

Strategic Housing Land Availability Assessment - Rural Report

November 2015

Important Notice

SHLAA Disclaimer

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

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

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

- The SHLAA only identifies sites with or without development potential; it does not allocate sites in the manner of an adopted plan.
- The SHLAA is based on the most up to date information available (supplied and researched) at the time of the document's preparation. Therefore factors may be subject to change over time and may have an effect on any site. They may include, but are not limited to:
 - site boundaries
 - assessment information
 - constraints may be mitigated/overcome or additional factors may be identified
 - likely development timescales may be subject to change
 - site capacity or densities may be subject to change as additional information is developed and masterplanning detail takes place
 - the availability of the site may be reassessed by the landowner
- The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential use. Similarly, the exclusion of sites from the study does not preclude the possibility of planning permission for development being granted.
- The inclusion of a site within the document does not preclude them from being developed for other purposes.
- Users of the study must appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that **planning applications will continue to be treated on their own merits** at the time of the planning application rather than on the information contained within the assessment. Similarly, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not or were not foreseen at the time of the study. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the assessment.
- The study is based on information compiled as at Summer 2015. The findings of the assessment represent a snapshot of information held at the time of the study. The Council intends to periodically update the SHLAA to reflect the most up to date information available.

Herefordshire SHLAA Rural Report November 2015

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Abbreviations

AONB: Area of Outstanding Natural Beauty

AMP: Asset Management Plan

DCLG: Department for Communities and Local Government

DCWW: Dwr Cymru Welsh Water

DPD: Development Plan Document

LHMA: Local Housing Market Assessment

LPCS: Local Plan Core Strategy

NDP: Neighbourhood Development Plan

NPPF: National Planning Policy Framework

NPPG: National Planning Policy Guidance

OAN: Objectively Assessed Need

SHLAA: Strategic Housing Land Availability

SHMA: Strategic Housing Market Assessment

UDP: Unitary Development Plan

PART 1. INTRODUCTION

Introduction

1.0 This Strategic Housing Land Availability Assessment (SHLAA) Rural Report focuses on the rural settlements of Herefordshire and is intended to support the Herefordshire Local Plan-Core Strategy (LPCS), Rural Areas Site Allocation Development Plan Document (DPD) and emerging Neighbourhood Development Plans. The assessment is not subject to statutory public consultation but working in partnership with the development community is advised.

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

- 1.1 The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF), published by the Department for Communities and Local Government (DCLG) in 2012. Paragraph 47 of the NPPF requires local planning authorities to prepare a Strategic Housing Land Availability Assessment to assess land availability over a plan period.
- 1.2 This assessment is a study of sites that are considered to be potentially capable of delivering housing development over the next 20 years and beyond. Consequently, all sites included in this study have been assessed for their suitability and availability for housing development. The achievability assessment has yet to be completed.
- 1.3 The NPPF continues to require each local planning authority to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the suitability, availability and likely economic viability of land to meet the identified need for housing over the plan period.
- 1.4 In March 2014 the Government published National Planning Practice Guidance to support the policy framework of the NPPF. This guidance includes a methodology for the preparation of a SHLAA which is centred on five main stages and will be set out below. The NPPG supersedes guidance contained in the SHLAA Practice Guidance (DCLG, 2007) which is what previous Herefordshire SHLAAs were based upon.
- 1.5 The assessment does not make policy or allocations; its purpose is to provide background evidence on the *potential* availability of land in Herefordshire's rural areas for housing based upon the guidance set out by the NPPF and NPPG. The assessment is an important evidence base for plan making but *does not* determine whether a site should be allocated for development. The local plan and forthcoming Neighbourhood Development Plans will consider a range of policy approaches to deliver Herefordshire's housing requirements.
- 1.6 This assessment focuses on sites in the rural settlements of the county that have not been subject to previous assessment. This SHLAA evidence will support the aims of rural housing delivery in the LPCS and subsequent development plans for the rural areas. Many parishes within the County are currently working on Neighbourhood Development Plans (NDPs) and a SHLAA will support the plans being undertaken.

1.7 Local Authorities are also required to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

1.8 Local planning authorities are required to identify on an annual basis a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% or 20% where an authority is not under delivering its housing numbers. This matter is addressed in the Council's Five Year Housing Land Supply. For years 6-15 of the plan period, local planning authorities are required to identify a supply of specific, developable sites or broad locations for growth, where possible. The SHLAA will be the main vehicle for identifying sites and ensuring that they are deliverable and developable.

Objectively Assessed Need in Herefordshire

1.9 The Government is seeking to widen the choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To support this aim, local planning authorities are required to meet "objectively assessed needs" (paragraph 14 of the NPPF). The NPPF and the NPPG provide advice on how the Objectively Assessed Need (OAN) for housing is expected to be identified and other factors which are relevant in translating this into policy targets for housing provision in local plans.

1.10 Therefore it is appropriate to reflect this guidance in assessing the housing need for Herefordshire. To provide the OAN for housing to support the LPCS, the Council commissioned a local housing requirement study. The study takes account of the latest demographic evidence, Government policy and Guidance to define the Objectively Assessed Need (OAN) for housing in Herefordshire. In doing so it follows the methodology and approach set out in the National Planning Practice Guidance.

1.11 The Local Housing Requirements Study (September 2014) and subsequent work undertaken by GL Hearn to reflect new household projections concludes that the Core Strategy (based on delivering 16,500 homes over the 2011-2031 plan period) continues to be more than meeting the full objectively assessed need for housing¹.

Development plan context and the rural areas

1.12 The LPCS was adopted by the Council 16th October 2015.

1.13 The overall housing proposed in the rural areas is 5,300. This housing is expected to be distributed in approximately 215 rural settlements throughout the county depending on local circumstances. The settlements are listed in Fig 4.14 and 4.15 of the LPCS.

¹ Update on 2012 Household projections implications, February 2015
https://www.herefordshire.gov.uk/media/7963751/2012_household_projections.pdf

1.14 Previous SHLAA surveys have been carried out on 53 rural settlements and these are available in the SHLAAs published in 2009², and 2012³. Both of these SHLAAs identified rural settlements that were reflective of the settlement hierarchies in the Unitary Development Plan (UDP) or the settlement hierarchy for the LPCS. Since then, the LPCS has revised the approach to the Rural Areas. The revised approach also incorporates a greater amount of settlements therefore with a greater amount of rural settlements in the hierarchy, a wider SHLAA assessment was necessary.

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

1.15 With a greater number of settlements expected to consider potential growth, a 'call for sites' was carried out in October 2013 resulting in additional sites being submitted for assessment. These sites relate to settlements listed in Fig 4.14 of the LPCS. This SHLAA builds on previous SHLAAs carried out in the rural areas. This SHLAA does not review previously assessed sites unless new information which has been submitted which alters the potential of a site. The vast majority of sites in this assessment are new additional rural sites.

1.16 This SHLAA will inform the emerging Neighbourhood Development Plans and Rural Areas Site Allocation Development Plan Document (DPD) which will form part of the Development Plans for the County by:

- providing an objective survey of potential housing sites through an assessment of site suitability, availability, achievability and viability in accordance with existing national guidance
- identifying the issues that need to be resolved in selecting appropriate sites for development
- ensuring a supply of sites to meet the housing requirement for the county set out in the LPCS

1.17 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for residential use. The assessment enables proactive planning by providing a choice of sites for development plan documents and neighbourhood development plans to meet objectively assessed needs. The SHLAA only identifies opportunities for housing developments on sites, which are considered to be deliverable and developable. **It does not allocate sites to be developed.** The allocation of sites for future housing development will be determined through either Neighbourhood Development Plans or the Rural Areas Site Allocation DPD.

² SHLAA 2009 <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/archived-planning-documents/shlaa-2009/2009-shlaa-assessment>

³ SHLAA 2012 <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment#shlaa>

Sites not included in the study

- 1.18 The omission of sites from the study does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that other sites may be suitable for residential development that have not been identified in the SHLAA. Additional sites will be identified through updates to the SHLAA and the Council will continue to accept site submissions for inclusion in future updates.

PART 2. METHODOLOGY

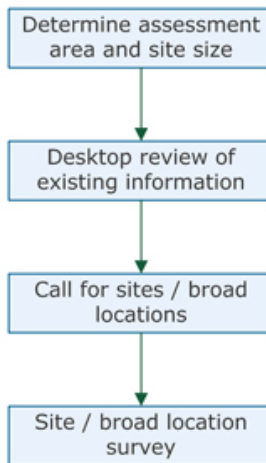
National Planning Policy Guidance

- 2.0 The National Planning Practice Guidance⁴ sets out details of the inputs and processes which would result in a robust assessment of land availability. The flow chart below (Figure 1) outlines the five stage process. This differs to the methodology previously set out in Government guidance which the original SHLAA methodology was based on.
- 2.1 For ease of reference throughout the SHLAA, sites will be grouped and considered on a settlement by settlement basis to allow easy comparison of sites within each location. Each relevant site has an analysis together with a map of the settlement it is situated in and these are known as the 'Site Schedules'.

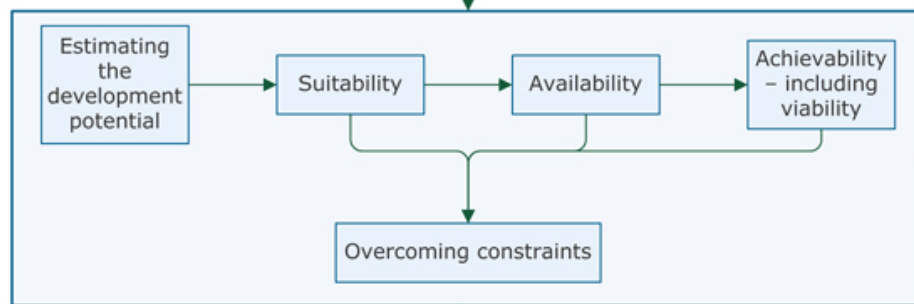
⁴ NPPG, Housing and Economic Land Availability ID: 3, <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

Figure 1. SHLAA Methodology Flowchart⁵

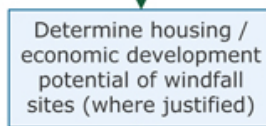
Stage 1- Site / broad location identification



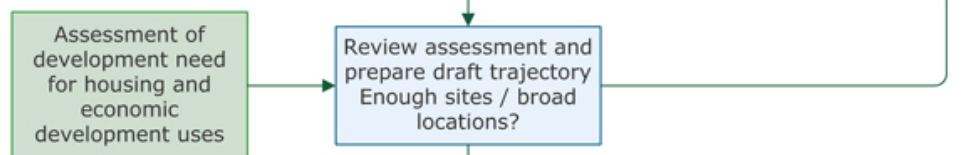
Stage 2 - Site / broad location assessment



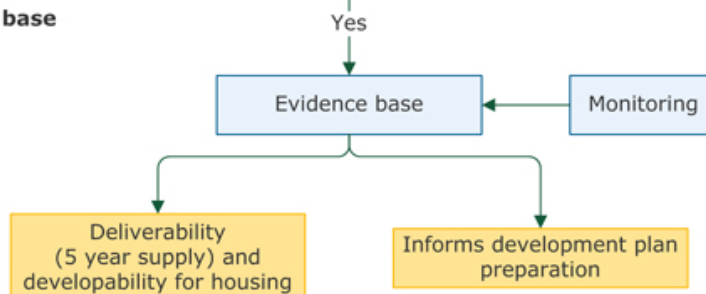
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



⁵ Source: NPPG ID 6 <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodology-flow-chart/>

Stage 1 Identification of sites and broad locations

Partnership working

- 2.2 A consultation with the partnership to agree the revised methodology is necessary. Taking into account changes to national policy, the LPCS, Neighbourhood Development Plans and the production of new evidence to support this process, it is recognised that the methodology employed during previous surveys required updating. Therefore the assessment methodology has been revised in the following way:
- criteria for assessing whether a site is suitable, available and achievable for housing;
 - the approach to assessing site capacity;
 - criteria for establishing the delivery timescale or phasing of sites; and
 - the approach to windfalls to be used for work on housing trajectories and the five year supply (set out in the five year supply paper).
- 2.3 A consultation with the partnership took place in July 2015 and the responses received have been used to update the methodology in this report.

