

Position Statement at 1st April 2015**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 2015.

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 where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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 Core Strategy was Adopted by Full Council on 16 October 2015. 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 supported by the Inspector. The Inspector’s view was the five year housing land supply was marginal but realistic and to maintain this position the Council will have to closely monitor the sites shown on the indicative trajectory to deliver housing within the five year period, with appropriate action taken if the supply appears at risk. The report is available to view on the Council’s website¹:
- 2.6 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 2015.

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. 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

¹ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/examination-of-the-herefordshire-local-plan-core-strategy/local-plan-inspectors-report>

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.
- 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 1. This approach was approved by the Inspector examining the Local Plan Core Strategy. The stepped target was deemed to be a realistic and sound basis for monitoring and assessing land supply (including the five year housing land supply) throughout the plan period and a detailed annualised trajectory is provided in Appendix 3).

Figure 1 - Overall Core Strategy housing trajectory

	2011-16	2016-21	2021-26	2026-31	Average per annum
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 and NPPG have been considered. It is 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 2015.
2. Sites with a resolution to grant planning permission between 31 March 2014 and 1 April 2015.
3. Sites specifically allocated (not implemented) in the previous Unitary Development Plan (UDP).
4. The contribution that Core Strategy strategic housing proposals can make to the five year supply.
5. A projection for a windfall site allowances. The Council has made no allowance for windfalls in the first three years in order to avoid double counting with existing commitments. As such there would be a windfall calculation for years 4 & 5.
6. An assessment of the realistic number of dwellings which are likely to be put forward through neighbourhood development plans over the five year period.
7. During the February 2015 Hearing sessions the Inspector requested the removal of a 10% discount rate on the commitment figure². The NPPF is clear that permissions should be considered as deliverable.

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

8. Past housing completions at the time of calculation 1 April 2015.
9. The shortfall against plan targets during the same period. Comparisons are made against the indicative trajectory.
10. An additional 20% buffer for under-delivery added to the shortfall as required by the NPPF.

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

Sites with planning permission

- 4.3 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.

² This was highlighted as an amendment to the Council's methodology in the Five Year Housing Land Supply March 2015, see para 7.1. <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/examination-of-the-herefordshire-local-plan-core-strategy/post-hearing-and-further-consultations/five-year-housing-land-supply-consultation>

- 4.4 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.
- 4.5 Sites that are under construction are considered to be deliverable and such sites continue to deliver completions.
- 4.6 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. The Oval in Hereford has permission for 259 dwellings with demolition of 210 dwellings yielding a total net gain of 49 dwellings. For 2014-2015 the completions (93) have been discounted against demolitions to give a zero net completions estimate for the site.

Figure 2 – Commitments

Commitments	2014/15
Not started	2312
Under construction	712
Total (Gross)	3024
Total (net)	2793

Appendix 1 lists all sites with planning permission at 1 April 2015.

Sites with a resolution to grant planning permission between 31 March 2014 and 1 April 2015

- 4.7 Between 31 March 2014 and 1 April 2015 there were 669 dwellings included within planning applications that had a resolution to grant planning permission but were awaiting S106 agreements. These sites were not included within the commitments figures table at Appendix 1. These sites are clearly available and deliverable as part of the 5-year supply. Appendix 2 sets out a list of these sites.

Allocated sites in the Herefordshire Unitary Development Plan (HUDP)

- 4.8 There are a few some remaining sites identified in the HUDP that have not yet had the benefit of planning permission (as at 1 April 2015). Where there is clear evidence that such sites will be delivered it is considered appropriate that they be included in the 5 year supply.
- 4.9 Having reassessed the remaining sites it is considered appropriate that the former Whitecross High School site in Hereford (with a capacity of 60 dwellings) be included. The site has been subject to a resolution to grant permission and is currently out for tender with the development industry. A fully detailed Flood Mitigation scheme has been agreed with the EA and this report/scheme is being provided as part of the package to bidders. The Council is the owner of the site and is committed to its development. It is anticipated that this site will come forward in the next five years. Other sites however, are less certain and are therefore not included.

Allocated UDP site	UDP capacity
Whitecross High School, Hereford	60

Strategic urban extensions

- 4.10 The Core Strategy Strategic housing proposals will plainly make a significant contribution to the overall housing land supply over the plan period. They were vigorously examined as part of the Core Strategy examination in public. All of the sites were assessed through the SHLAA. In recent years, and since earlier versions of the SHLAA, the sites have been refined through the Core Strategy with its Sustainability Appraisal (SA). Detailed discussions with developers, agents and landowners have been progressing on a regular and productive basis and as outlined in the following sections. It therefore remains necessary only to demonstrate the availability and achievability of each site to warrant its inclusion in the land supply. On adoption of the Plan the various sites will deliver housing during the first five years.
- 4.11 Projected out-turns on these sites have been assumed at levels currently advised by the developers in December 2015 and where relevant, additional factors have been taken into account. Figure 3 sets out the projected annual build rate for each of the strategic sites. However, given the size of these sites and the potential for more than one house-builder to be active on site at any one time, there is potential for significant increase in the levels of delivery should there be a further increase in market demand for housing in the area. The delivery of strategic site allocations will be a key focus as these will make a substantial contribution to housing delivery in the longer-term.

