

Five year housing land supply (2014 -2019)

October 2014

Interim Position Statement at 1st April 2014

1. Introduction

1.1 The National Planning Policy Framework (NPPF) published in March 2012 indicates that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years supply of housing against their housing requirements including an additional buffer to ensure choice and competition in the market for land. This Statement sets out an assessment of the housing land supply position in Herefordshire taking into account the requirements of the NPPF at 1st April 2014.

2. Planning Policy

National Planning Policy Framework

2.1 Paragraph 49 of the NPPF states "*relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*". Where the existence of a five year land supply cannot be demonstrated, there is a presumption in favour of granting planning permission for new housing unless the development can be shown to cause demonstrable harm to other factors that outweigh the need for new housing. Paragraph 14 of the NPPF states that there "*is a presumption in favour of sustainable development and for decision taking this means... where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole... or specific policies in this Framework indicate development should be restricted.*"

2.2 The NPPF is therefore emphasising the importance of the presumption in favour of sustainable development. In reaching a decision upon new housing the housing land supply position will need to be balanced against other factors in the development plan and/or NPPF which could result in the refusal of planning permission. The footnote to paragraph 14 of the NPPF is helpful in identifying those areas that the NPPF has in mind where development should be restricted. By way of example it lists:

- sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest
- land designated as Local Green Space
- land designated as an Area of Outstanding Natural Beauty
- land affected by designated heritage assets
- land at risk of flooding

2.3 NPPF, paragraph 47 and footnote 11, states that sites identified within the 5 year supply must be *deliverable*. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The

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

Planning Policy Guidance

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

Development Plan Position

- 2.5 The West Midlands Regional Spatial Strategy (WMRSS) was revoked in May 2013. The WMRSS was underpinned by the West Midlands Regional Spatial Strategy Panel Report. The Panel Report assessed evidence provided at the examination in to the West Midlands Regional Spatial Strategy in June 2009. At that time one of the Panel Report’s objectives was to identify a housing target for the region and subsequently for Herefordshire. Since then and five years on in preparing the Local Plan - Core Strategy, Herefordshire Council have developed a clear understanding of housing requirements through its own evidence which is set out below.
- 2.6 The Core Strategy was submitted to the Secretary of State for Communities and Local Government on 23 September 2014. A five year housing land supply position statement in support of the Core Strategy from its adoption (2015-2020) was submitted with the Plan and dated September 2014 and is available to view on the Council’s examination page - https://www.herefordshire.gov.uk/media/7923552/j4five_year_land_supply_document_september_2014.pdf This Statement demonstrates that a five year housing land supply will exist on adoption of the Core Strategy.
- 2.7 As the NPPF requires an annual update to the five year supply position of each local authority, this statement simply sets out the annual position at 1st April 2014 and is published October 2014.

3. Calculating the Housing Land position

- 3.1 The NPPF requires local authorities to meet “objectively assessed needs” (paragraph 14). 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. Therefore it is appropriate to reflect this guidance in assessing the housing need for Herefordshire.
- 3.2 To provide the OAN for housing to support the Core Strategy, the Council commissioned an update to the **Local Housing Requirement Study (August 2014)** this supplements the

Housing Market Area report produced in 2013. The Study takes account of the latest demographic evidence, Government policy and Guidance to define the Objectively Assessed Need (OAN) for housing in Herefordshire. In doing so it follows the methodology and approach set out in the National Planning Practice Guidance. At the time of preparation of this statement, the latest projections are the 2011-based 'Interim' Household Projections¹. The NPPG also outlines that the latest population projections should be considered. These are the 2012 Sub-National Population Projections published by ONS in May 2014. These projections are important as they provide a consistent approach where key inputs (such as levels of internal migration) sum at a national level. The analysis takes account of the latest demographic data and considers up-to-date economic forecasts and economic growth potential within Herefordshire, and the implications of this on future housing provision. The study identifies **an Objectively Assessed Need between 15,400 and 16,200 homes in Herefordshire over the 2011-31 plan period.**

- 3.3 The Herefordshire Core Strategy covers the period 2011-31 and provides for a minimum **16,500** homes between 2011-31. This target exceeds the objectively assessed need identified for between 15,400-16,200 homes over this period by 2% - 7% (300-1,100 homes).
- 3.4 This report therefore provides an assessment of the housing land supply against the Core Strategy targets. Policies SS2 and SS3 of the Core Strategy set out the Council's strategy to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031. In respect of a housing target for Herefordshire the expectation is that the highest rate of housing completions will be towards the latter end of the plan period (see Figure 1 below).

