               | 10  |   | 5   | 15          |
| Ledbury | Bosbury and Coddington Group | Bosbury                      | 55  | 11                                      | 36  | 102         |
| Ledbury | Bosbury and Coddington Group | Catley                       |   | 1                                       |   | 1           |
| Ledbury | Bosbury and Coddington Group | Coddington                   | 5   | 1                                       | 10  | 16          |
| Ledbury | Colwall                      | Colwall                      | 127   | 90                                      | 102   | 319         |
| Ledbury | Cradley                      | Cradley                      | 60  | 38                                      | 35  | 133         |
| Ledbury | Cradley                      | Storrige                     | 20  | 16                                      | 5   | 41          |
| Ledbury | Eastnor & Donnington Group   | Donnington                   | 5   |   | 1   | 6           |
| Ledbury | Eastnor & Donnington Group   | Eastnor                      | 31  |   | 1   | 32          |
| Ledbury | Mathon                       | Mathon                       | 20  |   | 17  | 37          |
| Ledbury | Much Cowarne Group           | Moreton Jeffries             |   |   |   |             |
| Ledbury | Much Cowarne Group           | Much Cowarne                 | 5   |   |   | 5           |
| Ledbury | Pixley & District Group      | Aylton                       | 5   |   |   | 5           |
| Ledbury | Pixley & District Group      | Little Marcle                | 5   |   |   | 5           |
| Ledbury | Pixley & District Group      | Munsley                      | 5   |   |   | 5           |
| Ledbury | Pixley & District Group      | Pixley                       | 20  |   |   | 20          |
| Ledbury | Pixley & District Group      | Trumpet                      | 10  |   | 10  | 20          |
| Ledbury | Putley                       | Putley Common                |   |   | 5   | 5           |
| Ledbury | Putley                       | Putley                       | 21  | 6                                       | 21  | 48          |
| Ledbury | Stretton Grandison Group     | Canon Frome                  | 5   |   | 6   | 11          |
| Ledbury | Stretton Grandison Group     | Castle Frome                 | 5   |   | 1   | 6           |
| Ledbury | Stretton Grandison Group     | Eggleton                     |   |   | 20  | 20          |
| Ledbury | Stretton Grandison Group     | Stretton Grandison           | 15  |   |   | 15          |
| Ledbury | Wellington Heath             | Wellington Heath             | 30  | 1                                       | 11  | 42          |
| Ledbury | Wellington Heath             | Staplow                      | 10  |   |   | 10          |
| Ledbury | Yarkhill                     | Monkhide                     |   |   | 1   | 1           |
| Ledbury | Yarkhill                     | Newtown                      |   | 20                                      | 6   | 26          |
| Ledbury | Yarkhill                     | Yarkhill                     | 20  |   | 2   | 22          |