Hereford northern expansion, Holmer West

- 4.12 Holmer West is controlled by a single developer (Bloor Homes). Significant technical work has been undertaken by the developer which has been discussed with the Council and other stakeholders. Public consultation on these proposals was undertaken by the developer in July 2014. A planning application for this site was submitted in March 2015.
- 4.13 The developer proposes a scheme for 460 units at this stage, reflecting an assessment of current highway capacity constraints at the Starting Gate roundabout (A49/A4103). A Transport Assessment, together with further modelling is underway to assess the impact of the site on the local road network as well as the A49 trunk road.
- 4.14 Development of the site is subject to planning policy requirements for social, transport and environmental infrastructure. The range and scale of matters to be addressed is generally typical for a scheme of this nature. Flood risk considerations are addressed in the policy.
- 4.15 Policy HD4 requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures). On this basis, development at Holmer West may well proceed in advance of such improvements being in place.
- 4.16 It is anticipated that on completion of the Transport Assessment, the application will be scheduled for a February/March 2016 Planning Committee followed shortly thereafter by a Phase 1 Reserved Matters planning application & consent.

4.17 As the planning application is making swift progress towards a decision date, the site is expected to commence delivery in 2016/17. 20 dwellings are programmed to be completed in the initial year rising to 50 dwellings per annum thereafter and a higher yield towards the end of the 5 year period, yielding a total 245 dwellings. This rate of delivery is considered to be readily capable of being achieved. Bloor Homes consider this to be a conservative figure for the build out rate.

Hereford western expansion, Three Elms

4.18 Three Elms is principally in the ownership of the Church Commissioners. They provide active support for the development proposed. Significant technical work has been undertaken which has been discussed with the Council. Detailed pre-application discussions with the Council have been held and a public consultation with the local community took place in May & July 2015. An outline planning application is expected in Spring 2016. Smaller areas of land to the south of the expansion area are covered by options to Taylor Wimpey.

4.19 Development at Three Elms is subject to planning policy requirements for a range of social, transport and environmental infrastructure. The range and scale of matters to be addressed is generally typical for a scheme of this nature. They have been discussed with the developers as the scheme has developed in recent years. Flood risk considerations are addressed in the policy.

4.20 Policy HD5 as currently drafted requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures), and to deliver land and infrastructure to facilitate the construction of the adjoining phase of the Hereford Relief Road. The Three Elms expansion area overlaps with the Relief Road corridor in the west (Core Strategy, figure 4.2). This will not preclude development commencing on eastern parts of the expansion area and which are outside the Relief Road corridor.

4.21 On this basis, development at Three Elms may proceed in advance of such improvements being in place or the preferred route selection for the Relief Road. The site is expected to commence delivery in 2017/18 with 100 dwellings per annum programmed to be completed, yielding a total of 300 dwellings in the five year period. Given the work undertaken to date in developing the scheme and the discussions held with the Council, this rate of delivery is considered to be readily capable of being achieved.

Hereford southern expansion, Lower Bullingham

4.22 Lower Bullingham is controlled by a single developer (Bloor Homes). Significant technical work undertaken by the developer has been discussed with the Council and other stakeholders. Public consultation was undertaken by the developer in September 2013. Detailed pre-application discussions with the Council commenced in 2012. Since the adoption of the Core Strategy, work is underway with the preparation of a planning application and an Environmental Statement.

4.23 The developer anticipates a comprehensive scheme coming forward for planning approval for 1,000 dwellings and other uses in line with the emerging Core Strategy policy HD6. The principal site access will be onto the B4399 (Rotherwas Access Road).

4.24 The development of Lower Bullingham is subject to planning policy requirements for social, transport and environmental infrastructure. The range and scale of matters to

be addressed is generally typical for a scheme of this nature. Flood risk considerations are addressed in the policy.

4.25 Policy HD6 as currently drafted requires the development to make contributions to Hereford transportation improvements (infrastructure and sustainable transport measures). The site is expected to commence delivery in 2017/18, with 100 dwellings programmed to be completed in the initial year and continuing with 100 dwellings per annum thereafter, yielding a total 300 dwellings in the five year period. Due to the delayed starting time, it is expected that the site at Holmer West which is under the same housebuilder ownership will be able to deliver the shortfall from Lower Bullingham. Given the work undertaken to date in developing the scheme and the discussions held with the Council, this rate of delivery is considered to be readily capable of being achieved.

Hereford, City Centre Urban Village

4.26 The Urban Village is the residential part of the former Hereford Futures master plan. The site is located to the north of the Old Livestock Market retail development and will sit astride the City link road. The area is identified as having potential for 800 dwellings in the Core Strategy.