Figure 1 - Emerging Core Strategy indicative housing trajectory by settlement

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

- 3.5 The Core Strategy indicative trajectory suggests that in the early years of the plan anticipated delivery rates will be lower but as the housing market improves and key infrastructure is provided, delivery rates will increase. This is in accordance with the requirements of Paragraph 47 of the NPPF 'for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. Therefore, the anticipated Core Strategy trajectory from 2011–2031 is set out in Figure 2:

¹ CLG (April 2013) 2011-based Interim Household Projections

Figure 2 - Overall emerging Core Strategy housing trajectory

	2011-16	2016-21	2021- 26	2026-31	Average per annum
Emerging Core Strategy	600	850	900	950	825
Totals	3000	4250	4500	4750	16500

4. Methodology

4.1 In assessing the components of the 5-year housing supply position in Herefordshire the contents of the NPPF, NPPG and recent planning appeal decisions have been considered, these have acknowledged that Herefordshire should be considered as a 20% authority.

In assessing the 5-year supply position the following elements have been considered:

1. Sites with *planning permissions* include sites with full planning permission, sites with outline permission and sites currently under construction as at 1 April 2014.
2. Sites with planning permissions for *care home* accommodation and residential institutions at 1st April 2014.
3. Sites specifically allocated (not implemented) in the existing *Unitary Development Plan* (UDP).
4. An allowance for non-implementation from these sources. This recognises that a small proportion of sites with permission are not implemented. It is standard practice to factor a percentage *discount* into the calculation.
5. A projection for a *windfall* site allowance². The Council has made no allowance for windfalls in the first three years in order to avoid double counting with existing commitments so there would be a windfall calculation for years 4 & 5.

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

6. Past housing *completions* at the time of calculation 1 April 2014.
7. The *shortfall* against plan targets during the same period. Comparisons will be made against the emerging Core Strategy requirements.
8. An additional *20% buffer* for under delivery required by the NPPF.

4.2 The emerging Core Strategy strategic sites have not been included in the calculation. Strategic sites will contribute to the overall housing land supply over the plan period, however, given that the emerging Core Strategy has yet to be tested at Examination in Public these sites are not sufficiently advanced to incorporate within the 5-year supply at this time.

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

² **Windfalls:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Windfalls should not include residential gardens (NPPF).

1. Sites with planning permission

- 4.4 Sites with *full permission* which are considered to be deliverable can contribute to housing supply. Footnote 11 of the NPPF confirms that sites with planning permission should be considered deliverable until the expiry of permission, unless clear evidence indicates otherwise.
- 4.5 Sites with *outline permission* which are considered to be deliverable can still contribute to housing supply. The standard lead in times allows an additional period for such sites to obtain full planning permission and discharge conditions as required.
- 4.6 Sites that are *under construction* are considered to be deliverable and such sites continue to deliver completions.
- 4.7 In some cases, particularly in the case of redevelopment schemes, there may be a net loss of houses. These have been fully taken in to account in the overall calculations of supply which produces a net figure.

Figure 3 - Commitments

Commitments	2013/2014	Deduct 10% (see discount rate below)
Not started	2270	2257
Under construction	606	
Total (Gross)	2876	
Total (net)	2508	

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

2. Sites with planning permissions for care home accommodation and residential institutions.

- 4.8 NPPG Para 37³ provides advice regarding how local planning authorities should deal with housing for older people. It indicates that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. Therefore care home accommodation for older people has been accounted for and has been included within the housing land assessment. See Appendix 2 for list of sites.