**Public Transport services**

| HMA     | Parish Council             | Settlements        | 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 |
|---------|----------------------------|--------------------|--|---|---|--|-----------------|-----------------------------|----------------------------------|-------|
| Ledbury | Acton Beauchamp Group      | Acton Beauchamp    |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Acton Beauchamp Group      | Stanford Bishop    |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Ashperton                  | Ashperton          |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Bishops Frome              | Bishops Frome      |  |   | 5   |  |                 |                             |                                  | 5     |
| Ledbury | Bishops Frome              | Fromes Hill        |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Bishops Frome              | Halmonds Frome     |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Bosbury & Coddington Group | Bosbury            |  |   | 5   |  |                 |                             |                                  | 5     |
| Ledbury | Bosbury & Coddington Group | Catley             |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Bosbury & Coddington Group | Coddington         |  |   |   |  | 0               |                             | 25                               | 25    |
| Ledbury | Colwall                    | Colwall            | 15   |   |   |  |                 | 15                          |                                  | 30    |
| Ledbury | Cradley                    | Cradley            |  |   | 5   |  |                 |                             |                                  | 5     |
| Ledbury | Cradley                    | Storrige           |  |   | 5   |  |                 |                             |                                  | 5     |
| Ledbury | Eastnor & Donnington Group | Donnington         |  |   |   | 2  |                 |                             | 10                               | 12    |
| Ledbury | Eastnor & Donnington Group | Eastnor            |  |   |   |  | 0               |                             | 10                               | 10    |
| Ledbury | Mathon                     | Mathon             |  |   |   |  | 0               |                             | 10                               | 10    |
| Ledbury | Much Cowarne Group         | Moreton Jeffries   |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Much Cowarne Group         | Much Cowarne       |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Pixley & District Group    | Aylton             |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Pixley & District Group    | Little Marcle      |  |   |   | 2  |                 |                             | 10                               | 12    |
| Ledbury | Pixley & District Group    | Pixley             |  |   |   | 2  |                 |                             | 10                               | 12    |
| Ledbury | Pixley & District Group    | Munsley            |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Pixley & District Group    | Trumpet            | 15   |   |   |  |                 |                             |                                  | 15    |
| Ledbury | Putley                     | Putley             |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Putley                     | Putley Common      |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Stretton Grandison Group   | Canon Frome        |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Stretton Grandison Group   | Castle Frome       |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Stretton Grandison Group   | Eggleton           |  |   | 5   |  |                 |                             |                                  | 5     |
| Ledbury | Stretton Grandison Group   | Newton             |  |   | 5   |  |                 |                             |                                  | 5     |
| Ledbury | Stretton Grandison Group   | Stretton Grandison |  |   |   | 2  |                 |                             |                                  | 2     |
| Ledbury | Wellington Heath           | Staplow            |  |   | 5   |  |                 |                             | 10                               | 15    |
| Ledbury | Wellington Heath           | Wellington Heath   | 15   |   |   |  |                 |                             | 10                               | 15    |
| Ledbury | Yarkhill                   | Newtown            |  |   | 5   |  |                 |                             |                                  | 5     |
| Ledbury | Yarkhill                   | Yarkhill           |  |   |   |  | 0               |                             |                                  | 0     |
| Ledbury | Yarkhill                   | Monkhide           |  |   |   |  | 0               |                             |                                  | 0     |

**Environmental Constraints and Designations**

| Housing Market Area | Parish Council             | Settlement         | The settlement is within Flood Zone 3<br>-20 | The edge of settlement falls within Flood Zone 3<br>-10 | Settlement within Area of Outstanding Natural Beauty<br>15 | Conservation Area within the settlement<br>-15 | Total |
|---------------------|----------------------------|--------------------|--|---|--|--|-------|
| Ledbury             | Acton Beauchamp Group      | Acton Beauchamp    |  |   |  |  | 0     |
| Ledbury             | Acton Beauchamp Group      | Stanford Bishop    |  |   |  |  | 0     |
| Ledbury             | Ashperton                  | Ashperton          |  |   |  |  | 0     |
| Ledbury             | Bishops Frome              | Bishops Frome      | -20  |   |  |  | -20   |
| Ledbury             | Bishops Frome              | Fromes Hill        |  |   |  |  | 0     |
| Ledbury             | Bishops Frome              | Halmonds Frome     |  |   |  |  | 0     |
| Ledbury             | Bosbury & Coddington Group | Bosbury            | -20  |   |  | -15  | -25   |
| Ledbury             | Bosbury & Coddington Group | Catley             |  |   |  |  | 0     |
| Ledbury             | Bosbury & Coddington Group | Coddington         |  |   |  |  | 0     |
| Ledbury             | Colwall                    | Colwall            | -20  |   | -15  | -15  | -50   |
| Ledbury             | Cradley                    | Cradley            | -20  |   | -15  | -15  | -50   |
| Ledbury             | Cradley                    | StorrIDGE          |  |   |  |  | 0     |
| Ledbury             | Eastnor & Donnington Group | Donnington         |  |   |  |  | 0     |
| Ledbury             | Eastnor & Donnington Group | Eastnor            |  | -10   | -15  | -15  | -40   |
| Ledbury             | Mathon                     | Mathon             |  | -10   | -15  |  | -25   |
| Ledbury             | Much Cowarne Group         | Moreton Jeffries   |  |   |  |  | 0     |
| Ledbury             | Much Cowarne Group         | Much Cowarne       |  | -10   |  |  | -10   |
| Ledbury             | Pixley & District Group    | Aylton             |  |   |  | -15  | -15   |
| Ledbury             | Pixley & District Group    | Little Marcle      |  | -10   |  |  | -10   |
| Ledbury             | Pixley & District Group    | Munsley            |  | -10   |  |  | -10   |
| Ledbury             | Pixley & District Group    | Pixley             |  |   |  |  | 0     |
| Ledbury             | Pixley & District Group    | Trumpet            |  |   |  |  | 0     |
| Ledbury             | Putley                     | Putley Common      |  |   |  |  | 0     |
| Ledbury             | Putley                     | Putley             |  |   |  | -15  | -15   |
| Ledbury             | Stretton Grandison Group   | Canon Frome        |  | -10   |  |  | -10   |
| Ledbury             | Stretton Grandison Group   | Castle Frome       |  |   |  |  | 0     |
| Ledbury             | Stretton Grandison Group   | Eggleton           |  | -10   |  |  | -10   |
| Ledbury             | Stretton Grandison Group   | Stretton Grandison |  |   |  | -15  | -15   |
| Ledbury             | Wellington Heath           | Staplow            | -20  |   |  |  | -20   |
| Ledbury             | Wellington Heath           | Wellington Heath   |  |   | -15  |  | -15   |
| Ledbury             | Yarkhill                   | Newtown            |  |   |  |  | 0     |