Determine assessment area

- 2.4 The NPPG advises that the area covered by the SHLAA should be the housing market area. A Strategic Housing Market Assessment (SHMA) for the West Housing Market Area, covering Shropshire and Herefordshire, was completed in 2008.
- 2.5 Further to this, a Local Housing Market Assessment (LHMA)⁶ (2013) was completed for just Herefordshire given the county's self-contained market. This assessment draws on and develops the SHMA to provide a more local assessment of housing requirements for the seven identified local housing markets across Herefordshire (see Fig 2).
- 2.6 The LHMA provides an evidence base regarding housing need and demand (for affordable and market housing) within Herefordshire and its constituent local housing markets. The housing market areas include the main settlements of Hereford, Bromyard, Kington, Ledbury, Leominster and Ross, along with the Golden Valley area, all of which include the wider rural area. The council is proposing that a minimum of 5,300 houses should be developed within the identified rural settlements (a minority of these may come forward within open countryside locations) across the HMAs during the plan period.

⁶ LHMA 2013

https://www.herefordshire.gov.uk/media/7673526/herefordshire_local_housing_market_assessment_final_amended.pdf

Figure 2. Herefordshire Housing Market Area



Housing Market Areas



NORTH Not to Scale

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Imagery copyright Getmapping PLC. www.getmapping.com

Information source

2.7 There were a variety of information sources in which this study was able to collate information. The main information has been sourced from:

- sites promoted through the 'call for sites' October 2013. Sites submitted back in 2007 which were previously not assessed were also included. Sites were submitted by landowners, agents and parish councils. The council makes an ongoing 'call for sites' for sites that have the potential for housing development.
- sites identified through the neighbourhood planning process
- sites identified by Council officers to assess wider potential. These comprise of sites within or adjacent to rural settlements where no call for sites information has been submitted.
- public sector land
- vacant or derelict land and buildings

2.8 The assessment has identified a set of sites regardless of the amount of development needed to meet current housing targets in order to provide an audit of available land. The rural settlements included are those listed in Fig 4.14 of the LPCS.

Site and broad location survey

2.9 The initial assessment uses a combination of desk based research and survey work. Sites are assessed against national policies, existing environmental designations or other designations are also taken into account. Some sites which have specific policy constraints are included at this stage of the assessment to ensure a comprehensive approach but these constraints may severely restrict development potential. Information provided by landowners/agents is reviewed as well as any significant planning history.

2.10 At the end of the survey stage each site will be reviewed and consideration given to whether sites are likely to have development potential. In particular sites which are affected by the following criteria will be considered undevelopable (no potential) or more difficult to develop (low potential). The sites that are more difficult to develop will have later timescales for coming forward.

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

- Ancient woodlands/Ancient Semi-Natural Woodlands (ASNWs)
- Areas within flood risk zone 3 (Exception test is required)
- Grade I listed buildings
- Historic Parks and Gardens (Registered and Unregistered)
- Local Geological Sites (also known as RIGS - Regionally Important Geological Sites)
- Local Nature Reserves (LNR)/ Local Wildlife Sites (LWSs)
- National Nature Reserves (NNR)
- Scheduled Ancient Monuments (SAMs)

- Significant trees (TPO⁷s, National Inventory of Woodland and Trees, Veteran Trees)
- Sites of Importance for Nature Conservation (SINC)
- Sites of Special Scientific Interest (SSSI)
- Sites that could have significant adverse effect on the AONB landscape or landscape with high sensitivity
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Special Wildlife Sites (SWS)
- UK Biodiversity Action Plan (BAP) Habitat and Priority Habitat Inventory (PHI) sites
- sites which do not have a physical point of access and no prospect of creating an access within or close to the landholding.
- sites requiring direct access on to a trunk road (A49/A40) as Highways England would need to be consulted to determine acceptability

2.12 Sites with '**low potential**' will be based on the following:

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

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

2.14 Sites with '**high potential**' are generally sites which have very limited constraints and infrastructure is not deemed to be a problem in bringing forward a site.

2.15 Individual settlement maps and site schedules are available for each new site and are included in the Site Schedules.

⁷ TPO: Tree Preservation Order

Stage 2 Site Assessment

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

Estimating the development potential

- 3.1 The assessment has looked at a range of different site sizes from small scale sites to opportunities for large scale developments. All sites capable of delivering five or more dwellings or 0.25ha and greater have been considered for their potential. This is consistent with size thresholds set out in NPPG.
- 3.2 The NPPF encourages local authorities to set their own approach to housing density to reflect local circumstances. Site capacities are assigned based on evidence from promoters of sites, urban design principles and other local information pertinent to the site. For the purposes of the rural assessment, it is expected that a density of 20 - 30 dwellings per hectare is an acceptable level to estimate capacity of a rural site. This may need revision when the viability assessment is carried out.
- 3.3 When assessing the potential of sites it is essential that the land needed for the provision of infrastructure, open space and community facilities is taken into account. A density multiplier has been applied to achieve a net developable area, discounting any land within flood zone 3, based on the assumptions in Table 1:

Table 1. Site Capacity, gross to net developable area

SHLAA Gross/Net Development Area Assumptions for rural area	
Site Size (ha)	Gross to Net Ratio (%)
Up to 1	100
1 – 10	75 - 90

- 3.4 Some SHLAA sites will be greater than 10 hectares due to established field boundaries but it is not anticipated that such large sites will be suitable or that sites larger than 10 hectares will come forward in rural settlements. Such large sites would not be in keeping with the scale and size of a typical rural settlement. Evidence regarding landscape, biodiversity, heritage and topography have been identified as potential constraints on capacity where available, but figures have not been meticulously adjusted at this stage for all of these aspects. Some adjustments have been made to take into account apparent landscape and biodiversity issues.
- 3.5 In some instances, several site submissions can include the same plots of land. In such cases one reference for the site has been used to avoid double counting.

Assessing suitability

- 3.6 The suitability of sites for development is guided by the development plan and national policy. Sites have been considered in those villages identified in the LPCS (Figure 4.14) and are therefore considered sustainable as per para 9 of the NPPF. They offer a sustainable location for development and would contribute to the creation of sustainable, mixed communities.
- 3.7 The LPCS policies and previous UDP policies (with regard to designations) have been used. The site suitability test generally remains unaffected by this process. Where there is a restrictive designation or a protection policy identified this has been taken into account.
- 3.8 The assessment focuses on the existence of physical and environmental constraints, based on available evidence and site assessments. The following elements have been considered in assessing the site suitability:
- Policy restrictions: such as designations, protected areas, existing and planning policy.
 - Physical problems or limitations – such as access, infrastructure, flood risk, contamination (where information is available).
 - Potential impacts – including effect upon natural landscape, historic environment including conservation areas and listed buildings
 - Current environmental conditions –consideration of how redevelopment might be an opportunity to improve a site left in disuse.
 - Relationship to the existing settlement pattern – scale of site, settlement edge improvement.

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

- 3.9 Within the AONB, regard has been given to paragraph 116 of the NPPF, which states that “*planning permission should be refused for major developments in these areas except in exceptional circumstances.*” In this SHLAA assessment a site may be considered suitable where it is sustainably located and is not in an area of ‘high’ landscape sensitivity as assessed through field work.
- 3.10 Although there is an Urban Fringe Sensitivity Analysis for the city and towns, there is no landscape sensitivity analysis evidence in existence for the rural areas of the county. Instead and with a similar level of field work; landscape officers have made individual assessments of sites in this study to assist in informing the suitability of sites. The landscape assessments were carried out in accordance with published methods, guidance and techniques⁸. Sensitivity and capacity were evaluated through baseline desktop studies and on-the-ground surveys of the sites and surrounding

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

areas. A precautionary approach has been taken for the purpose of this assessment and AONB sites have generally been considered unsuitable. There are sites particularly within the Wye Valley AONB which are degraded through lack of management. These sites should be restored and enhanced to bring them into line with their high designation status. With regard to the NPPF, there is no definition of ‘*major development*’ within the Framework. It is established legal principle that the question of whether a development constitutes ‘major development’ in the AONB is a matter of planning judgment for the decision maker. Where some potential has been identified within AONB sites, then a density of 10-20 dwellings per hectare is considered a modest scale.

- 3.11 Sites outside of the AONB and in particular, those that have been assessed as being within an area of ‘high’ landscape sensitivity have been deemed inappropriate for anything other than small scale development or assessed as unsuitable. Where sites have been identified as being within an area of moderate to high landscape sensitivity scoring (4-5), they are expected to take significant account of landscape sensitivity and quality.
- 3.12 The landscape assessment has also identified the historic environment information within the sensitivity analysis of each site. Such information refers to conservation areas, listed buildings and archaeological information that is relevant to the site. This information has been used to form an overall opinion about the landscape capacity, context and setting of each site.

Land at risk of flooding

- 3.13 For the purposes of applying the National Planning Policy Framework, “flood risk” is a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources⁹. However, flood risk from fluvial (rivers) has only been assessed in this review. For river flooding, this is principally land within Flood Zones 2 and 3. It is recognised that surface water and groundwater flooding risk will need to be factored in when sites are being assessed. Planning applications are expected to take full account of these risks.
- 3.14 NPPG makes clear that where there are no reasonably available sites in flood zone 1 or 2, local authorities may consider sites in flood zone 3. Sites within flood zone 2 have therefore been deemed suitable for some development in this assessment subject to a flood risk assessment on the appropriateness of the scale and nature of the development. Sites greater than one hectare in flood zone 1 will also require a flood risk assessment as set out at footnote 20 of the NPPF. Sites have been assessed as unsuitable if they fall entirely within flood zones 3.
- 3.15 This has been informed by the Environment Agency flood zone map on the in-house mapping system. A site’s capacity has been adjusted where part of the site falls within

⁹ NPPG Planning and flood risk
<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/planning-and-flood-risk/what-is-flood-risk/>

flood zone 3. The Environment Agency update this map periodically therefore sites should be assessed against the most up to date flood risk information. It should be noted that some watercourses have not been modelled on the Environment Agency flood maps. These maps primarily show flooding from main rivers not ordinary watercourses or modelled rivers with a catchment of less than 3Km². Therefore there may be flood risk on some sites that are shown to be located within areas of low flood risk.

Accessibility

- 3.16 Sites are assessed for adequate visibility and an initial highways assessment is made of local road capacity in relation to a site. All of the sites in this review have been surveyed by a highways engineer to ensure an accurate assessment of the site is made. Some sites are located along narrow rural lanes where installing a footpath will be difficult to facilitate. Other factors such as the character of the area will need to be balanced against what can be reasonably achieved along routes leading in and out of sites. Such sites may be limited in terms of their overall capacity to deliver a development despite the actual site size.
- 3.17 As well as consideration of local roads serving sites, the strategic road network must be taken into account when assessing sites. This network comprises the M50, A40 and A49 in Herefordshire and is the responsibility of Highways England (formerly the Highways Agency). Where sites require direct access onto this network, consultation with Highways England is required. Therefore the SHLAA takes a cautionary approach in its assessment with regard to direct access for sites onto the strategic road network. Such sites will be deemed to have limited or no potential unless further evidence is available.