Commitments for older persons accommodation October 2014	10% Discount applied
244	220

³ Housing and economic availability assessment (NPPG)

3. Allocated sites in the Herefordshire Unitary Development Plan (HUDP)

- 4.9 There are some remaining sites identified in the HUDP that do not yet have the benefit of planning permission (as at 1 April 2014). Where there is clear evidence that such sites will be brought forward then they will be included in the 5 year supply. However, on this occasion no such sites can reliably be seen to be coming forward.

4. Discount rate

- 4.10 Not all planning permissions are completed within a 5 year period. Some applications lapse whilst others are superseded with new permissions. Therefore it is appropriate to include a discount rate within the 5 year calculation. A discount rate of 10% for lapsed and superseded sites has been applied. It is a notional but recognised discount.

5. Windfall assessment

- 4.11 Windfall sites are those that have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Herefordshire is a predominantly rural county and experiences a number of windfalls that also come forward on greenfield land. The NPPF states that "*Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens*" (NPPF, Paragraph 48).
- 4.12 The SHLAA is an assessment of the likely total numbers of new houses that could be achieved on sites with potential to deliver 5 or more dwellings. Historically, larger windfall sites have not formed a major part of the housing supply. Over the period 2007/2012, less than 3% of permissions each year were for sites larger than 10 houses and 0.1% of the total number of permissions over this 5 year period was on sites of 100 or more units. Therefore it was decided to focus this assessment on the smaller windfall sites as they have a stronger pattern of occurrence. The historic performance of windfall sites accommodating four or less dwellings was assessed as these sites would not be identified through SHLAA. Historic windfall completions are detailed in the table below.

Figure 4 - Historic windfall completion rates

YEAR	Net Windfall Completions (all sites)	Net Windfall (site capacity 4 or less)⁴
2004/05	454	297
2005/06	610	278
2006/07	552	243
2007/08	559	263
2008/09	449	191
2009/10	342	176
2010/11	267	158
2011/12	233	89
2012/13	137	57
2013/14	281	95
TOTAL	3884	1847

- 4.13 Windfall sites accommodating four or less dwellings provide just under half of the total housing completions over the past nine years. The Council therefore considers it realistic and reasonable to expect 100 windfall units will be delivered per year over the next 5 years (in line with the windfall estimate set out in the Core Strategy). Based on past trends and the number of windfall sites that are currently either undetermined applications or at an advanced stage of preparation, this is considered to be a conservative estimate of what is likely to be delivered.
- 4.14 To avoid double counting, the Council has applied the windfall allowance within the housing trajectory from year 4 onwards only (2017/18 and 2018/19). This is because planning permissions last for 3 years and some of the existing housing commitments will already be windfall developments.

Figure 5 - Anticipated windfall

Windfall allowance for yrs. 4 & 5 is 100 dwellings pa	100	
Account for yrs 4 & 5 in five year supply		200

- 4.15 The table below sets out all the aforementioned deliverable sites with a sum total of 2677 deliverable dwellings.

⁴ These completions exclude residential garden land completions.

Figure 6 - Total deliverable sites

Commitments	2013/2014	Deduct 10%	Total
Not started	2270		
Under construction	606		
Total Gross	2876		
Total (net)	2508	2257	2257
Care Home commitments	244	24	220
Windfall allowance for yrs. 4 & 5 in five year supply	200		200
Total			2677

Additional calculation factors

6. Past housing completions

- 4.16 Completions are monitored annually and are deducted from the overall target to establish progress. When assessed against the emerging Core Strategy (housing trajectories) the figures are as set out in Figure 9.

Figure 7. - Completions compared with emerging Core Strategy

Core Strategy year	Net Requirements	Net Completions	Difference
2011/2012	600	341	-259
2012/2013	600	201	-399
2013/2014	600	354	-246
Total		896	-904

- 4.17 When assessed against the Core Strategy there is a shortfall of 904 dwellings since 2011.

7. Shortfall of housing supply from previous years.

- 4.18 The shortfall is calculated from the start of the Plan period to the time of calculation (2011-2014). The shortfall itself comprises the difference between the number of homes that should have been built in trajectory terms and those that have been built over this period. The Council's shortfall is 904 when assessed against the emerging Core Strategy target. The PPG clearly states that *Local Authorities should aim to deal with any undersupply within the first*

5 years of the plan period where possible, (paragraph 35⁵). Therefore the shortfalls for the county will be taken into account in the 5 year supply.