**Environmental Constraints and Designations**

| Housing Market Area | Parish Council | Settlement | The settlement is within Flood Zone 3<br>-20 | The edge of settlement falls within Flood Zone 3<br>-10 | Settlement within Area of Outstanding Natural Beauty<br>15 | Conservation Area within the settlement<br>-15 | Total |
|---------------------|----------------|------------|--|---|--|--|-------|
| Ledbury             | Yarkhill       | Monkhide   |  | -10   |  |  | -10   |
| Ledbury             | Yarkhill       | Yarkhill   |  | -10   |  |  | -10   |

## Employment Sites

| HMA     | Parishes                     | Settlements within Parish | Employment sites within 1km | Employment Sites between 1km-5km | Total |
|---------|------------------------------|---------------------------|-----------------------------|----------------------------------|-------|
| Ledbury | Acton Beauchamp Group        | Acton Beauchamp           |                             | 10                               | 10    |
| Ledbury | Acton Beauchamp Group        | Stanford Bishop           |                             | 10                               | 10    |
| Ledbury | Ashperton                    | Ashperton                 |                             |                                  | 0     |
| Ledbury | Bishops Frome                | Bishops Frome             | 15                          |                                  | 15    |
| Ledbury | Bishops Frome                | Fromes Hill               |                             | 10                               | 10    |
| Ledbury | Bishops Frome                | Halmonds Frome            | 15                          |                                  | 15    |
| Ledbury | Bosbury and Coddington Group | Bosbury                   |                             | 10                               | 10    |
| Ledbury | Bosbury and Coddington Group | Catley                    |                             | 10                               | 10    |
| Ledbury | Bosbury and Coddington Group | Coddington                |                             | 10                               | 10    |
| Ledbury | Colwall                      | Colwall                   | 15                          |                                  | 15    |
| Ledbury | Cradley                      | Cradley                   |                             |                                  | 0     |
| Ledbury | Cradley                      | Storrige                  |                             |                                  | 0     |
| Ledbury | Eastnor & Donnington Group   | Donnington                |                             | 10                               | 10    |
| Ledbury | Eastnor & Donnington Group   | Eastnor                   |                             | 10                               | 10    |
| Ledbury | Mathon                       | Mathon                    |                             | 10                               | 10    |
| Ledbury | Much Cowarne Group           | Moreton Jeffries          |                             |                                  | 0     |
| Ledbury | Much Cowarne Group           | Much Cowarne              |                             | 10                               | 10    |
| Ledbury | Pixley & District Group      | Aylton                    |                             | 10                               | 10    |
| Ledbury | Pixley & District Group      | Little Marcle             |                             | 10                               | 10    |
| Ledbury | Pixley & District Group      | Munsley                   |                             | 10                               | 10    |
| Ledbury | Pixley & District Group      | Pixley                    |                             | 10                               | 10    |
| Ledbury | Pixley & District Group      | Trumpet                   |                             | 10                               | 10    |
| Ledbury | Putley                       | Putley Common             |                             |                                  | 0     |
| Ledbury | Putley                       | Putley                    |                             | 10                               | 10    |
| Ledbury | Stretton Grandison Group     | Canon Frome               |                             |                                  | 0     |
| Ledbury | Stretton Grandison Group     | Castle Frome              |                             | 10                               | 10    |
| Ledbury | Stretton Grandison Group     | Eggleton                  |                             | 10                               | 10    |
| Ledbury | Stretton Grandison Group     | Stretton Grandison        |                             |                                  | 0     |
| Ledbury | Wellington Heath             | Staplow                   |                             | 10                               | 10    |