4.27 There are commitments for 192 dwellings on the Merton Meadow site. This takes the residual target to 608. In order to facilitate the delivery of this site a new link road is proposed. The process of Land Acquisition/Land Entry (using General Vesting order process) was completed at the end of March 2015. The package of site clearance, advance site clearance and advance works commenced in May 2015. The main works commenced in June/July 2015. Works are expected to be complete end of 2016. Therefore prior to the completion works on the road, it is anticipated that planning applications will be submitted thereafter. The site will be expected to commence delivery in 2017/2018 with a build out rate of 70 dwellings per annum thereafter.

4.28 The location is not dependent on the delivery of any other strategic infrastructure. Welsh Water are fully engaged in discussions on the improvements required to the water and sewerage infrastructure. Contributions towards additional educational needs as well as contributions towards the link road would be expected to come forward as part of this development.

Bromyard, Hardwick Bank

4.29 The Core Strategy strategic urban extension site in the town is in the primary controlling interest of Mosaic Estates and Mosaic are actively promoting the site. Mosaic's interest lie to the west of Bromyard with access on to the A44, the land in their interest rises north eastwards towards St Peter's Primary School.

4.30 The location is not dependent on any strategic infrastructure for its delivery. The existing water supply network will require upsizing. This could be provided through the water requisition provisions of the Water Industry Act 1991 and Section 106 of the Town and Country Planning Act. Contributions towards additional educational needs, a new park, or any other identified infrastructure requirements will be provided for as part of any planning permission and associated s.106 agreement. Active transport links and improvements to footways, cycleways, crossing facilities and bus stops will be provided as part of the Hardwick Bank development.

4.31 Mosaic have confirmed that the site is suitable, available and achievable for development within the next five years. There is an expected pre application due in early 2016. The site is expected to commence delivery in 2016/17, with 30 dwellings

programmed to be completed in the initial year rising to 45 dwellings per annum thereafter, yielding a total of 165 dwellings in the five year period.

Ledbury, Viaduct Site

4.32 Pre application discussions with the agents are in the early stages therefore development is expected to commence delivery in 2017/18, with 60 dwellings programmed to be completed in the initial year rising to 90 dwellings per annum thereafter, yielding a total 240 dwellings in the five year period.

4.33 The location is not dependent on the implementation of any strategic infrastructure. Preliminary requirements with utilities providers and Network Rail regarding pedestrian and cycle access under the viaduct have been agreed. The site can be accessed from the Hereford Road under the viaduct with access from the Bromyard Road also a possibility as set out in policy LB2 of the Local Plan Core Strategy. A transport assessment will clarify the most appropriate access. The development will be required to deliver 210 primary school places. Discussions with the Council's education providers are underway as to how best to achieve this either within the location or through contributions to provision elsewhere. Given that there is currently no capacity within the primary school, any new provision will be required in the early phases of the development.

Leominster Southern Expansion

4.34 This area is principally in the ownership of Brasenose College, Oxford University and Mosaic Estates which together are referred to as the Leominster Sustainable Extension Consortium (SUE). The consortium is actively promoting the development of the SUE. Pre application discussions began in 2011 and are progressing in a positive manner.

4.35 Policy LO2 sets out a number of planning policy requirements for a range of social, transport and environmental infrastructure. A critical element of this is the provision of a link road from east to west at the southern limit of the urban extension to serve the new development.

4.36 Dwr Cymru Welsh Water has identified that the trunk water mains require upsizing to serve the proposed new development. The Statement of Common Ground between Herefordshire Council and Dwr Cymru confirms that whilst these types of works are subject to regulatory investment, delivery of the urban extension can still come forward in a timely manner. Developers can fund the upgrades through the requisition provisions of the Water Industry Act 1991 and Section 106 of the Town and Country Planning Act.

4.37 The site is expected to commence delivery in 2017/18 with 85 dwellings and 100 dwellings thereafter per annum, yielding a total of 285 dwellings in the five year period.

Ross-on-Wye, Hildersley

4.38 The majority of the strategic location is in the ownership of one main landowner. However it also comprises a disused John Kyrle High School playing field (belonging to Herefordshire Council). The landowner's appointed agents have been in pre-application discussions with Herefordshire Council regarding the development of the site.

4.39 During the latter part of 2014, RPS presented a masterplan for the site and subsequently undertook a public consultation exercise in the town in November 2014.

4.40 An outline planning application for approximately 250 dwellings was submitted to the Council in March 2015 and it is likely to proceed to Planning Committee for a decision in February/March 2016.

4.41 Contributions towards sewerage treatment facility upgrades, additional educational needs, offsite recreation space or any other identified infrastructure requirements will be provided for as part of any planning permission and associated s.106 agreement. Active transport links and improvements to footways, cycleways, crossing facilities and bus stops will be provided as part of the Hildersley development or in conjunction with the Model Farm employment development (which already has planning permission).

4.42 The site is expected to commence delivery in 2017/18, with 50 dwellings programmed to be completed in the initial year, rising to 50 dwellings per annum thereafter, yielding a total of at least 150 homes in the 5 year period up to 2020. This rate of delivery is considered to be appropriate and achievable. The remainder of homes will be provided in the following years.