Ecology

- 3.18 Sites which fall within the designated sites set out in paragraph 2.11 would negate new development potential. Special Areas of Conservation (SAC) are designated under the Habitats Directive and target particular habitats and/or species identified as being of European importance. The River Wye is a designated SAC within a Site of Special Scientific Interest (SSSI) Zone of Impact. The prescribed distances from statutory sites (SSSIs and SACs) and their qualifying features for different categories of development will be inherently observed as part of the planning process. When SHLAA sites impact on such designations, further assessment and consultation with Natural England will be required should planning permission be pursued. Local designated sites, such as Special Wildlife Sites or Sites of Importance for Nature Conservation, also restrict development and sites within such areas are not considered to have development potential.
- 3.19 There are also sites which contain UK Biodiversity Action Plan Habitats and also may contain UK Biodiversity Action Plan Species. However, the terminology has changed in reference to such sites under the UK post-2010 Biodiversity Framework. Priority Habitats and species are now termed 'Species of Principle Importance and Habitats of Principal importance. These are the same habitats (and species) as listed under

Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as Priority Habitats and Priority Species. Although these designations are not regulatory, there is a presumption against development on these sites. Therefore such sites identified in SHLAA have been deemed to have 'no potential'.

Water & drainage infrastructure

- 3.20 Sites have been considered with regard to water supply, waste water and sewerage treatment works capacity. Where issues are identified on suitable sites development may be delayed to later in the plan period. Depending on the site's constraint, the capacity may have been adjusted to more accurately reflect the actual developable area.
- 3.21 Dwr Cymru Welsh Water (DCWW) is the main water and sewerage infrastructure provider in Herefordshire. Severn Trent also operates within the county on a smaller scale. DCWW investment in water and sewerage infrastructure is managed in rolling 5-year Asset Management Plans (AMP), which seek to ensure appropriate infrastructure works are undertaken to provide capacity for growth. The current AMP 6 will run from 1st April 2015 to 31st March 2020. See Appendix 2 for a list of settlements with water supply and waste water information as set out by both providers.
- 3.22 DCWW use the information contained in Development Plans to inform where future investment is required in order to support the AMP submission to Ofwat. An adopted or sound Development Plan is looked upon more favourably by Ofwat as it provides a degree of certainty in terms of potential growth.
- 3.23 There can however be a disparity between the timeframes of a Development Plan and the 5-year cycle of the DCWW AMP. Therefore AMP 7 will be able to factor in the adopted Herefordshire LPCS. If developers wish to proceed with a site in advance of the planned Regulatory investment by DCWW, then they are able to fund the necessary improvements through appropriate planning obligations or the Community Infrastructure Levy.

Assessing Availability

- 3.24 A site will be considered available for development where it has been actively promoted for consideration in the SHLAA. Landowners and/or agents have confirmed that the site is available for development through the call for sites 2013 and/or through previous submissions.
- 3.25 A site is considered available if it is free from legal or ownership constraints and there is an intention to develop. Sometimes a site may be dependant on third party access which will be reliant on a willing landowner. For the purposes of this stage of the assessment, where a site is deemed suitable but the site is dependent on third party access, it will be categorised as having 'low potential' until further information becomes available relating to the site's potential.

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

Assessing Achievability

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

Achievability will be affected by:

- Market factors – such as adjacent uses, economic viability of existing uses, attractiveness of the locality, level of potential demand and projected rate of sales. Due to the variance of house prices across the county, Herefordshire is divided up into seven major market value¹⁰
- Cost factors - including site preparation costs relating to any physical constraints, any exceptional works necessary and relevant planning obligations
- Delivery factors – including the developers own phasing, build out rates, whether there is a single or several developers offering different housing products.

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

¹⁰ Economic Viability Assessment 2014
https://www.herefordshire.gov.uk/media/7848361/economic_viability_assessmentmay2014.pdf

Overcoming constraints and timescales for rate of development

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

Stage 3 Windfall sites

- 4.0 Windfall sites are sites that have not been allocated for housing in a Local Plan and are not identified in a SHLAA. They normally comprise previously developed sites that have unexpectedly become available e.g. subdivision of existing units or conversion from a non-housing use. They may also include greenfield sites that have not previously been identified or allocated.
- 4.1 Herefordshire is a predominantly rural county and experiences a number of windfalls that come forward on greenfield land such as barn conversions and agricultural dwellings. Paragraph 48 of the NPPF states that local planning authorities may make allowance for windfall sites in the five year supply of deliverable dwellings if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends and should not include residential gardens.
- 4.2 Windfall sites accommodating four or less dwellings have provided just under half of the total housing completions over the past nine years. The Council therefore considers it realistic and reasonable to expect 100 windfall units will be delivered per year over the next 5 years (in line with the windfall estimate set out in the Core Strategy). The preparation of the SHLAA should mean that a higher proportion of sites will be identified as part of the supply figures, and so only a modest windfall allowance is included within the housing targets of the Core Strategy with 2,000 dwellings expected between 2011 and 2031. This equates to 50 dwellings a year in rural areas with the same allowance for urban parts of Herefordshire.
- 4.3 Based on past trends and the number of windfall sites that are currently either undetermined applications or at an advanced stage of preparation, this is considered to be a conservative estimate. The windfall assessment is updated annually in the five year housing land supply and the latest version is available on the website¹¹. The next available reporting on this is expected winter 2015.

¹¹ Five Year Housing Land Supply October 2014
https://www.herefordshire.gov.uk/media/7923794/5_year_land_supply_document.pdf

Stage 4 Assessment review

- 5.0 The SHLAA 2012 concluded that the rural areas have potential to deliver 5,805 dwellings by 2031 with 637 dwellings on deliverable sites and 5,168 on developable sites. The developable sites could accommodate 1,922 dwellings on sites with low constraints and 3,246 dwellings with significant constraints. This assessment was made on just 33 rural settlements.
- 5.1 The Core Strategy rural settlement hierarchy includes 120 settlements in the top tier (Fig 4.14) and 97 settlements (Fig 4.15) in the tier below where housing growth will be permitted. To date the focus of the SHLAA has been to assess as many of the top tier settlements as possible. In this review, a total of 42 new rural settlements were assessed where no previous SHLAA was undertaken. An additional 23 rural settlements which had new SHLAA sites were also assessed as part of this review. See Table 2 below which sets out the progress of SHLAA survey work.
- 5.2 Therefore since 2009 some 95 rural settlements have been assessed in total. All of these settlements are identified within Fig 4.14 of the LPCS. A further 25 rural settlements are yet to be assessed within this category.
- 5.3 Given earlier SHLAA assessments¹² demonstrate sufficient capacity in 33 settlements. This assessment identifies capacity on low, medium and high potential sites. The 2015 assessment includes 349 sites; 205 of which have been submitted to the council, 145 have been identified by officers and through previous assessments. The assessment has identified 79 sites that are potentially suitable, available and potentially achievable for housing. (Information on achievability has yet to be confirmed). The following table sets out the capacity based on site potential identified. See Appendix 5 for a full list of sites assessed.

Table 2. SHLAA site capacity

	No potential	Low 16-20 yrs	Medium 11-15 yrs	Medium 6-10 yrs	High 1-5 yrs	Total
No. of sites	271	27	4	37	11	350
Site capacity		480	66	507	285	1338

- 5.4 This assessment demonstrates additional capacity that will go towards meeting the rural housing target. This reduces the risk of insufficient sites being available and increases the possibility that such sites can be accommodated locally. However, further SHLAA work is required to identify capacity in those villages not previously assessed.

¹² Both 2009 and 2012 SHLAA

Table 3. SHLAA progress in Core Strategy Fig 4.14 Settlements to date

Bromyard	Golden Valley	Kington	Ledbury
Bodenham	Bredwardine	Almeley*	Ashperton
Bodenham Moor*	Clifford	Brilley	Bishops Frome
Bredenbury	Cusop	Eardisley*	Bosbury
Bringsty	Dorstone	Lyonshall	Colwall*
Burley Gate	Ewyas Harold	Norton Canon	Cradley*
Hope under Dinmore	Longtown	Pembridge	Eastnor
Linton	Michaelchurch Escley	Staunton on Wye*	Fromes Hill
Pencombe	Moccas	Shobdon	Lower Eggleton/ Newtown
Risbury	Peterchurch	Titley	Putley
Stoke Cross/Stoke Lacy	Preston on Wye	Whitney on Wye	Wellington Heath
Stoke Prior	Vowchurch	Winforton	
Whitbourne			
Leominster	Hereford	Ross-on-Wye	
Adforton	Bartestree/Lugwardine*	Bromsash	
Bircher	Bishopstone	Brampton Abbots	
Brampton Bryan	Burghill	Bridstow	
Brimfield*	Canon Pyon	Crow Hill	
Bush Bank	Clehonger*	Garway	
Dilwyn*	Credenhill	Goodrich*	
Eardisland*	Eaton Bishop	Gorsley*	
Kimbolton	Fownhope*	Hoarwithy	
Kingsland	Hampton Bishop	Kingstone	
Leintwardine	Holme Lacy	Kingsthorpe	
Leysters	Little Dewchurch	Kings Caple	
Lingen	Madley*	Lea	
Lucton	Marden*	Linton	
Luston	Mordiford	Little Birch	
Monkland	Moreton on Lugg	Llangrove	
Orleton	Stretton Sugwas*	Much Birch	
Richards Castle	Sutton St Nicholas	Much Dewchurch*	
Shirlheath	Swainshill	Much Marcle	
Weobley*	Tarrington*	Orcop Hill	
Wigmore	Tillington	Peterstow	
Yarpole	Wellington	Pontrilas*	
	Westhope	Pontshill	
	Withington	St Weonards	
		Weston-under-Penyard	
		Walford (Coughton)*	
		Whitchurch*	
		Wilton	
		Winnal	
		Woolhope	
		Wormbridge	
		Wormelow	
	SHLAA survey 2009		
	SHLAA survey 2012		
	SHLAA survey 2015		
*	Additional sites in 2015		

Stage 5 Final evidence base

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

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

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

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

- Identify and update annually a supply of specific **deliverable**¹³ sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer of 5% (moved forward from later in the plan period).
- to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities are required to increase the buffer to 20% to provide a realistic prospect of achieving the planned supply; and
- Identify a supply of specific, **developable**¹⁴ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

6.2 The initial survey of sites and the assessment of their deliverability over the next 5 years have been used to inform an indicative housing supply. The Council's published 5 year housing land supply¹⁵ deals specifically with the deliverable element of the housing supply in Herefordshire. Presently, SHLAA sites have not been included in the five year supply as there is a lack of information on how and when the site could come forward meeting the aims of 'deliverable' sites.