**Employment Sites**

| <b>HMA</b> | <b>Parishes</b>  | <b>Settlements within Parish</b> | <b>Employment sites within 1km</b> | <b>Employment Sites between 1km-5km</b> | <b>Total</b> |
|------------|------------------|----------------------------------|------------------------------------|---|--------------|
| Ledbury    | Wellington Heath | Wellington Heath                 |                                    | 10                                      | 10           |
| Ledbury    | Yarkhill         | Monkhide                         |                                    |   | 0            |
| Ledbury    | Yarkhill         | Newtown                          |                                    |   | 0            |
| Ledbury    | Yarkhill         | Yarkhill                         |                                    | 10                                      | 10           |



**MAINS DRAINAGE**

| <b>HMA</b> | <b>Parish</b>                | <b>Settlements</b> | <b>Has access to Mains Drainage</b> | <b>Total</b> |
|------------|------------------------------|--------------------|-------------------------------------|--------------|
| Ledbury    | Acton Beauchamp Group        | Acton Beauchamp    | No                                  | 0            |
| Ledbury    | Acton Beauchamp Group        | Stanford Bishop    | No                                  | 0            |
| Ledbury    | Ashperton                    | Ashperton          | Yes                                 | 15           |
| Ledbury    | Bishops Frome                | Bishops Frome      | Yes                                 | 15           |
| Ledbury    | Bishops Frome                | Fromes Hill        | Yes                                 | 15           |
| Ledbury    | Bishops Frome                | Halmonds Frome     | No                                  | 0            |
| Ledbury    | Bosbury and Coddington Group | Bosbury            | Yes                                 | 15           |
| Ledbury    | Bosbury and Coddington Group | Catley             | No                                  | 0            |
| Ledbury    | Bosbury and Coddington Group | Coddington         | No                                  | 0            |
| Ledbury    | Colwall                      | Colwall            | Yes                                 | 15           |
| Ledbury    | Cradley                      | Cradley            | Yes                                 | 15           |
| Ledbury    | Cradley                      | Storrige           | No                                  | 0            |
| Ledbury    | Eastnor & Donnington Group   | Donnington         | No                                  | 0            |
| Ledbury    | Eastnor & Donnington Group   | Eastnor            | Yes                                 | 15           |
| Ledbury    | Mathon                       | Mathon             | Yes                                 | 15           |
| Ledbury    | Much Cowarne Group           | Moreton Jeffries   | No                                  | 0            |
| Ledbury    | Much Cowarne Group           | Much Cowarne       | Yes                                 | 15           |
| Ledbury    | Pixley & District Group      | Aylton             | No                                  | 0            |
| Ledbury    | Pixley & District Group      | Little Marcle      | No                                  | 0            |
| Ledbury    | Pixley & District Group      | Munsley            | No                                  | 0            |
| Ledbury    | Pixley & District Group      | Pixley             | No                                  | 0            |
| Ledbury    | Pixley & District Group      | Trumpet            | No                                  | 0            |
| Ledbury    | Putley                       | Putley Common      | No                                  | 0            |
| Ledbury    | Putley                       | Putley             | Yes                                 | 15           |
| Ledbury    | Stretton Grandison Group     | Canon Frome        | No                                  | 0            |
| Ledbury    | Stretton Grandison Group     | Castle Frome       | No                                  | 0            |
| Ledbury    | Stretton Grandison Group     | Eggleton           | No                                  | 0            |
| Ledbury    | Stretton Grandison Group     | Stretton Grandison | Yes                                 | 15           |
| Ledbury    | Wellington Heath             | Staplow            | No                                  | 0            |
| Ledbury    | Wellington Heath             | Wellington Heath   | No                                  | 0            |

| <b>MAINS DRAINAGE</b> |               |                    |                                     |              |
|-----------------------|---------------|--------------------|-------------------------------------|--------------|
| <b>HMA</b>            | <b>Parish</b> | <b>Settlements</b> | <b>Has access to Mains Drainage</b> | <b>Total</b> |
| Ledbury               | Yarkhill      | Monkhide           | Yes                                 | 15           |
| Ledbury               | Yarkhill      | Newtown            | No                                  | 0            |
| Ledbury               | Yarkhill      | Yarkhill           | Yes                                 | 15           |