Figure 3 Strategic Urban Extensions build out rate April 2015

Strategic location	Sites with planning permission	Estimated Core Strategy site capacity	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Sub total
Hereford								
Hereford, Holmer West		500		20	55	85	85	245
Hereford, Three Elms		1000			100	100	100	300
Hereford, Lower Bullingham		1000			100	100	100	300
Hereford, City Centre Urban Village	192 dwellings. 800 - 192 = 608	608			70	70	70	210
Leominster								
Leominster, Southern expansion		1500			85	100	105	290
Bromyard								
Bromyard, Hardwick Bank		250		30	45	45	45	165
Ledbury								
Ledbury, Viaduct		625			60	90	90	240
Ross on Wye								
Ross, Hildersley		200			50	50	50	150
Total		5683						1900

Windfall assessment

- 4.43 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).
- 4.44 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 dwellings. Therefore it was decided to continue 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 Windfall³ (site capacity 4 or less)
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
2014/15	647 ⁴	303
TOTAL	4531	2150

- 4.45 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

³ These completions exclude residential garden land completions

⁴ 740-93(The Oval, Hereford) = 647 (losses at the Oval)

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.

- 4.46 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

Sites brought forward through Neighbourhood Development Plans

- 4.47 The Council has been proactive in working with local communities on the preparation of Neighbourhood Development Plans. There are currently 94 Neighbourhood Development Plans (NDPs) being prepared which covers 74% of the market town and rural area for growth. It is expected that they will take between 12 and 18 months to reach adoption. Once adopted, these NDPs will add local detail to the policies set within the Core Strategy, as required by national planning policy set within the NPPF, as well as playing a major part in the delivery of the level of housing required in the plan period. Paragraph 40 of the NPPG is clear that *Neighbourhood plans should deliver against the objectively assessed evidence of needs*.
- 4.48 Housing delivery in the rural areas has historically been strong and has provided approximately half of development in the County. Almost all of the Unitary Development Plan (UDP) allocated rural sites have been developed or have planning permission. There are 18 draft plans that have reached Regulation 14, 7 are at Regulation 16 and 7 that are at examination stage. Those that are at examination should expect to be Made in Spring 2016.
- 4.49 As set out earlier the Council has taken a modest approach in its estimate of windfall delivery including only 1000 units of windfall development within the overall supply. The evidence in Figure 4 however indicates that on average 195 dwellings come forward per annum on sites with capacity for 4 or less dwellings. This figure excludes garden land. While the NPPF does not support the inclusion of garden land as windfall development, the Council believes there is clear evidence and policy support that supply from this source will continue and it is suggested there is additional flexibility for these sites to come forward. It is these types of smaller developments that could feature as allocation sites in neighbourhood plans.
- 4.50 Therefore, as with windfall provision, sites brought forward through NDPs are unlikely to provide a significant increase to the housing supply until later in the 5-year period. Therefore an allowance of approximately 50 units per year has also been included within the latter part of the 5-year period (from year 4). The figure is based on the Neighbourhood Development Plans that have reached Regulation 14 stage to date and those with identified sites in these Plans (that do not have the benefit of planning permission) amount to approximately 100 dwellings^[1].

^[1] The following parishes have identified housing allocation sites their draft NDPs: Eardisley, Fownhope, Border, and Brimfield.

Figure 6 - Anticipated Neighbourhood Development Plan supply

Neighbourhood Plan allowance for yrs. 4 & 5 is 50 dwellings pa	50	
Account for yrs 4 & 5 in five year supply		100

- 4.51 The table below sets out all the aforementioned deliverable sites with a sum total of 5722 deliverable dwellings.

Figure 7 Total deliverable sites

Commitments	2014/2015	Total
Not started	2312	
Under construction	712	
Total Gross	3024	
Total (net)	2793	2793
Sites with resolution to grant planning permission between March 2014 - April 2015	669	669
Whitecross School site capacity	60	60
Strategic Urban extensions	1900	1900
Neighbourhood Plans for yrs 4 & 5	100	100
Windfall allowance for yrs. 4 & 5 in five year supply	200	200
Total		5722

Additional calculation factors

Past housing completions

- 4.52 Completions are monitored annually and are deducted from the overall target to establish progress. When assessed against the Adopted Core Strategy housing trajectory the figures are as set out in Figure 8. When assessed against the Core Strategy stepped trajectory there is a shortfall of 752 dwellings.

Figure 8 Completions compared with Core Strategy indicative trajectory

Core Strategy year	Net requirements with stepped trajectory	Net Completions	Difference
2011/2012	600	341	-259
2012/2013	600	201	-399
2013/2014	600	331	-269
2014/2015	600	775	+175
Total	2400	1648	-752

Shortfall of housing supply from previous years

- 4.53 The shortfall is calculated from the start of the Plan period to the time of calculation (2011- 2015). The shortfall itself comprises the difference between the number of homes that should have been built in trajectory terms and those that have actually been built over this period. The Council’s shortfall is 752 when assessed against the indicative Core Strategy target as set out in paragraph 3.41 of the LPCS and set out earlier in Figure 2.