¹³ NPPF Footnote 11. To be considered *deliverable*, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

¹⁴ NPPF, Footnote 12. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

¹⁵ Five Year Housing Land Supply October 2014

https://www.herefordshire.gov.uk/media/7923794/5_year_land_supply_document.pdf

Monitoring and review

- 6.3 Government guidance states that the SHLAA should be an ongoing piece of work. The SHLAA has been updated on two separate occasions since 2009 with the latest whole county review in 2012 whereas this 2015 report will focus on the rural areas. The five year supply is monitored annually and published as a separate paper.
- 6.4 Key changes within the relevant SHLAA updates and through the five year supply include the following:
- Update on the progress of sites following grant of planning permission.
 - Whether sites under construction are completed;
 - Changes in circumstances that alter the suitability, availability or deliverability of sites;
 - Monitoring of the windfall allowance;
 - The assessment of additional sites.
- Please see Appendix 3 for a list of previously assessed sites where planning permission has been granted and how this affects a SHLAA site assessed in 2009 or 2012. Appendix 4 lists the sites affected by the 2015 assessed SHLAA sites.
- 6.5 Further recent reviews of SHLAA include a Hereford SHLAA which will provide evidence to support the preparation of the Hereford Area Plan. Other assessments will be undertaken to review SHLAA evidence where necessary.
- 6.6 The Council continually accepts new sites for consideration in future SHLAAs. A proforma remains available on the website for sites to be submitted on an ongoing basis.

Appendices

Appendix 1

List of Herefordshire SHLAA Partnership

Name	Organisation
Adrian Smith	Herefordshire Council
Jeremy Callard	Herefordshire Council
Hayley Crane	Herefordshire Council
Juliet Wheatley	Herefordshire Council
Kevin Bishop, Mark Tansley, Simon Withers	Herefordshire Council
Carly Tinkler	Landscape, Environmental and Colour Consultant
Mark Davies	Environment Agency
Graeme Irwin	Environment Agency
Gillian Driver	Natural England
Patrick Thomas	Highways Agency (England)
Kezia Taylorson	Historic England
Ryan Norman	Dwr Cymru Welsh Water
Ian Jardin	Campaign to Protect Rural England (CPRE)
Mike Ashton	Chamber of Commerce Herefordshire and Worcestershire
Andrew Blake	Wye Valley AONB
Organisation contact	Malvern Hills AONB
HE Stace	Herefordshire Nature Trust
S Faulkner	NFU
SE Green	Home Builders Federation
Kat La Tzar	WM Housing Group
Steve Main	Festival Housing
Sharon Rivers	Festival Housing
Joanne Noakes	Bromford Housing
C Burton	Tetlow King
David Joseph	Bloor Homes
Phil Collins	Collins Engineering
Robert Brain	Collier and Brain
Lee Swan	CB Richard Ellis
R Goodwin	CLA
P Rawle	PRP Consultants (Agent for Beau Homes, Herefordshire Housing)
Louise Steele	Framptons (LWD Developments Ltd LLP)
Jo Male	Gregory Gray Associates

Name	Organisation
S Harper	Smiths Gore
DA Thompson	Sunderland and Thompsons LLP
Ian Stevens	Savills
Cameron Austen-Fell	RPS Planning and Development
Ben Simpson	Carter Jonas LLP
Sally Tagg	Foxley Tagg Planning Ltd
Guy Wakefield	Hunter Page (Agent for Duchy)
J C Kirby	GVA Grimley
Tim Evans	I E Development Ltd
Bill Jackson	Jackson International
Angus Jamieson	Jamieson Associates
Eric Wood	Mosaic Estates
James Spreckley	James Spreckley

Appendix 2- Water Supply & Waste water capacity for Welsh Water and Severn Trent

Dwr Cymru Welsh Water – Water Supply and Waste Water coverage

Herefordshire SHLAA settlements			
Bromyard	Golden Valley	Kington	Ledbury
Bodenham Bodenham Moor (S) Bredenbury (W) Bringsty Burley Gate Hope under Dinmore Linton (W) Pencombe Risbury Stoke Cross/Stoke Lacy Stoke Prior Whitbourne	Bredwardine Clifford Cusop (S) Dorstone Ewyas Harold (W) Longtown (W) Michaelchurch Escley (W) Moccas Peterchurch (W) Preston on Wye Vowchurch (W)	Almeley Brilley Eardisley (S) Lyonshall Norton Canon Pembridge Staunton on Wye Shobdon (S) Titley (S) Whitney on Wye Winforton	Ashperton Bishops Frome Bosbury Colwall Cradley Eastnor (W) Fromes Hill Lower Eggleton/Newtown Putley Wellington Heath (W)
Leominster	Hereford	Ross-on-Wye	
Adforton Bircher Brampton Bryan Brimfield Bush Bank Dilwyn Eardisland Kimbolton Kingsland (S) Leintwardine Leysters Lingen Lucton Luston (S) Monkland Orleton Richards Castle Shirlheath Weobley Wigmore Yarpole (S)	Bartestree/Lugwardine (S) (W) Bishopstone Burghill Canon Pyon Clehonger Credenhill Eaton Bishop Fownhope (S) Hampton Bishop Holme Lacy Little Dewchurch Madley Marden (S) Mordiford Moreton on Lugg (S) Stretton Sugwas Sutton St Nicholas Swainshill Tarrington Tillington Wellington (S) Westhope Withington	Bromsash Brampton Abbots Bridstow Crow Hill Garway (W) Goodrich (S) Gorsley Hoarwithy Kingstone (S) (W) Kingsthorpe (W) Kings Caple Lea (S) (W) Linton (W) Little Birch Llangrove Much Birch Much Dewchurch (S) Much Marcle Orcop Hill Peterstow Pontrilas Pontshill St Weonards Walford (Coughton) Weston-under-Penyard Whitchurch (S) Wilton Winnal Woolhope Wormbridge Wormelow	

Key to above table	No DCWW assets (red text)
DCWW operational area (brown text)	(W) Issues with water supply network
DCWW water only (blue text)	(S) Capacity issues with sewerage network

Welsh Water Waste Water Treatment Works status

Village	DCWW asset name	Capacity comment
Bromyard HMA		
Bodenham Moor	Bodenham	Available headroom at present
Bredenbury	Bredenbury	Feasibility study required (to identify if improvements required)
Pencombe	Pencombe	Feasibility study required (to identify if improvements required)
Stoke Cross/ Stoke Lacy	Stoke Lacy	Available headroom at present
Golden Valley HMA		
Bredwardine	Bredwardine	Feasibility study required (to identify if improvements required)
Clifford	Clifford	Feasibility study required (to identify if improvements required)
Cusop	Hay-on-Wye	Available headroom at present
Dorstone	Dorstone Oakland Place	Feasibility study required (to identify if improvements required)
Ewyas Harold	Pontrilas	No capacity (improvements required)
Longtown	Longtown	Available headroom at present
Moccas	Moccas	No capacity (improvements required)
Peterchurch	Peterchurch	No capacity (improvements required)
Preston-on-Wye	Preston-on-Wye	Feasibility study required (to identify if improvements required)
Kington HMA		
Almeley	Eardisley	Available headroom at present
Eardisley	Eardisley	Available headroom at present
Lyonshall	Lyonshall	Feasibility study required (to identify if improvements required)
Pembridge	Pembridge	Available headroom at present
Staunton-on-Wye	Staunton-on-Wye	Limited capacity at present
Shobdon	Shobdon	Available headroom at present
Titley	Titley	Limited capacity at present
Ledbury HMA		
Bishops Frome	Bishops Frome	No capacity (improvements required)
Leominster HMA		
Dilwyn	Dilwyn	No capacity (improvements required)
Kingsland	Kingsland	Limited capacity at present
Luston	Luston & Yarpole	No capacity (improvements required)
Weobley	Weobley	Available headroom at present
Yarpole	Luston & Yarpole	No capacity (improvements required)
Hereford HMA		
Bartestree/ Lugwardine	Eign (Hereford)	Available headroom at present
Bishopstone	Eign (Hereford)	Available headroom at present
Burghill	Eign (Hereford)	Available headroom at present
Canon Pyon	Canon Pyon	Limited capacity at present
Clehonger	Clehonger	No capacity (improvements required)
Credenhill	Eign (Hereford)	Available headroom at present
Eaton Bishop	Eaton Bishop	No capacity (improvements required)
Fownhope	Fownhope	Available headroom at present
Holme Lacy	Holme Lacy	No capacity (improvements required)

	(Wyelands)	
Little Dewchurch	Little Dewchurch	Available headroom at present
Madley	Kingstone & Madley	Available headroom at present
Marden	Moreton-on-Lugg	No capacity (improvements required)
Mordiford	Mordiford Pentalo Close	Feasibility study required (to identify if improvements required)
Moreton-on-Lugg	Moreton-on-Lugg	No capacity (improvements required)
Stretton Sugwas	Eign (Hereford)	Available headroom at present
Sutton St Nicholas	Moreton-on-Lugg	No capacity (improvements required)
Swainshill	Eign (Hereford)	Available headroom at present
Tarrington	Tarrington	No capacity (improvements required)
Wellington	Moreton-on-Lugg	No capacity (improvements required)
Withington	Eign (Hereford)	Available headroom at present
Ross-on-Wye HMA		
Brampton Abbots	Lower Cleeve (Ross-on-Wye)	Available headroom at present
Bridstow	Lower Cleeve (Ross-on-Wye)	Available headroom at present
Coughton	Lower Cleeve (Ross-on-Wye)	Available headroom at present
Garway	Garway (No 1 Fairview)	Feasibility study required (to identify if improvements required)
Goodrich	Goodrich	Limited capacity at present
Kingstone	Kingstone & Madley	Available headroom at present
Kings Caple	Kings Caple	Feasibility study required (to identify if improvements required)
Lea	Lower Cleeve (Ross-on-Wye)	Available headroom at present
Llangrove	Goodrich	Limited capacity at present
Much Birch	Much Dewchurch	Available headroom at present
Much Dewchurch	Much Dewchurch	Available headroom at present
Orcop Hill	Orcop	Feasibility study required (to identify if improvements required)
Pontrilas	Pontrilas	No capacity (improvements required)
Pontshill	Pontshill	Feasibility study required (to identify if improvements required)
St Weonards	St Weonards	Feasibility study required (to identify if improvements required)
Weston-under-Penyard	Lower Cleeve (Ross-on-Wye)	Available headroom at present
Whitchurch	Goodrich	Limited capacity at present
Wilton	Lower Cleeve (Ross-on-Wye)	Available headroom at present
Woolhope	Woolhope	Feasibility study required (to identify if improvements required)
Wormbridge	Wormbridge	Feasibility study required (to identify if improvements required)
Wormelow	Much Dewchurch	Available headroom at present

Severn Trent – Water Supply and Waste Water coverage

Water Supply

Colwall limited capacity

Waste Water and Treatment status

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

Appendix 3

Previously assessed SHLAA sites (2009 & 2012) with no further capacity due to recent planning permission

SHLAA Site Reference	Planning Application Reference	Settlement	Number of Dwellings
P842/1	P141917/F	Canon Pyon	27
O/Cp/001	P131885/F	Canon Pyon	30
HLAA/082/001	P142349/O	Clehonger	80
HLAA/077/001	P140942/O	Cradley	60
HLAA/272/001	P150981/RM	Cusop	3
HLAA/225/001	P141963/O	Ewyas Harold	38
HLAA/340/001b	P151073/F	Ewyas Harold	2
HLAA/092/001	P131275/F	Gorsley	10
HLAA/156/001	P143252/F	Kingsland	12
HLAA/102/001	P130351/F	Kingstone	150
HLAA/277/001	P141278/O	Lea	39
Lea/1	P142001/F	Lea	4
Lus/3	N103195/F	Luston	1
Orl/5	N121849/F	Orleton	1
Orl/6	N103123/F	Orleton	3 (Barn conversions)
O/Shob/001	P141575/F	Shobdon	1
P940	N121940/O	Staunton-on-Wye	11
O/Stow/002	P132629/F	Staunton-on-Wye	1
Stow/002	P133445/L	Staunton-on-Wye	Care home
HLAA/146/001	P132924/O	Weobley	40
HLAA/214/001	S121222/F	Whitchurch	2
HLAA/333/001	P150115/F	Wigmore	4

SHLAA Site Reference	Planning Application Reference	Settlement	Number of Dwellings
HLAA/117/001	P151150/F	Withington	69
O/With/006	P150067/O	Withington	31
O/Yar/004	P141157/F	Yarpole	1

Previously assessed SHLAA sites (2009 & 2012) with reduced capacity

SHLAA Site Reference	Planning Application Reference	Settlement	Number of Dwellings	Covering
O/Bish/002	P140377/F	Bishops Frome	2	Northern area of the site, fronting onto the road.
	P143683/F		2	
HLAA/169/002	P141408/F	Eardisley	16	Southern area of the site.
O/Gor/003	P151691/F	Gorsley	1	South-east corner of the site, blocking one potential point of access to/from the road.
P1020/2	P141800/F	Gorsley	1	Southern part of the site.
O/Gor/005	P143774/F	Gorsley	1	South-eastern part of the site.
O/Kingstn/001	P143476/RM	Kingstone	35	South-eastern half of the site.
O/Ly/002	N122878/F	Lyonshall	8	Southern area of the site.
O/Stow/007	N123463/F	Staunton-on-Wye	1	Area of road frontage.
P1131	DCN040729/O	Staunton-on-Wye	New school	East section of site.
HLAA/135/001	P150899/F	Sutton St. Nicholas	1	North-western area of the site.
	P132221/O		1	
P472	N123065/F	Weobley	8	South boundary of the site.