8. Buffers

- 4.19 The NPPF states “to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply” (paragraph 47)
- 4.20 Recent planning appeals⁶ in Herefordshire have indicated that a 20% buffer rather than 5% should be applied to the housing requirement. Therefore this assessment applies the 20% buffer in its calculation.
- 4.21 In the Thundersley, Essex appeal decision (APP/M1520/A/12/2177157) the Inspector accepted that, even where a 20% buffer is appropriate, it is both incorrect and unnecessary to apply that buffer to the shortfall. The correct way to calculate this is to add the buffer before the shortfall is added to avoid unnecessarily inflating the required figure.

⁵ Housing and economic land availability assessment (NPPG)

⁶ See reference to these cases in Five Year Housing Land Supply (2013-2018) Interim Planning Statement May 2014

5. Using supply methodology alongside and emerging Core Strategy targets

Figure 8 - Assessment against emerging Core Strategy target

Assessed shortfall using trajectories and using trajectories for supply/requirements

	Source	Homes 20% buffer 10% reduction	Notes
A	Core Strategy 2011 – 2031	16500	
B	Core Strategy requirement 1/4/2011 – 1/4/2014	1800	Using Trajectories: 600 dpa
C	Homes Completed (net) 1/4/2011 – 31/3/2014	896	Net reduction includes demolitions and conversions
D	Requirement for next five years	3750	Using Trajectories 14/15 – 15/16 600 pa (2yrs) 16/17 – 19/20 – 850 pa (3yrs)
E	Plus 20% buffer	750	Essex approach of 20% before adding shortfall.
F	Plus Residual Shortfall	904	(over next five years as per NPPG)
G	Total Requirement	5404	
H	Annualised requirement	1081	
I	Total Deliverable dwellings	2677	
J	Housing Supply	2.47yrs	

6. Housing land supply for Herefordshire

- 6.1 When assessed against the emerging Core Strategy, the current supply is 2.47 years. Whilst the 2008 recession led to a slowdown in the development industry, there has been a recent steady recovery from low build rates. An increase in the number of dwellings granted planning permission has led to more commitments and completions when compared to the previous year. In addition this trend appears to be continuing with the first half of this financial year (2014/2015), over 700 dwellings being granted permission. These recent planning permissions will be picked up in the 2015 Housing Land Assessment.
- 6.2 The housing position will continue to be kept under review annually taking into account updates to national guidance, case law or changes in local circumstances. Actual figures for 1st April 2015 will be made available as soon as possible after that date. As previously stated the Five year housing land supply Position Statement in support of the Core Strategy Submission Document is available on the Council's website.
- 6.3 Current planning applications that fall outside of the existing UDP context are assessed against the criteria set out in 12th July 2012 Cabinet Report, Paragraph 30 (see Appendix 3). This approach has been tested at appeal and supported by Inspectors - whilst each decision is based on its own individual facts, the common thread running through is the importance of sustainability and the consequences arising out of not having a 5 year housing supply, namely a presumption in favour of sustainable⁷ development in the absence of significant impacts or conflict with existing up to date policies.

Next Steps

- 6.4 The SHLAA will continue to be updated to take account of current planning guidance, new information from planning permissions, implementation of development on sites comprising the study and addition of further new sites.
- 6.5 The absence of a 5-year supply of housing land will remain an important material consideration in determining planning applications. However, there is advice set out in the National Planning Policy Guidance (NPPG) regarding the consideration of whether prematurity can justify refusal of planning applications. The NPPG provides an indication of the factors that need be taken into account in considering the issue of prematurity, the guidance indicates that:

"...arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and

⁷ For clarification on what is meant by *sustainable development* please refer to paragraph 7 of the NPPF

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process^[1]..”

- 6.6 These circumstances are likely to apply to a relatively small number of large scale development proposals. Most applications will need to be considered in the light of the absence of a 5-year supply of housing land and a continuing expectation that windfall sites will be required to contribute to the required housing supply.