Buffers

- 4.54 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).
- 4.55 Recent planning appeals in Herefordshire have indicated that a 20% buffer rather than 5% should be applied to the housing requirement. This was the accepted methodology by the Local Plan Core Strategy Inspector. Therefore this assessment applies the 20% buffer in its calculation. The buffer is added after the shortfall as recommended by the Inspector.
- 4.56 Taking into account all the variables set out above, the following table provides a summary of how the five year supply is calculated.

4.57 Figure 9 shows that with a stepped trajectory target and the shortfall being addressed over the forthcoming five years there would be a five year supply of housing land in the County.

Figure 9 Assessment against Core Strategy stepped trajectory.

	Source	Homes 20% buffer	Notes
A	Core Strategy 2011 – 2031	16500	
B	Core Strategy requirement 1/4/2011 – 1/4/2015	2400	Using Trajectories: 600 dpa
C	Homes Completed (net) 1/4/2011 – 31/3/2015	1648	Net reduction includes demolitions and conversions
D	Requirement for next five years	4000	Using Trajectories 15/16 – 600 pa (1 yr) 16/17 – 19/20 – 850 pa (4yrs)
E	Plus Residual Shortfall	752	(over next five years as per NPPG)
F	Plus 20% buffer	950	As recommended by Core Strategy Inspector
G	Total Requirement	5702	
H	Annualised requirement	1140	
I	Total Deliverable dwellings	5722	
J	Housing Supply	5.01yrs	

5. Housing land supply for Herefordshire

- 5.1 When assessed against the Core Strategy, the current supply is 5.01 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 increase of larger sites where there is a resolution to grant planning permission but they are awaiting a S.106 agreement. Many of these sites have since had decision notices since April 2015. These planning permissions will be picked up in the 2016 Housing Land Assessment.
- 5.2 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 2016 will be made available as soon as possible after that date.

Next Steps

- 5.3 The housing land position 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.
- 5.4 Herefordshire, in common with most of the rest of the country, has experienced reduced levels of previously expected delivery in recent years, as a result of the recession. Recent increased market demand is leading to accelerated build rates on sites which have been completed during 2014/2015. There is renewed interest by house builders to finalise detailed planning stages to enable commencement of sites.

End

Appendix 1 - All commitments at 1 April 2015

5 Yr Supply – Hereford City			
Application Number	Site Address	Not Started	Under Construction
123592/O	Land off Breinton Lee, Kings Acre Road, Hereford	15	0
S102921/O	Land to the East of, Holywell Gutter Lane, Hampton Bishop, Hereford, HR1 4JN	190	0
S112218/F	Ledbury Court, Ledbury Road, Hereford, HR1 2SH	0	1
DCCE2007/0609/F	Land between St James's Road and Harold Street, Hereford, Herefordshire, HR1 2QU	1	0
131610	101-105 St Owen Street, Hereford, Herefordshire, HR1 2JW	21	0
131709/O	Land at Faraday Road, Hereford, Herefordshire, HR4 9NZ	100	0
131805	South View, Burcott, Hereford, Herefordshire, HR1 1JL	0	1
131806	17-18 Commercial Road, Hereford, Herefordshire, HR1 2BB	0	1
133112/O	Land at 98 Kings Acre Road, Hereford, HR4 0RG	2	0
132258	White Lodge, 50 Ledbury Road, Hereford, Herefordshire, HR1 2SY	5	0
130888/O	Land at Merton Meadow, Edgar Street, Hereford, HR4 9JU	192	0
S130002/F	Flats, 7 Greyfriars Avenue, Hereford, HR4 0BE	2	0
DCCW2008/0766/F	64 Belmont Road, Hereford, Herefordshire, HR2 7JW	2	0
S123287/O	78 Stanhope Street, Hereford, Herefordshire, HR4 0HB	2	0
143189	Land West of Holywell Gutter Lane, Hereford, HR1 1XN	10	0
133025	167 Widemarsh Street, Hereford, HR4 9HE	1	0
140990	40 Newtown Road, Hereford, HR4 9LL	1	0
131853/O	Land adjacent to Cawdor, 27 Baysham Street, Whitecross, Hereford, HR4 0ET	1	0
S123173/F	Land adjacent to, 1 Hunderton Avenue, Hereford	1	0
S111795/F	16-18 High Town & 12 East Street, Hereford, HR1 2AA	6	0
DMCE/092005/F	8 Commercial Road Hereford Herefordshire HR1 2BB	2	0