Appendix 4

2015 SHLAA sites with no further capacity due to recent planning permission

SHLAA Site Reference	Planning Application Reference	Settlement	Number of Dwellings	Area Covering
O/Ash/003	P143420/F	Ashperton	3	Road frontage section of site, potentially blocking access to the rest of the site.
HLAA/429/001	P143339/F	Kingsthorpe	2	Western end of the site.
O/Llan/013	P150911/F	Llangrove	6	East side of the site.
O/Pet/003	P140903/F	Peterstow	2	East part of site.
HLAA/010/002	P150677/O	Stoke Prior	1	North section- blocking access to rest of the site?
NDP/Wonw/011	P151609/F	Whitney-on-Wye	4	North East corner of the site.

2015 assessed SHLAA sites with reduced capacity

SHLAA Site Reference	Planning Application Reference	Settlement	Number of Dwellings
HLAA/403/001	P151688/O	Garway	1
HLAA/459/001	P151179/F	Kingstone	1
O/Rich/006	P150419/F	Richard's Castle	1
HLAA/010/002 & HLAA/010/003	P150677/O	Stoke Prior	1
HLAA/455/001a	P150379/O	Whitchurch	3
HLAA/456/001	P150263/F	Whitchurch	1
NDP/Winf/005	P150488/F	Winforton	4
NDP/Winf/006	P143517/F	Winforton	7

Appendix 5- List of SHLAA sites surveyed 2015

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
Almeley	HR3 6LF	Land at The Old Vicarage	HLAA/338/001	n/a				
Ashperton	HR8 2	Land to the rear of Upperhouse	HLAA/063/001				17	
	HR8 2R	Land adjacent to Homelea	HLAA/100/001	n/a				
	HR8 2SE	Land adjacent to White House Farm, Roman Road	O/Ash/001		100			
	HR8 2SW	Land adjacent to Ashperton Park	O/Ash/002	n/a				
	HR8 2RY	Land opposite Village Hall, Roman Road	O/Ash/003		30			
	HR8 2RZ	Land adjacent to church yard, Church Lane	O/Ash/004	n/a				
Bartestree/ Lugwardine	HR1 4BY	Lugwardine: Penkelly Bartestree Hereford	HLAA/418/001	n/a				
Bishopstone	HR4 7HX	Adjacent to Pleck Cottage	HLAA/235/001		12			
	HR4 7	Bishon Farm	HLAA/235/002	n/a				
	HR4 7JE	Land to the rear of Alms Houses	O/Bishtrn/001	n/a				
Bodenham Moor	HR1 3HR	Land to the rear of Jalna, Chapel Lane	HLAA/327/001					11
	HR1 3HP	Chapel Lane	HLAA/239/001	n/a				
	HR1 3HR	Chapel Lane	HLAA/239/002	n/a				
Bodenham	HR1 3HS	Land north of Bunmill	HLAA/356/001	n/a				
	HR1 3	Land north of Aisling House	HLAA/356/002				30	
	HR1 3SY	Land to north of Bank House	HLAA/356/003	n/a				
Brampton Bryan	SY7 0DH	The Hall Farm	O/BB/001		18			
	SY7 0DH	Land adjacent to the hall (cricket pavilion)	O/BB/002	n/a				
	SY7 0DH	Land to the east of Walnut Tree Lane	O/BB/003	n/a				
	SY7 0DH	Manor Farm buildings	O/BB/004		8			

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	SY7 0DH	Land to the south (behind) the cemetery	O/BB/005	n/a				
	SY7 0DH	Land to the west of Manor Farm	O/BB/006	n/a				
	SY7 0D	Land to the east of Aardvark Books	O/BB/007	n/a				
Bredenburg	HR7 4TF	Land NE of Post Office, Worcester Rd	O/Bredby/001		20			
	HR7 4TF	Land to the north of the Village Hall, Worcester Road	O/Bredby/002				10	
	HR7 4TF	Land east of the Village Hall, Worcester Road	O/Bredby/003		34			
	HR7 4TF	Land east of Valley View, Rowden Lane	O/Bredby/004	n/a				
Bredwardine	HR3 6BU	Townhouse Farm (Site 1)	HLAA/417/001				17	
	HR3 6BU	Townhouse Farm (Site 2)	HLAA/417/002				5	
Bridstow	HR9 6	Land east of the A49	HLAA/449/001	n/a				
	HR9 6	Land west of the A49	HLAA/450/001	n/a				
	HR9 6	Land adjacent to Ashe Ridge	HLAA/299/001	n/a				
	HR9 6	Extension of Ashe Green	HLAA/124/001	n/a				
Brimfield	SY8 4	Land North of 1-4 Mortimer Court, Wyson lane, Brimfield	HLAA/402/001	n/a				
	SY8 4	Land off Wyson Lane Brimfield	HLAA/443/001					58
Bromsash	HR9 7	Land to the south of Bromsash	HLAA/159/001					20
	HR9 7PL	Land at Bromsash	HLAA/159/002	n/a				
	HR9 7PL	Land at Bromsash	HLAA/159/003	n/a				
Burley Gate	HR1 3QS	Former J & B Motors, Burley Gate	HLAA/322/001		5			

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	HR1 3QS	Land adjacent to Appletree Bungalow	O/Bgate/001	n/a				
	HR1 3QS	Land adjacent to Brick House	O/Bgate/002	n/a				
	HR1 3QS	Land adjacent to Woodfields	O/Bgate/003	n/a				
	HR1 3QS	Land at Moreton View	O/Bgate/004		5			
	HR1 3QR	Land to east of Primary School	P653	n/a				
Bush Bank	HR4 8EJ	Butchers, Bush Bank	HLAA/249/001	n/a				
	HR4 8EN	Bank House	HLAA/131/001					15
	HR4 8	Land to the rear of Heathlands	HLAA/183/002	n/a				
Clehonger	HR2 9TJ	Field adjacent to Gethinfield Farm, Clehonger	HLAA/427/001	n/a				
	HR2 9	Sharkhouse, Clehonger	HLAA/422/001	n/a				
	HR2 9	Land adjacent to Shark House	HLAA/345/001	n/a				
Colwall	WR13 6	Land to the rear of Barton Villa	HLAA/351/001	n/a				
Cradley	WR13 5LG	Church Stile Farm, Cradley	HLAA/436/001	n/a				
Dilwyn	HR4 8	Orchard land adjacent to Woodcock House	HLAA/364/001	n/a				
	HR4 8	Land at Dilwyn	HLAA/030/001	n/a				
	HR4 9	Apple Hill, Dilwyn	HLAA/030/002	n/a				
Eardisland	HR6 9DN	The Brough	HLAA/415/001	n/a				
	HR6	Oaks View Field & Allotments	HLAA/439/001	n/a				
	HR6	The Brough, Eardisland, Leominster, Herefordshire	HLAA/423/001	n/a				
Eardisley	HR3 6PP	Land to the south of Almeley Road E1 (0.81ha) and E3 (1.69ha).	P710	n/a				

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	HR3 6NA	Pound Farm, Welson, Eardisley	NDP/early/002	n/a				
	HR3	E4 Castle Farm (east of timber yard and dismantled railway) - 4 acres	NDP/early/004	n/a				
	HR3	E5 Dennis Morgan - field on A4111 between Accasion Marquees and JDW builders.	NDP/early/005	n/a				
	HR3	E6 Silkwood - west side of A4111 south of dismantled railway	NDP/early/006	n/a				
	HR3	E7 Eardisley House - A4111 south of Lady Gardens. 0.30ha and 0.82ha - possibly.	NDP/early/007	n/a				
	HR3	E9 The Folly North side of Woodseaves Road just east of Hobby Lyons.	NDP/early/009	n/a				
	HR3 6LY	E11 Woodseaves Farm	NDP/early/011	n/a				
	HR3 6NN	E14 Lower House, Eardisley, Church Road	NDP/early/014	n/a				
	HR3 6HP	Lower Castle Farm E15 - opposite E13 RBS site	NDP/early/015		10			
	HR3	E21 Current site of Eardisley Village Hall	NDP/early/021	n/a				
	HR3 6	Land adjacent to Gypsy Hall	HLAA/245/001	n/a				
Eastnor	HR8 1EL	Ledbury Road	HLAA/287/001	n/a				
	HR8 1EL	Home Farm, Eastnor	HLAA/287/002	n/a				
	HR8 1EL	Wayend Street	HLAA/287/003	n/a				
	HR8 1EL	Land adjacent to White House Farm	HLAA/287/004	n/a				
Fownhope	HR1 4	Land at Fownhope, Herefordshire	HLAA/466/001	n/a				
	HR1 4	The Crymes Orchard, Ferry Lane	HLAA/360/001		13			

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
Fromes Hill	HR8 1HT	Fromes Hill Service Station	HAAA/064/001		5			
	HR8 4H	Land south west of Wheatsheaf Public House, off A4103 Worcester Road	HAAA/241/001				24	
	HR8 1HT	Land at the north of Uplands, 9-Acre field, Leadon Court	HAAA/306/001		50			
	HR8 1H	Land north west of St Matthews church, off Worcester Road	O/Fhill/001		40			
	HR8 1HP	Land south east of Yew Tree Farm, Worcester Road	O/Fhill/002		30			
	HR8 1HT	Land south east of Wheatsheaf, Worcester Road	O/Fhill/003					28
	HR8 1HT	Land north of Fromes Hill Service Station, Leadon Court	O/Fhill/004	n/a				
Garway	HR2 8RF	Land adjacent to Cae Duff	HAAA/025/001	n/a				
	HR2 8RQ	Field adjacent to Black House Common beside the Garway to Pontrilas Road	HAAA/132/001	tba				
	HR2 8RQ	Field adjacent to Court Cottage beside the Garway to Pontrilas Road	HAAA/132/002	tba				
	HR2 8RQ	Myrtle House, Garway	HAAA/403/001	n/a				
	HR2 8RF	Yew Tree Farm, Garway	O/Gar/001	n/a				
				tba = to be assessed				
Goodrich	HR9 6JV	Land at Bivia Meadow	HAAA/413/001	n/a				
Gorsley	HR9 7SH	Land adjacent to Mill Villa	HAAA/318/001	n/a				