## Road Infrastructure

| HMA     | Parish                     | Settlements           | A Road | B Road | C Road | U Road | Total scored if settlement has A or B routes |
|---------|----------------------------|-----------------------|--------|--------|--------|--------|--|
| Ledbury | Acton Beauchamp Group      | Acton Beauchamp       |        |        | ●      | ●      | 0  |
| Ledbury | Acton Beauchamp Group      | Stanford Bishop       |        |        | ●      |        | 0  |
| Ledbury | Ashperton                  | Ashperton             | ●      |        | ●      | ●      | 10   |
| Ledbury | Bishops Frome              | Bishops Frome         |        | ●      | ●      | ●      | 10   |
| Ledbury | Bishops Frome              | Fromes Hill           | ●      |        | ●      |        | 10   |
| Ledbury | Bishops Frome              | Halmonds Frome        |        |        | ●      | ●      | 0  |
| Ledbury | Bosbury & Coddington Group | Bosbury               |        | ●      | ●      | ●      | 10   |
| Ledbury | Bosbury & Coddington Group | Catley                |        | ●      | ●      |        | 10   |
| Ledbury | Bosbury & Coddington Group | Coddington            |        |        | ●      | ●      | 0  |
| Ledbury | Colwall                    | Colwall               |        |        | ●      | ●      | 0  |
| Ledbury | Cradley                    | Cradley               |        |        | ●      | ●      | 0  |
| Ledbury | Cradley                    | Storrige              | ●      | ●      | ●      | ●      | 10   |
| Ledbury | Eastnor & Donnington Group | Donnington            |        | ●      | ●      |        | 10   |
| Ledbury | Eastnor & Donnington Group | Eastnor               | ●      |        | ●      |        | 10   |
| Ledbury | Mathon                     | Mathon                |        |        | ●      |        | 0  |
| Ledbury | Much Cowarne Group         | Moreton Jeffries      | ●      |        |        | ●      | 10   |
| Ledbury | Much Cowarne Group         | Much Cowarne          |        |        |        | ●      | 0  |
| Ledbury | Pixley & District Group    | Aylton                | ●      |        | ●      | ●      | 10   |
| Ledbury | Pixley & District Group    | Little Marcle         | ●      |        | ●      | ●      | 10   |
| Ledbury | Pixley & District Group    | Pixley                |        |        | ●      |        | 0  |
| Ledbury | Pixley & District Group    | Munsley               |        |        | ●      | ●      | 0  |
| Ledbury | Pixley & District Group    | Trumpet               | ●      |        |        |        | 10   |
| Ledbury | Putley                     | Putley                |        |        | ●      |        | 0  |
| Ledbury | Putley                     | Putley Common         |        |        | ●      |        | 0  |
| Ledbury | Stretton Grandison Group   | Canon Frome           |        |        | ●      |        | 0  |
| Ledbury | Stretton Grandison Group   | Castle Frome          |        | ●      | ●      | ●      | 10   |
| Ledbury | Stretton Grandison Group   | Eggleton              | ●      |        | ●      |        | 10   |
| Ledbury | Stretton Grandison Group   | Lower Eggleton/Newton | ●      |        |        |        | 10   |
| Ledbury | Stretton Grandison Group   | Stretton Grandison    | ●      |        | ●      |        | 10   |

**Road Infrastructure**

| HMA     | Parish           | Settlements      | A Road | B Road | C Road | U Road | Total scored if settlement has A or B routes |
|---------|------------------|------------------|--------|--------|--------|--------|--|
| Ledbury | Wellington Heath | Staplow          |        | ●      |        | ●      | 10   |
| Ledbury | Wellington Heath | Wellington Heath |        |        | ●      | ●      | 0  |
| Ledbury | Yarkhill         | Newtown          | ●      |        |        |        | 10   |
| Ledbury | Yarkhill         | Yarkhill         |        |        | ●      |        | 0  |
| Ledbury | Yarkhill         | Monkhide         |        |        |        | ●      | 0  |