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
S111256/F	2 Grandison Rise, Hereford, HR1 199	0	1
S120137/F	191 Aylestone Hill, Hereford, HR1 1JJ	0	1
S110402/F	121 Edgar Street, Hereford, HR4 9JR	0	2
S122009/F	Old Public Toilets, The Oval, Belmont Road, Hereford	1	0
S120410/F	304 Kings Acre Road, Hereford, HR4 OSD	0	1
S121283/F	6 Green Street, Hereford, HR1 2QA	2	0
132375/O	Land to the rear of 25 Barrs Court Road, Hereford, HR1 1EW	1	0
123330	126 Eign Street, Hereford, Herefordshire, HR4 0AP	1	0
132018	30 Westfaling Street, Hereford	0	1
113168/O	Former land of Hunderton Infants School, Belmont Avenue, Hereford, HR2 7JF	26	0
121065	Elmhurst, Venns Lane, Hereford, Herefordshire, HR1 1DE	1	0
130878	Land at, 32 Coningsby Street, Hereford, Herefordshire	0	10
133060	Land at 31 Highmore Street, Westfields, Hereford, HR4 9PG	0	2
S120151/F	3 Union Street, Hereford, HR1 2BT	1	0
143189/F	Land West of Holywell Gutter Lane, Hereford, herefordshire, HR1 1XN	10	0
133255	The Coach House, rear of, 102 Ryelands Street, Hereford, HR4 0LD	1	0
142971/O	27 Tower Road, Hereford, Herefordshire, HR4 0LF	1	0
131042	Site To Rear Of, 86/94 Widemarsh Street, Hereford	0	4
142278	85 Aylestone Hill, Hereford, Herefordshire, HR1 1HX	1	0
142353	88 Kings Acre Road, Hereford	1	0
143465	160 Eign Street, Hereford, Herefordshire, HR4 0AP	0	1
142942	37 White Horse Square, Hereford, Herefordshire, HR4 0HD	0	2
143799/F	Land off Grosvenor Place, Hereford	3	0
142958	Land adjacent to, 27 Baysham Street, Hereford, Herefordshire, HR4 0ET	1	0

123177/F	Land East of 20 Belmont Avenue, Hereford, Herefordshire, HR2 7JQ	10	0
140172	Conversion of, 6 & 7 King Street, Hereford, HR4 9BS	0	3
140324	Land at, 1 Weobley Close, Hereford	1	0
140779	264 Kings Acre Road, Hereford, Herefordshire, HR4 OSD	0	1
132750	16 St James Road, Hereford, HR1 2QS	10	0
141152	Land to the Rear of, 101 Highmore Street, Hereford, HR4 9PG	0	1
141243	1 Braemar Gardens, Hereford, Herefordshire, HR1 1SJ	0	1
143495	11-13 Maylord Street, Hereford, Herefordshire, HR1 2DS	4	0
133543	Land at, 53 Hampton Park Road, Hereford, HR1 1TJ	1	0
131391	The Oval, Hereford	6	150
132850	Land adjacent to, 72 Bulmer Avenue, Hereford, Herefordshire, HR1 1EJ	0	2
132954	Land at 114 Hampton Park Road, Hereford	0	2
S121798/F	Site adj to, 28 Southbank Road, Hereford, HR1 2UF	1	0
143286	83 Broomy Hill, Hereford, Herefordshire, HR4 0LJ	1	0
132982	Land to the rear of 24A, Barrs Court Road, Hereford	1	0
142914	Little Dene, 78 Hampton Park Road, Hereford, HR1 1TJ	1	0
133306	Site at Champions Restaurant, Greyfriars Avenue, Hereford, HR4 0BE	0	18
142674	Conversion at Sullivan House, 72-80 Widemarsh Street, Hereford, HR4 9HG	1	0
S102182/F	Marston House, 64 Belmont Road, Hereford, Herefordshire, HR2 7JW	4	0
142643	Sullivan House, 72-80 Widemarsh Street, Hereford	4	0
142315	Nell Gwynne Inn, 9 Monkmoor Street, Hereford	13	0
142197	Land at Bridge Inn, College Road, Hereford, Herefordshire	0	13
DCCW2005/1926/F	Highfield House, Coldwells Road, Holmer, Hereford, Herefordshire, HR1 1LH	2	1

142161/F	Palmer's Court East, Attwood Lane, Holmer, Hereford, Herefordshire, HR1 1LJ	1	0
S103349/F	1 The Willows, Roman Road, Hereford, HR1 1JP	1	0
132722/O	Rushford, 7 Belle Bank Avenue, Holmer, Hereford, HR4 9RL	1	0
131450/O	Palmer's Court, Attwood Lane, Holmer, Hereford, HR1 1LJ	1	0
142725	Land at Attwood Lane, Holmer, Hereford, HR1 1JL	1	0
141758/F	Replacement property at New Grove, Roman Road, Bobblestock, Hereford, HR4 9QW	0	1
S110884/RM	Land To The North Of, Roman Road, Holmer, Hereford, HR1 1LE	0	60
132245	Land adjacent to, 1 Harris Court, Lower Bullingham, Hereford	0	2
132829	Land adjacent to 102 The Pastures, Lower Bullingham, Hereford, Herefordshire	0	2
Hereford total		695	285