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
Hampton Bishop	HR1 4JU	Land adjacent to The Chimneys	HLAA/451/001a	n/a				
	HR1 4JU	Land between B224 and Rectory Road	HLAA/451/001b	n/a				
	HR1 4JU	Land north of Rectory Road	HLAA/451/001c	n/a				
	HR1 4JU	Land adjacent to Llanfair Villas	HLAA/451/001d	n/a				
	HR1 4JY	Church Lane, Hampton Bishop, Hereford	HLAA/055/001	n/a				
Hope under Dinmore	HR6	Hope under Dinmore	HLAA/434/001	n/a				
	HR6 0NP	Land at Village Farm, Hope under Dinmore	HLAA/098/001	n/a				
	HR6 0PJ	Land adjacent to filling station, opposite Cherrybrook Close, Hope under Dinmore	HLAA/194/001	n/a				
	HR6 0NP	Land to west of Church Hill Coppice	O/Hudin/001	n/a				
	HR6 0PJ	Hope-under-Dinmore Primary School	TDAC	n/a				
Kimbolton	HR6 0HQ	Yolk Meadow	HLAA/042/001				12	
	HR6 0HE	Grove Farm, Kimbolton	HLAA/433/001	n/a				
	HR6 0HB	Land east of Chestnut Avenue	O/Kim/001					19
	HR6 0HF	Land south of Stockton Court	O/Kim/002	n/a				
	HR6 0	Land south of A4112	O/Kim/003	n/a				
	HR6 0H	Land to the south of Cam Farm	O/Kim/004	n/a				
	HR6 0HQ	Little Britain	O/Kim/005				8	
Kings Cuple	HR1 4UD	Land adjacent to the Homestead	HLAA/218/001				15	
	HR1 4UD	Court Farm	HLAA/222/001				5	
	HR1 4TZ	Garden 2, Jubilee Cottages	HLAA/469/001	n/a				
	HR1 4TY	The Croft, Kings Cuple	HLAA/470/001	n/a				
	HR1 4UD	The Homestead	HLAA/471/001	tba				
	HR1 4TX	Land adjacent to Mayfields	HLAA/472/001a	n/a				

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	HR1 4TX	Pennoxstone Court	HLAA/472/001b	n/a				
	HR1 4TX	Pennoxstone Court	HLAA/472/001c	n/a				
	HR1 4UQ	Land at Seven Acres	HLAA/473/001	tba				
	HR1 4UQ	Land at Seven Acres	HLAA/473/002	tba				
	HR1 4	Rectory Field	HLAA/473/003	tba				
	HR1 4TX	Ruxton Cottage	HLAA/474/001	n/a				
	HR1 4UD	Land adjacent to St John the Baptist Church	O/KinC/001	n/a				
	HR1 4	Land opposite Caple Court	O/KinC/002	n/a				
	HR1 4TZ	Land adjacent to Kings Caple Primary School	O/KinC/003				8	
	HR1 4TZ	Land adjacent to High House	O/KinC/004	n/a				
	HR1 4UD	Land to the rear of Cross Trees	O/KinC/005	n/a				
				tba = to be assessed				
Kingsthorne	HR2 8	Land south of Kingsthorne, Upper Wriggle Brook	HLAA/430/004	n/a				
	HR2 8	Land north of the village - bottom of Barrack Hill, Kingsthorne	HLAA/430/002				30	
	HR2 8	Land at Barrack Hill, Kingsthorne	HLAA/430/003				10	
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/006	n/a				
	HR2 8	Land at Lower Wriggle Brook, Kingsthorne	HLAA/430/001	n/a				
	HR2 8AL	Former Kingsthorne village hall and rifle range, Kingsthorne	HLAA/429/001		5			
	HR2 8AW	Blacksmith Cottage	HLAA/254/001	n/a				
	HR2 8	Land adjacent to Village Hall	HLAA/171/001	n/a				
	HR2 8	Land adjacent to Village Hall	HLAA/171/002				23	
	HR2 8BB	Land including and to the rear of Maryland	HLAA/022/001		8			
	HR2 8	Field at Little Birch Road	HLAA/083/001	n/a				
	HR2 8	Sunnybank Cottage	HLAA/093/001	n/a				

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	HR2 8HS	Part of Minster Farm Estate	HAAA/094/010	n/a				
	HR2 8HS	Part of Minster Farm Estate	HAAA/094/014	n/a				
	HR2 8AW	Land to the east of Cuckoo Cottage	O/Kthin/001				9	
	HR2 8AW	Land to the south of Ladywell Lane	O/Kthin/002	n/a				
	HR2 8AW	Land to south of Blacksmiths Cottage	O/Kthin/004	n/a				
	HR2 8A	Land to the north of Corner House	O/Kthin/005	n/a				
	HR2 8A	Land to the west of Waterloo Cottage	O/Kthin/007				16	
	HR2 8A	Land to the north of Cherry Tree Bungalow	O/Kthin/009				8	
Kingstone	HR2 9HD	Land at Barrow Common Lane, Kingstone, Herefordshire	HAAA/459/001	n/a				
Lingen	SY7 0D	Land opposite the church	O/Ling/001	n/a				
	SY7 0D	Land opposite the Grange	O/Ling/002	n/a				
	SY7 0D	Land opposite The Grange	O/Ling/003	n/a				
	SY7 0E	Land to the south of the Tan House	O/Ling/005	n/a				
	SY7 0DY	Land to the north of Court Farm	O/Ling/006	n/a				
	SY7 0DY	Land to the west of Brook Cottages	O/Ling/008	n/a				
Llangrove	HR9 6EZ	Land adjacent to The Mount	O/Llan/001	n/a				
	HR9 6EZ	Site adjacent to Pear Tree Cottage	O/Llan/002				10	
	HR9 6EZ	Land adjacent to Royal Arms	O/Llan/003				10	
	HR9 6EZ	Land adjacent to Tudor Lodge	O/Llan/005	n/a				
	HR9 6E	Land adjacent to March Farm	O/Llan/006	n/a				
	HR9 6EW	Land at the Elms	O/Llan/007	n/a				

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	HR9 6ET	Land adjacent to Ivy Cottage	O/Llan/008				15	
	HR9 6EX	Land adjacent to Little Grange	O/Llan/009	n/a				
	HR9 6EY	Site adjacent to Yew Tree Cottage	O/Llan/010	n/a				
	HR9 6EY	Land adjacent to Orchard House	O/Llan/011	n/a				
	HR9 6HA	Site opposite Yew Tree House	O/Llan/012	n/a				
	HR9 6EX	Land adjacent to Chapel Meadow	O/Llan/013	n/a				
	HR9 6EZ	Land adjacent to Withy Cottage	O/Llan/014	n/a				
Longtown	HR2 0L	Land to the East of Greyhound Close	HLAA/130/001				18	
	HR2 0LD	Land to the South of Hatterall Cottage	O/Long/001	n/a				
	HR2 0LD	Land behind Village Hall	O/Long/002	n/a				
	HR2 0LD	Land to the South of Old Vicarage Stables	O/Long/003		10			
Madley	HR2 9	Land at Stoney Street	HLAA/136/001	n/a				
	HR2 9	Land at Stoney Street	HLAA/136/005	n/a				
	HR2 8DA	Land south of the B4352	HLAA/435/002					35
	HR2 9LU	Land adjoining the eastern side of Rose Bank, Brampton Road, Madley	HLAA/426/001		10			
	HR2 9	Land opposite Archenfield	O/Mad/005		10			
Marden	HR1 3	Land adjacent to Hawkersland Cross, Marden	HLAA/448/001	n/a				
Michaelchurch Escley	HR2 0JS	Land at Michaelchurch Escley	HLAA/314/001	n/a				
	HR2 0JW	Land at Michaelchurch Escley	HLAA/314/002				5	

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	HR2 0JW	Land at Michaelchurch Escley	HLAA/314/003	n/a				
	HR2 0JW	Land at Michaelchurch Escley	HLAA/314/004	n/a				
	HR2 0JW	Land at Michaelchurch Escley	HLAA/314/005	n/a				
Monkland	HR6 9D	Site adjacent to village hall	O/Monk/001				10	
	HR6 9DB	Land adjacent to Stone Rake	O/Monk/002		5			
	HR6 9DB	Site to the east of the Laurels	O/Monk/003		5			
	HR6 9D	Monkland	O/Monk/004	n/a				
Mordiford	HR1 4LR	Mordiford, Stoneleigh	HLAA/242/001	n/a				
	HR1 4LN	Land adjacent to Garlands Farm	O/Mord/001	n/a				
	HR1 4LN	Land adjacent to the Mews House	O/Mord/002	n/a				
	HR1 4LW	Land to the north of Mordiford Primary School	O/Mord/003	n/a				
	HR1 4LW	Land to the rear of Wallflower Row	O/Mord/004	n/a				
	HR1 4	Land opposite Mordiford cemetery	O/Mord/005	n/a				
	HR1 4LW	Land to the east of the Moon Inn	O/Mord/006				5	
	HR1 4LR	Land to the rear of Mordiford Cemetery	O/Mord/007	n/a				
	HR1 4	Land to the rear of Pentaloe Close	O/Mord/008	n/a				
	HR1 4LR	Land to the south of Green cottages	O/Mord/009	n/a				
	HR1 4LN	Land to the south of Bell House	O/Mord/010	n/a				
Much Birch	HR2 8HX	The Underhills, Hollybush Lane	HLAA/091/001	n/a				
	HR2 8HX	The Underhills, Hollybush Lane	HLAA/091/002	n/a				

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	HR2 8	Part of Minster Farm Estate, Much Birch	HLAA/094/001	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/002	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/003	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/004	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/005	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/007	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/008	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/009	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/011	n/a				
	HR2 8HS	Part of Minster Farm Estate	HLAA/094/012	n/a				
	HR2 8HT	The Pack House, Court Farm	HLAA/190/004				20	
	HR2 8HX	Plot 7, Minster Farm	HLAA/229/009	n/a				
	HR2 8HS	Plot 6, Minster Farm	HLAA/229/010	n/a				
	HR2 8HL	Plot 2, Minster Farm	HLAA/229/014	n/a				
	HR2 8	Land adjoining Hilcroft & Elmley	HLAA/405/001	n/a				
	HR2 8HU	Treberva Barn	O/Mbir/001	n/a				
	HR2 8HR	Land adjacent to Ashe Farm	O/Mbir/002	n/a				
	HR2 8HT	Land to the south of Court Farm Cottage	O/Mbir/003	n/a				
	HR2 8HL	Land opposite Much Birch School	O/Mbir/005	n/a				
Much Dewchurch	HR2 8	Land at Much Dewchurch	HLAA/431/001				27	
Much Marcle	HR8 2LY	Land adjoining Much Marcle VA Primary School	JFAM	n/a				
	HR8 2NW	Land to the east of Homm House Park, Kempley Lane	O/Mmar/001	n/a				
	HR8 2NW	Land east of Hardwick Oaks, Kempley Lane	O/Mmar/002	n/a				