Contact Officer:

Siobhan Riddle, Strategic Planning, Herefordshire Council

E: sriddle@herefordshire.gov.uk

T: 01432 260142

End

^[1] NPPG Determining a planning application paragraph 14.

Appendix 1 - All Commitments at 1 April 2014

Hereford City

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

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

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

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

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

Market Towns

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

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

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

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

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

Rural Areas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 2 - Sites for care home accommodation granted approval (bed spaces) at 1st April 2014

Site Address	Total Beds	Application Number
Ledbury Court, Ledbury Road, Hereford, HR1 2SH	14	S112218/F
48 Hampton Park Road, Hereford, Herefordshire, HR1 1TH	32	S110995/F
Elmhurst, Venns Lane, Hereford, Herefordshire, HR1 1DE	51	121065
Pencombe Hall Rest Home, Pencombe, Bromyard, Herefordshire, HR7 4RL	30	121348
Land at, 32 Coningsby Street, Hereford, Herefordshire	10	130878
Land at Faraday Road, Hereford, Herefordshire, HR4 9NZ	100	131709
The Garth Care Services, 1-2 The Square, Kington, Herefordshire, HR5 3BA	7	133507
	244	

Appendix 3: Excerpt Cabinet Report 12th July 2012

Core Strategies, should be concise and need not repeat national planning policy. With a much more streamlined national policy document and the intention of the Government to revoke Regional Spatial Strategies it will be necessary to ensure that the LDF is not silent on aspects of planning policy which are important to Herefordshire but which previously have been adequately covered by national planning policy. As a result, there may be a need to provide a more comprehensive suite of policies in some topic areas or look to continue to save existing UDP policies. In addition, there is likely to be a need to provide a more detailed policy framework on some issues which are important at a county-wide level and which are unlikely to feature in the preparation of Neighbourhood Plans, for example, minerals and waste policies and policies for gypsies and travellers.

- 20 Herefordshire Council's approved Local Development Scheme (LOS) identifies the intention of producing two detailed development plan documents setting out specific allocations and policies for Hereford and for Market Towns and Rural Areas. With the new ability for local communities to produce neighbourhood plans there is a need to reconsider the LOS. Although it is not clear at present how many neighbourhood plans will be produced across the County the Council has already responded to considerable initial interest in producing such plans at both Parish and Town Council level by establishing a Neighbourhood Planning Team. In recent months a number of Core Strategies have been suspended or withdrawn at examination because of their inability to show how housing targets will be achieved. It will be important that planning policies at a County level are able to clearly demonstrate how strategic targets can be delivered on the ground, provide a policy framework for determining development proposals where a neighbourhood plan does not exist or is silent and be sufficiently flexible so as not to unduly prevent the development aspirations of local communities being achieved in neighbourhood plans.
- 21 The NPPF also highlights the need to accord with the new Duty to Cooperate requirements which will be considered by the Inspector at Examination and places increased emphasis upon demonstrating viability of plan proposals.

Evidence Base update

- 22 The announcement in August 2011 of Enterprise Zone status for Rotherwas came after Cabinet's approval of the principles of the Revised Preferred Option in July. As a result of the announcement the Revised Preferred Option Background Paper indicated that there may be implications in terms of additional infrastructure requirements for the Enterprise Zone and that further consideration would need to be given as the plan progressed. Studies were commissioned (by Amey and SQW) to examine the economic, wider social and traffic impacts of an eastern link road extending from the Rotherwas Enterprise Zone to the A438 Ledbury Road.
- 23 The Amey report will consider engineering, environmental and traffic impacts, of an Eastern Link. In addition, SQW have been commissioned to consider the economic impact of an eastern link upon the proposed Rotherwas Enterprise Zone. This work is underway.
- 24 The Revised Preferred Option also proposed to modify the southern route corridor of the Hereford relief road to take account of the original by pass route between the A49 and the A465. To consider this route in greater detail and to take into account various consultation responses, Amey were commissioned to assess the environmental and amenity issues associated with the corridor.
- 25 The Amey report recommends that the route corridor to be taken forward should

incorporate those consulted upon at both preferred options and revised preferred options consultation stages. The report recognises that constraints exist with some potential routes relating for instance to the earthworks balance, the impact upon the setting of the historic assets and concerns relating to the crossing of Newton Coppice and the impacts of the Southern Corridor and the Western Relief Road Route on the Belmont Abbey complex. It should be noted that representations regarding the Southern Corridor have continued to be raised through letters and emails in the period since the end of the Revised Preferred Option consultation, including a petition expressing concerns regarding the potential impact of the road upon the Abbey complex and the results of a local survey undertaken by Callow and Haywood Parish Council.