5 yr Supply - Market Towns			
Application Number	Site Address	Not Started	Under Construction
132359	Hales Lea House, 17 Lower Westfields, Bromyard, Herefordshire, HR7 4EN	0	2
DCNC2005/2718/F	77 Old Road, Bromyard, Herefordshire, HR7 4BQ	9	0
141946	Land between Beech House, Firs Lane and, 102 Old Road, Bromyard, Herefordshire, HR7 4BA	0	4
132455/O	Land rear of, 66 New Road, Bromyard, Hereford	1	0
132669	5 Twyning Street, Bromyard, Herefordshire, HR7 4BW	1	0
123587	Plot at Highwell Meadow, 36 Highwell Lane, Bromyard, Herefordshire, HR7 4DG	0	2
141725	Land at 17 Tower Hill, Bromyard, Herefordshire	0	1
143124/O	Land rear of, 53 York Road, Bromyard, Herefordshire, HR7 4BG	1	0
143013	Land at 77 Old Road, Bromyard, Herefordshire, HR7 4BQ	6	0

142626	Land Adjacent to Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	0	1
142627	Land Adjacent to Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	0	1
140285	Land at Porthouse Farm, Tenbury Road, Bromyard, Herefordshire, HR7 4NJ	76	0
140495	Land adjacent to, 7 Milvern Close, Bromyard, Herefordshire, HR7 4UH	0	1
133435/O	Plot 3 Land south of Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	1	0
142354/F	Land at Floodgates, Kington, Herefordshire	2	0
140821/F	Parkgate, Mill Street, Kington, Herefordshire, HR5 3AL	1	0
N121863/O	Land adjacent to 34 Headbrook, Kington, Herefordshire, HR5 3DY	1	0
141092	49-50 High Street, Kington, Hereford, HR5 3BJ	2	0
121452	Old Wesleyan Chapel, Harp Yard, Kington, Hereford, HR5 3BJ	9	0
141330	Kingswood Hall, Kingswood Road, Kington, Hereford, HR5 3HE	0	1
141088	4 Gravel Hill, Kington, Herefordshire, HR5 3BS	0	2
143157	Massington Farmhouse, Eastnor Castle Estate, Nr Ledbury, Herefordshire, HR8 1EQ	2	0
130273	Zoic House, The Southend, Ledbury, Herefordshire, HR8 2EY	4	0
142711/F	Garden Rear of 52 Bank Crescent, Ledbury, Herefordshire, HR8 1AE	1	0
132431	Land at 52 Bank Crescent, Ledbury, Herefordshire, HR8 1AE	1	0
141218	Plaistow Farm, Rhea Lane, Ledbury, Herefordshire, HR8 2PU	4	0
141861	Land adjacent to 17 Caswell Road, Leominster, Herefordshire	1	0
141197	Ashfield House Care Home, Barons Cross Road, Leominster, Herefordshire, HR6 8QU	1	0
142841	The Orangery, Vicarage Street, Leominster, Herefordshire, HR6 8DS	0	1
123271	Land to the rear of Howard Cottage, Barons Cross Road, Leominster, Herefordshire	5	0

NC100122/RM	Barons Cross Camp, Cholstrey Road, Leominster, HR6 8RT	425	0
132710	Land at Ryelands Road, Leominster, Herefordshire	5	0
141791	Land between 21 Hopyard Close and 22 Portna Way, Leominster, Herefordshire	0	6
140665	Land at Laundry Lane, Leominster, Herefordshire	41	0
N111443/RM	Land at, Dukes Walk, Leominster, Herefordshire, HR6 8AE	0	1
141534	Land at 78 Castlefields, Leominster, Herefordshire, HR6 8BJ	0	1
DCNC2007/2869/F	44 Vicarage Street, Leominster	0	4
143541	Westcroft Cottage, Hyde Ash, Leominster, Herefordshire, HR6 0JS	1	0
N111284/F	Former Orphans Printing Press, Laundry Lane, Leominster, Herefordshire, HR6 8JT	0	10
141006	Land off Ebnal Close, Leominster, Herefordshire	4	0
141814	Tickbridge Farm, Tickbridge Lane, Hamnish, Leominster, Herefordshire, HR6 0QL	1	0
S112687/F	Arden, Greytrees, Ross on Wye, Herefordshire	2	0
143708/F	Land at Rossleigh, Gloucester Road, Ross-on-Wye, Herefordshire	6	0
S123495/RM	Land To Rear The Rosswyn Hotel, Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	3	0
DCSE2007/1391/F	The Chase Hotel, Ross-on-Wye	0	6
141749	Site Adjacent To Thrushes Nest, Rope Walk, Ross-on-Wye, Herefordshire, HR9 7BU	0	1
142024	Land adjacent to, 5 Arundel Close, Ross-on-Wye, Herefordshire, HR9 7XG	0	1
130784	First floor, 27 Gloucester Road, Ross-on- Wye, Herefordshire, HR9 5LE	0	1
S120287/F	Gardner Butcher Garages, Kyrle Street, Ross-On-Wye, Herefordshire, HR9 7DB	13	0
132372	Land adjacent to 15 Henry Street, Ross on Wye, Herefordshire, HR9 7AA	0	8
S123496/RM	Land Adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire	2	0
131264	Land at Albany, Walford Road, Ross-on-Wye, Herefordshire	1	0