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	HR8 2NL	Land south of Picketts corner, Dymock Road	O/Mmar/003				12	
	HR8 2NL	Land south east of Roseland, Dymock Road	O/Mmar/004	n/a				
	HR8 2PL	Land north of Glebe Orchard, Dymock Road	O/Mmar/005	n/a				
	HR8 2NF	Land south east of Monks Walk	O/Mmar/006	n/a				
	HR8 2LY	Land north west of Monks Walk	O/Mmar/007	n/a				
	HR8 2NA	Land north of Walwyn Court, Ross Road	O/Mmar/008	n/a				
	HR8 2LX	Land north east of telephone exchange, Ross road	O/Mmar/009	n/a				
	HR8 2NG	Land west of Much Marcle Garage	O/Mmar/010	n/a				
	HR8 2NG	Land to the west of "Jink Robin"	O/Mmar/011	n/a				
	HR8 2NG	Land north of "The Vennings"	O/Mmar/012	n/a				
	HR8 2LX	Land south west of Post Office, Ross Road	O/Mmar/013	n/a				
	HR8 2LY	Land south west of Walwyn Arms PH, Ross Road	O/Mmar/014	n/a				
	HR8 2	Land west of Primary School, Ross Road	O/Mmar/015	n/a				
	HR8 2	Land west of St Bartholomews Church	O/Mmar/016	n/a				
Orcop Hill	HR2 8E	Llanwarne: Parry's Patch, Lyston Lane	HLAA/072/001	n/a				
	HR2 8EW	Orcop: Etna Bungalow	HLAA/020/001	n/a				
	HR2 8EW	Much Dewchurch: Etna Bungalow	HLAA/020/001a	n/a				
	HR2 8	Orcop: adjacent east of Newcastle Farm	HLAA/424/001				12	

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Pencombe	HR7 4RN	Land west of Burghope Orchard	HAAA/031/001	n/a				
	HR7 4ST	Land north and east of New House Farm	O/Pen/001				20	
	HR7 4SJ	Land west of Court Farm	O/Pen/002	n/a				
	HR7 4SH	Land south of Old Rectory, Bromyard Road	O/Pen/003	n/a				
	HR7 4ST	Land north of Springfield, Risbury Road	O/Pen/004				20	
	HR7 4RL	Land east of Cotswold House, Little Cowarne Road	O/Pen/005	n/a				
Peterstow	HR9 6LD	Hightown Green	HAAA/037/001				5	
	HR9 6LF	Land at Old High Town	O/Pet/001	n/a				
	HR9 6LB	Land west of Old Lane	O/Pet/002	n/a				
	HR9 6	Land south of hightown cottage	O/Pet/003	n/a				
	HR9 6	Land to the rear of Peterstow.	O/Pet/004	n/a				
	HR9 6LD	Land to the south of Pippins	O/Pet/005	n/a				
	HR9 6J	Land east of Kyrle House cottage	O/Pet/006	n/a				
	HR9 6JZ	Land adjacent to the Yew Tree Inn	O/Pet/007	n/a				
	HR9 6JZ	Land adjacent to Primrose Cottage.	O/Pet/008	n/a				
	HR9 6JZ	Land adjacent to Woodbine Cottage	O/Pet/009	n/a				
	HR9 6LF	Peterstow Common	O/Pet/010	n/a				
Pontrilas	HR2 0	Land at Court Farm	O/Pont/003	n/a				
Preston-on-Wye	HR2 9JU	Land adjacent to Cloverdale Drive	P763/1				10	
	HR2 9LL	Land adjacent to Ploughfields	P763/2			6		
	HR2 9JT	Land at Green Farm	P951				15	
Richard's Castle	SY8 4EL	Land to south of Bank House	O/Rich/007	n/a				

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	SY8 4EL	Land south of Methodist Church	O/Rich/004	n/a				
	SY8 4EL	Land north of Tan Brook	O/Rich/008				6	
	SY8 4EN	Land to west of 4 Rosedale Cottages	HLAA/034/001	n/a				
	SY8 4EW	Land to east of Westbrook	O/Rich/002	n/a				
	SY8 4EL	Land south of Tan House	O/Rich/003	n/a				
	SY8 4EL	The Paddocks	O/Rich/005	n/a				
	SY8 4EL	Bury Cottage	O/Rich/006	n/a				
	SY8 4EL	Land north of Springfield	O/Rich/001	n/a				
St Weonards	HR2 8	Land at St Weonards	HLAA/421/001			40		
Staunton-on-Wye	HR4	The Sling	HLAA/416/001	n/a				
Stoke Cross / Stoke Lacy	HR7 4HG	Land north west of Bredenbury Road	HLAA/139/001	n/a				
	HR7 4HG	Land between A465 and Bredenbury Road	HLAA/139/002					20
	HR7 4HG	Land east of Village Hall	HLAA/139/003	n/a				
	HR7 4HE	Land west of Crossfield Common	O/StLacy/001	n/a				
	HR7 4	Land behind St Peter and St Paul's Church	O/StLacy/002	n/a				
	HR7 4HE	Land north of Crossfield House	P824					16
Stoke Prior	HR6 0LH	Old Hall	HLAA/010/001	n/a				
	HR6 0LH	Old Hall	HLAA/010/002	n/a				
	HR6 0LH	Old Hall	HLAA/010/003	n/a				
	HR6 0LH	Old Hall	HLAA/010/004		5			
	HR6 0LG	Land to east of The Bury	O/StPr/001		5			
Stretton Sugwas	HR4 7AB	South of Stretton Sugwas Primary School	O/StSug/002					57
Tarrington	HR1 4	Lays Farm, off School Road, Tarrington	HLAA/425/001	n/a				

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	HR1	Former dairy farm, north of A438 Tarrington	HLAA/425/004	n/a				
Tillington	HR4 8L	Land including and north of Tillington Business Park	HLAA/409/001			14		
	HR4 8LF	Pen-Y-Ploc, Tillington	HLAA/040/001	n/a				
Titley	HR5 3RU	Land at the Balance Farm	HLAA/153/002				20	
Walford (Coughton)	HR9 5	Land Opposite the Old Vicarage	HLAA/355/001		20			
	HR9 5	Walford Court Farm	HLAA/056/001	n/a				
Wellington Heath	HR8 1NA	The Swallows Farm Stables Estate	HLAA/026/001	n/a				
	HR8 1NB	Land east of Twinklelow Cottage, Ledbury Road	HLAA/006/001				10	
	HR8 1LS	Land west and north to Farmers Arms public house	HLAA/013/001	n/a				
	HR8 1LN	Land south of Hilltop House	HLAA/029/001	n/a				
	HR8 1N	Land at junction of Church Lane and Burton Lane	O/WellH/001	n/a				
	HR8 1N	Land east of cemetery, Church Lane	O/WellH/002	n/a				
	HR8 1NA	Land north of junction of Church Lane and The Common	O/WellH/003	n/a				
	HR8 1N	Land north of Raycombe Lane	O/WellH/004	n/a				
	HR8 1NA	Land west of the swallows	O/WellH/005	n/a				
	HR8 1LZ	Land east of Ochre Hill	O/WellH/008	n/a				
	HR8 1	Land south east of Ochre Hill	O/WellH/009	n/a				
	HR8 1L	Land east of Horse Road	O/WellH/010	n/a				
	HR8 1LS	Land southeast of Horse Road	O/WellH/011	n/a				

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
Weobley	HR4 8	Land adjoining the Cum	HAAA/347/001	n/a				
	HR4 8	Land adjoining Hawthorn	HAAA/348/001	n/a				
	HR4 8	Land adjoining Rose Cottage	HAAA/349/001	n/a				
	HR4 8	Field adjacent to Catholic Church	HAAA/352/001	n/a				
Whitchurch	HR9 6	Land adjacent to Ridgeway Crescent	HAAA/346/001	n/a				
	HR9 6	Former Little Chef, A40 North	HAAA/411/001	n/a				
	HR9	Land at Whitchurch Lane, Ross on Wye - site A	HAAA/455/001a	n/a				
	HR9 6	Land at Whitchurch Lane, Whitchurch	HAAA/455/001c	n/a				
	HR9	Land at Whitchurch Lane, Ross on Wye	HAAA/456/001	n/a				
Whitney-on-Wye	HR3 6ER	The Grove, Whitney off A438	NDP/Wonw/001	n/a				
	HR3 6EJ	Greenacre, Whitney, off A438	NDP/Wonw/002a	n/a				
	HR5 3LE	Bollingham Fishpools, Eardisley	NDP/Wonw/002b	n/a				
	HR3 6JD	The Knapp, Whitney	NDP/Wonw/003a	n/a				
	HR3 6JD	The Knapp, Whitney	NDP/Wonw/003b	n/a				
	HR3 6JD	The Knapp, Whitney	NDP/Wonw/003c	n/a				
	HR3 6	Duck Lane, Whitney - Land north of Duck Lane, east of Whitney Court Road	NDP/Wonw/004	n/a				
	HR3 6	Behind the village hall in Duck Street, Whitney on Wye	NDP/Wonw/005	n/a				
HR3 6	Millhalf, South-west corner of junction of Duck Street with Stowe Road	NDP/Wonw/006	n/a					

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	HR3 6	SE corner of junction of disused railway with Stowe Road	NDP/Wonw/007	n/a				
	HR3 6	SW corner of junction of disused railway with Stowe Road	NDP/Wonw/008	n/a				
	HR3 6	NW corner between lane to Whitney Court and the Wood Road	NDP/Wonw/009	n/a				
	HR3 6	NE corner between road to Brilley and Road to Woodseaves	NDP/Wonw/010	n/a				
	HR3 6	SW corner between Duck Street and Stowe Road	NDP/Wonw/011	n/a				
	HR3 6	NW corner between road to Brilley and road to Woodseaves.	NDP/Wonw/012	n/a				
Wilton	HR9 6	Land at Wilton Dale	HLAA/453/001	n/a				
	HR3 6	The Buttley, Winforton	HLAA/401/001		12			
	HR3 6	NW of Courtlands Farm	NDP/Winf/001a	n/a				
	HR3 6	Woodseaves, Eardisley	NDP/Winf/001b	n/a				
	HR3 6EA	Fair View, land alongside A438 between Fair View and Buttley WIN3	NDP/Winf/003	n/a				
	HR3 6EA	Well Farm. WIN4. West of Winforton.	NDP/Winf/004	n/a				
	HR3 6	The Sun Inn, land bordering on Winforton Common	NDP/Winf/005	n/a				
	HR3 6	Courtlands Farm, field behind Courtlands Estate.	NDP/Winf/006	n/a				
	HR3 6EB	Orchard Gate - field south of Orchard Gate and North of NDP/Winf/005	NDP/Winf/007			6		
	HR3 6	Southview Winforton. north of Winforton House. WIN8	NDP/Winf/008	n/a				

Settlement	Site Postcode	Site Address	Site Reference	No potential	Low 16-20 yrs	Medium 11 - 15 yrs	Medium 6 - 10 yrs	High 1 - 5 yrs
	HR3 6	Orchard House	NDP/Winf/009	n/a				
	HR3 6	Greystones House. A438 at east end of Winforton	NDP/Winf/010	n/a				
	HR3 6	Land belonging to Nicholas Farm.	NDP/Winf/011	n/a				
	HR3 6	South of the Vineyards	NDP/Winf/012a	n/a				
	HR3 6	Site on north boundary of Courtlands Farm Yard	NDP/Winf/013					6
	HR3 6EA	Behind Southfield, north side of A438 in the village	NDP/Winf/014	n/a				
	HR3 6	North side of A438, west of The Sun Inn Public House	NDP/Winf/015	n/a				
Woolhope	HR1 4QR	Land at Stoney Rise	HLAA/185/001	n/a				
	HR1 4QR	Land at Stoney Rise	HLAA/262/001	n/a				
	HR1 4	Playing fields adjacent to Village Hall	O/Wool/001	n/a				
	HR1 4AX	Land to the rear of the Old Forge	O/Wool/002	n/a				
	HR1 4QP	Land adjacent to St George's Church	O/Wool/003	n/a				
	HR1 4QR	Woolhope Village Green	O/Wool/004	n/a				
	HR1 4QR	Land adjacent to The Stone Barn	O/Wool/005				10	
	HR1 4QR	Land to North of Stony Hill	O/Wool/006	n/a				
	HR1 4QR	Land to the rear of St George	O/Wool/007	n/a				
	HR1 4QN	Land to the west of Forest Houses	O/Wool/008	n/a				
Wormbridge	HR2 9	Land adjoining Wormbridge School	HLAA/224/003		5			
	HR2 9DU	Land adjoining The Cottage	HLAA/224/006	n/a				