- 26 The report recognises that retaining the corridor in this form has disadvantages in relation to the ongoing concerns of the public and other interested parties in the vicinity of the routes. It recommends that a preferred route is selected by means of the staged assessment in accordance with the Design Manual for Roads and Bridges and WebTAG, and that this is completed at the earliest opportunity to reduce the time that this uncertainty is felt.
- 27 In July 2011 the Local Housing Requirements Study produced by GL Hearn was published which recommended a housing target within the range 14,400-18,000 would be a realistic target to establish within the Core Strategy. As a result of this evidence an examination of past completion rates and other housing data was undertaken and the impacts of the depressed housing market assessed in determining a Revised Preferred Option target of 16,500 new homes for the period 2011-2031. Higher housing targets are not considered deliverable while a lower target would result in little growth in the local economy.
- 28 GL Hearn were subsequently asked to set out revised projections for population and household growth for the county, taking account of the level and distribution of housing proposed in the Revised Core Strategy Preferred Options. The study estimates that completing 16,500 new homes in the County would support a 12.3% growth in the County's population over the 20 year period, with the population increasing by 22,450 persons. The report also indicates that the age structure of the population will also change with the strongest growth in the population in those aged over 75, particularly as a result of improvements in life expectancy. However, the level of housing provision proposed is also predicted to support growth in the number of people in employment of 7.7%. Therefore although the trend towards an ageing population will continue the level of housing proposed in the Core Strategy will enable continued growth in the local economy. The recent study of the Housing and Support Needs of Older People in Herefordshire will be taken into account in ensuring that relevant demographic pressures are appropriately addressed.
- 29 As part of the LDF evidence base and in accordance with the NPPF the Council produces a Strategic Housing Land Availability Assessment (SHLAA) which is updated on an annual basis. The Assessment provides a technical assessment of the potential for new housing to be built in the County over the plan period. In addition the Assessment sets out an indication of whether the Council can demonstrate a five-year supply of specific and deliverable housing land. The most recent review of the SHLAA indicates that Herefordshire Council cannot demonstrate a five-year housing land supply (the SHLAA indicates the County had a 4.6-year supply in 2011). This is important as the NPPF indicates that local authorities should provide five years' worth of housing land with an additional buffer of 5% and 20% where there has been a record of persistent under delivery (para 47) and that relevant policies for the supply of housing land should not be considered up-to date if a five-year supply cannot be demonstrated (para 49). The issue of the size of any housing

land buffer in Herefordshire will need to be considered as part of the review of SHLAA and the Annual Monitoring Report process.