Appendix 6- Schedule of Rejected Sites

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Ashperton	HLAA/100/001	Land adjacent to Homelea	HR8 2R	0.18	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Bodenham Moor	HLAA/239/001	Chapel Lane	HR1 3HP	0.23	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Bodenham Moor	HLAA/239/002	Chapel Lane	HR1 3HR	0.42	Site is divorced from the main settlement form.
Brimfield	HLAA/152/001	Brimfield Cross	SY8 4	2.75	Site is divorced from the main settlement form.
Bromsash	HLAA/159/002	Land at Bromsash	HR9 7PL	1.12	Site is divorced from the main settlement form.
Bromsash	HLAA/159/003	Land at Bromsash	HR9 7PL	0.24	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Burley Gate	O/Bgate/005	Land adjacent to Wanaki	HR1 3QS	0.07	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Dilwyn	HLAA/030/001	Land at Dilwyn	HR4 8	0.12	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Dilwyn	HLAA/030/002	Apple Hill, Dilwyn	HR4 8	0.26	Site is divorced from the main settlement form.
Eardisland	HLAA/423/001	The Brough, Eardisland, Leominster, Herefordshire	HR6	0.98	Site is divorced from the main settlement form.
Eardisland	HLAA/439/001	Oaks View Field & Allotments	HR6	2.17	Site is divorced from the main settlement form.
Eardisley	HLAA/245/001	Land adjacent to Gypsy Hall	HR3 6	0.08	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Eardisley	NDP/early/002	Pound Farm, Welson, Eardisley	HR3 6NA	0.83	Site is divorced from the main settlement form of Eardisley. The site may have potential for conversion/ redevelopment in its own right.
Eardisley	NDP/early/004	E4 Castle Farm (east of timber yard and dismantled railway) - 4 acres	HR3	3.03	Site is divorced from the main settlement form.
Eardisley	NDP/early/006	E6 Silkwood - west side of A4111 south of dismantled railway	HR3	0.28	Site is divorced from the main settlement form.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Eardisley	NDP/eardy/011	E11 Woodseaves Farm	HR3 6LY	0.96	Site is divorced from the main settlement form. This is a greenfield site in open countryside and therefore not considered a suitable SHLAA site.
Eardisley	NDP/eardy/021	E21 Current site of Eardisley Village Hall	HR3	0.11	Site of Eardisley Village Hall. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Eastnor	HLAA/287/001	Ledbury Road	HR8 1EL	0.47	Site is divorced from the main settlement form.
Eastnor	HLAA/287/003	Wayend Street	HR8 1EL	0.04	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Eastnor	HLAA/287/004	Land adjacent to White House Farm	HR8 1EL	2.45	Orchard BAP site, therefore development inappropriate in this location. Site is divorced from the main settlement form.
Garway	HLAA/025/001	Land adjacent to Cae Duff	HR2 8RF	0.09	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Garway	O/Gar/001	Yew Tree Farm, Garway	HR2 8RF	0.02	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Gorsley	P1020/1	Site West of Sparrows Lane	HR9 7SH	0.41	Site is divorced from the main settlement form.
Gorsley	P1020/3	Land adjoining County Boundary	HR9 7	4.32	Site is divorced from the main settlement form.
Kings Caple	HLAA/469/001	Garden 2, Jubilee Cottages	HR1 4TZ	0.04	The site is rejected from the SHLAA as it is unlikely to yield 5 or more dwellings.
Kings Caple	HLAA/470/001	The Croft, Kings Caple	HR1 4TY	0.19	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kings Caple	HLAA/472/001a	Land adjacent to Mayfields	HR1 4TX	0.15	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kings Caple	HLAA/472/001b	Pennoxstone Court	HR1 4TX	0.06	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kings Caple	HLAA/472/001c	Pennoxstone Court	HR1 4TX	0.06	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Kings Caple	HLAA/474/001	Ruxton Cottage	HR1 4TX	0.19	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kingsthorpe	HLAA/083/001	Field at Little Birch Road	HR2 8	0.16	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kingsthorpe	HLAA/093/001	Sunnybank Cottage	HR2 8	0.15	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kingsthorpe	HLAA/094/014	Part of Minster Farm Estate	HR2 8HS	0.11	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kingsthorpe	HLAA/171/001	Land adjacent to Village Hall	HR2 8	0.16	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kingsthorpe	HLAA/254/001	Blacksmith Cottage	HR2 8AW	0.12	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kingsthorpe	HLAA/430/001	Land at Lower Wriggle Brook, Kingsthorpe	HR2 8	4.10	Site is divorced from the main settlement form.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Kingsthorne	O/Kthin/004	Land to south of Blacksmiths Cottage	HR2 8AW	0.22	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Kingstone	HLAA/459/001	Land at Barrow Common Lane, Kingstone, Herefordshire	HR2 9HD	0.11	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA. Planning permission granted for single dwelling (P151179/F), giving it no further capacity within the SHLAA.
Llangrove	O/Llan/014	Land adjacent to Withy Cottage	HR9 6EZ	0.19	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Madley	HLAA/136/001	Land at Stoney Street	HR2 9	3.50	Site is divorced from the main settlement form.
Madley	HLAA/136/005	Land at Stoney Street	HR2 9	3.13	Site is divorced from the main settlement form.
Monkland	O/Monk/004	Monkland	HR6 9D	0.83	Site has planning permission (N112315/F) for 4 dwellings. No further capacity in SHLAA.
Mordiford	HLAA/242/001	Mordiford, Stoneleigh	HR1 4LR	0.09	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Much Birch	HLAA/091/001	The Underhills, Hollybush Lane	HR2 8HX	0.17	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Much Birch	HLAA/094/001	Part of Minster Farm Estate, Much Birch	HR2 8	0.10	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Much Birch	HLAA/094/002	Part of Minster Farm Estate	HR2 8HS	0.07	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Much Birch	HLAA/094/012	Part of Minster Farm Estate	HR2 8HS	0.09	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Much Birch	HLAA/229/009	Plot 7, Minster Farm	HR2 8HX	0.26	Site is divorced from the main settlement form.
Much Birch	HLAA/229/010	Plot 6, Minster Farm	HR2 8HS	0.10	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Much Birch	HLAA/405/001	Land adjoining Hilcroft & Elmley	HR2 8	0.17	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Much Birch	O/Mbir/001	Treberva Barn	HR2 8HU	0.17	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Much Marcle	P239	Land adjacent Toll House Cottage	HR8 2LY	0.54	Site developed. No further potential in SHLAA.
Richard's Castle	O/Rich/003	Land south of Tan House	SY8 4EL	0.08	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Richard's Castle	O/Rich/006	Bury Cottage	SY8 4EL	0.18	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA. Planning permission granted for single dwelling (P150419/F), giving it no further capacity within the SHLAA.
Tarrington	HLAA/425/004	Former dairy farm, north of A438 Tarrington	HR1	1.31	Site is divorced from the main settlement form.
Walford	HLAA/056/001	Walford Court Farm	HR9 5	15.75	Site is divorced from the main settlement form.
Weobley	HLAA/348/001	Land adjoining Hawthorn	HR4 8	0.12	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Weobley	HLAA/349/001	Land adjoining Rose Cottage	HR4 8	0.25	Site is divorced from the main settlement form.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Weobley	HLAA/352/001	Field adjacent to Catholic Church	HR4 8	0.74	Site is divorced from the main settlement form.
Whitchurch	HLAA/411/001	Former Little Chef, A40 North	HR9 6	0.28	Site is divorced from the main settlement form.
Whitchurch	HLAA/455/001a	land at Whitchurch Lane, Ross on Wye - site a	HR9	0.91	Planning permission granted for 3 dwellings on the site (P150379/F), giving it no further capacity within the SHLAA.
Whitchurch	HLAA/456/001	Land at Whitchurch Lane, Whitchurch	HR9 6	0.29	Planning permission granted for a single dwelling on the site (P150263/F), giving it no further capacity within the SHLAA.
Whitney on Wye	NDP/wonw/001	The Grove, Whitney off A438	HR3 6ER	0.11	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Whitney on Wye	NDP/wonw/002a	Greenacre, Whitney, off A438	HR3 6EJ	0.12	Site is divorced from the main settlement form. Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Whitney on Wye	NDP/wonw/002b	Bollingham Fishpools, Eardisley	HR5 3LE	0.25	Site is divorced from the main settlement form.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Whitney on Wye	NDP/wonw/003a	The Knapp, Whitney	HR3 6JD	0.13	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Whitney on Wye	NDP/wonw/003b	The Knapp, Whitney	HR3 6JD	0.78	Site is divorced from the main settlement form.
Whitney on Wye	NDP/wonw/003c	Whitney, The Knapp	HR3 6JD	0.08	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Winforton	NDP/winf/001a	West and North of Winforton, Winforton - 4 fields NW of Courtlands Farm plus other fields	HR3 6	6.38	Site is divorced from the main settlement form.
Winforton	NDP/winf/001b	Woodseaves, Eardisley - field north side of Woodseaves Lane at west end of Woodseaves	HR3 6	0.82	Site is divorced from the main settlement form.
Winforton	NDP/winf/003	Fair View, land alongside A438 between Fair View and Buttley WIN3	HR3 6EA	3.67	Site is divorced from the main settlement form.
Winforton	NDP/winf/004	Well Farm. WIN4. West of Winforton.	HR3 6EA	1.38	Site is divorced from the main settlement form.
Winforton	NDP/winf/006	Courtlands Farm, field behind Courtlands Estate. WIN6	HR3 6	0.96	Planning permission granted for 7 dwellings (P143517/F), giving it no further capacity within the SHLAA.
Winforton	NDP/winf/008	Southview Winforton. East off Winforton Common Road, north of Winforton House. WIN8	HR3 6	0.56	Site is divorced from the main settlement form.

Settlement Name	Site Ref	Site Address	Post Code	Area (ha)	Justification
Winforton	NDP/winf/009	Orchard House. Land adjacent to Orchard House, off Winforton Common Road - WIN9	HR3 6	0.31	Site is divorced from the main settlement form.
Winforton	NDP/winf/010	Greystones House. A438 at east end of Winforton	HR3 6	1.63	Site is divorced from the main settlement form.
Winforton	NDP/winf/012a	A438 at west end of Winforton, field south of the Vineyards, bordering Bakers Lane to the East.	HR3 6	6.65	Site is divorced from the main settlement form.
Woolhope	HLAA/262/001	Land at Stoney Rise	HR1 4QR	0.07	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.
Wormbridge	HLAA/224/006	Land adjoining The Cottage	HR2 9DU	0.07	Site is unlikely to yield 5 dwellings or more, therefore rejected for the purposes of SHLAA.