- 30 Given the lack of a demonstrable five-year housing supply it is likely that there will be more planning applications for housing proposals that fall outside the existing UDP policy context. In providing pre-application advice or considering applications it is suggested that an interim approach should be taken which recognises the absence of a 5-year supply of housing land but aims to ensure that new housing development is located at sustainable locations. In determining planning applications this should mean that housing proposals of acceptable scale and design may be permitted where they:
- o fall at locations that currently have settlement status within the UDP;
 - o are located adjacent to the existing settlement boundary;
 - o in terms of sites of 5 or more units, they should be sites that have been assessed through the SHLAA as having low or minor constraints.
- 31 In addition, the housing land situation should be taken into account in determining planning applications advanced for strategic sites identified through the emerging Core Strategy should proposals be received prior to the adoption of the plan.
- 32 All such applications will need to be determined by Planning Committee as they would not be consistent with the adopted UDP. This approach would not rule out other sites but the onus will be firmly on the applicant to demonstrate why the location is sustainable and appropriate for additional housing and, the environmental and other impacts of the development are acceptable. Although an interim approach is necessary in respect of this aspect of the UDP, planning applications will be required to accord with other adopted UDP policies.
- Ongoing work*
- 33 There remain a number of key areas where ongoing work is required in order to be able to demonstrate that the Core Strategy is soundly based. In respect of water related issues a key matter is the potential impact of the proposals of the Core Strategy upon the integrity of the River Wye SAC which is primarily related to the phosphate levels in the Rivers Wye and Lugg. It is essential that, before being submitted to the Secretary of State, the Core Strategy can be demonstrated to be fully compliant with the Habitats Regulations. In order to address the issue a Water Steering Group has been established with officers from Herefordshire Council, Natural England, the Environment Agency and Welsh Water working in partnership to address the issue and identify possible solutions
- 34 Demonstrating that the proposals of the plan are both viable and deliverable will be an important element of any Examination in Public and was another concern raised during the Revised Preferred Option consultation. An Economic Viability Study undertaken at Preferred Option stage indicated that meeting the proposed affordable housing target and achieving the level of development contribution based upon initial work on an IDP was not possible in the short term. The Report suggested a number of possible approaches to deal with this issue. Subsequently with amended proposals set out in the Revised Preferred Option and with work continuing to refine the IDP additional viability work has been commissioned which will not only provide evidence for the Core Strategy but is also intended to help in the preparation of the CIL. Given the changes to the LDF timetable it is proposed that the CIL be produced in parallel with the progress of the Core Strategy, in order that it can be examined at the same time and adopted at the earliest opportunity.

- 35 As previously indicated above the preparation of neighbourhood plans will enable local communities to identify and plan for their own development needs. Given these changes to the planning system consideration of a different approach to the previous draft rural housing policies published in August 2010 would now seem appropriate. Such an approach would enable rural development to be identified in neighbourhood plans and also reflects comments raised during the Revised Preferred Option consultation to provide a more flexible approach to rural housing development. Any rural policy framework should also provide the basis for determining proposals where no neighbourhood plan exists and it will be necessary to demonstrate to an Inspector that the strategic target of 5,300 new dwellings in rural areas will be achieved by 2031. Public consultation upon such a new rural policy approach would be necessary and the implications of the new approach taken into account in undertaking the Sustainability Appraisal of the plan.
- 36 It is proposed that a further round of consultation is needed on a draft Core Strategy, prior to submitting to the Secretary of State and its public examination. This is to ensure that potential risks arising from recent case law are addressed, by providing consolidated documentation and clarifying outstanding matters including in respect of the Hereford relief road, the Rotherwas Enterprise Zone and rural housing policy. It is important that the draft Core Strategy is accompanied by Sustainability Appraisal (SA)/SEA and HRA reports to ensure full compliance with the regulations. The preparation of a consolidated set of documentation, produced for the proposed consultation, also provides the opportunity to clarify the reasons for rejecting alternative options in an accessible form. The consultation will take into account the agreed recommendations of Overview and Scrutiny Committee at its meeting of 9 December 2011, in respect of the principles to be applied when undertaking consultation.

Local Transport Plan

- 37 Council agreed the adoption of the LTP2 as its interim transport strategy pending the finalisation of the LDF submission at its meeting of 4 March 2011. As such, LTP2 remains the adopted transport strategy for Herefordshire. There is a statutory requirement for a highway authority to have an adopted LTP. Department for Transport confirmed that it was acceptable for Herefordshire to adopt its existing LTP as its interim transport strategy at the time of the decision in 2011 and that it was a 'local' decision.
- 38 The decision to coordinate the adoption of the LDF and LTP was sensible, seeking to ensure integration of long term land use planning and growth proposals with appropriate complementary transport infrastructure proposals. However, there is no statutory or other legal requirement to adopt these strategies at the same time.

Options for Local Transport Plan Adoption

- 39 Given the anticipated delays in adopting a final LDF Core Strategy it is now sensible to consider adopting a revised transport strategy in advance of the LDF. There are 3 broad options:
- a. LTP Option 1: Maintain the linkage between the two strategies such that the next LTP will continue to be delayed until such time that the Council is ready to

END