141637	3 Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5BU	0	1
141008	Land at 13 Rowan Close, Ross-on-Wye, Herefordshire, HR9 5RW	0	1
142314	Cawdor Cottage, Cawdor, Ross-On-Wye, Herefordshire, HR9 7DL	0	1
143494/O	Land at The Garth, Mount Pleasant, Ross-on- Wye, Herefordshire, HR9 7AZ	1	0
142121/F	Watsons Car Park Site, Church Street, Ross- on-Wye, Herefordshire	6	0
132371	Land at St Frances of Rome R C Church, Sussex Avenue, Ross on Wye, Herefordshire, HR9 5AL	0	3
132973	6 Palace Pound, 6 St Marys Street, Ross-On- Wye, Herefordshire, HR9 5HX	0	1
131206	Land at the rear of The Kings Head, High Street, Ross-on-Wye, Herefordshire	9	0
S113218/F	28 Kyrle Street, Ross on Wye, HR9 7DB	0	2
S113214/F	Shop & Flat, 1 & 1a Market Place, Ross on Wye, Herefordshire, HR9 5NX	0	2
S120060/F	1a Market Place, Ross-on-Wye, Herefordshire, HR9 5NX	0	4
S110707/F	Trenchard House, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BZ	6	0
142282	Noahs Ark Inn, 7 Chapel Road, Ross-On-Wye, Herefordshire, HR9 5PR	0	5
S121392/F	Lower ground floor at 11a, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU	0	1
141107	Land at Archenfield Veterinary Surgery, Archenfield Road, Ross-on-Wye, Herefordshire, HR5 9AZ	0	2
140635	The Chestnuts, The Avenue, Ross On Wye, Herefordshire, HR9 5AW	3	2
140298	Land at The Chasedale Hotel, Walford Road, Ross on Wye, Herefordshire, HR9 5PQ	12	0
Market Town total		670	80

5 yr Supply - Rural Areas 2015			
Application Number	Site Address	Not Started	Under Construction
143377	Holly Farm House (formerly Holly Cottage), Kingsthorpe, Hereford	0	1
S113067/F	Cobhall Manor Farm, Allensmore, Hereford, HR2 9BG	0	5
131247	Hollyville, Cobhall Common, Allensmore, Herefordshire, HR2 9BP	0	1
142391	Deans Cottage, Allensmore, Herefordshire, HR2 9AT	0	1
140699	Replacement dwelling at Landimore, Poplar Road, Clehonger, Hereford	1	0
NW101020/F	Almeley Methodist Chapel, Almeley Wooton, Herefordshire, HR3 6PY	0	1
130253	Replacement dwelling at Corbetts Orchard, Pencombe Road, Winslow, Bromyard, Herefordshire	1	0
N113257/F	Munderfield Court, Munderfield, Bromyard, Herefordshire, HR7 4JX	0	1
N123337/F	Annexe at The Granary House, Yatton, Aymestrey, Leominster, Herefordshire, HR6 9TL	1	0
142512	The Gaer House, Carey, Hereford, Herefordshire, HR2 6NG	1	0
DCNE2009/0518/F	Hillbrow Fromes Hill Ledbury, Herefordshire HR8 1HW	0	1
143216	Land opposite Broadfield Close, Bishops Frome, Herefordshire, WR6 5DA	0	2
123561	Replacement dwelling at Croft Cottages, Fromes Hill, Ledbury, Herefordshire, HR8 1HW	0	1
143683	The Olde Shop, Bishops Frome, Herefordshire, WR6 5BP	2	0
140951	Dovehills, Bishops Frome, Worcestershire, WR6 5BQ	1	0
130167	Redundant Stone Barn at Maund Court, Bodenham, Herefordshire	3	0
150103	Pump Cottage, Bodenham, Herefordshire, HR1 3JX	1	0
141712/o	Land opposite, England's Gate Inn, The Moor, Bodenham, Hereford	40	0
CE92326/F	Bolstone Court, Bolstone, Hereford, Herefordshire, HR2 6LZ	0	5

140526	The Hay Barn, Slatch Farm, Coddington, Ledbury, Herefordshire, HR8 1JS	0	1
140029	Cotmeadow, Nashend Lane, Bosbury, Ledbury, HR8 1JY	1	0
142003	Land at Zubare, Ross Road, Brampton Abbots, Ross-on-Wye, Herefordshire, HR9 7JA	0	1
140237	Conversion at Upper Farm House, Bredwardine, Herefordshire	1	0
S113127/RM	Land at Crafty Webb, Bredwardine, Hereford, HR3 6BZ	0	1
S122733/F	Annexe to the rear of 1 Woodview, Lower Breinton, Hereford, HR4 7PG	1	0
140664	Meadowcroft, Swainshill, Hereford, Herefordshire, HR4 7PU	1	0
143285	The Granary, Breinton, Hereford, HR4 7PP	1	0
S113265/F	Barns Hollymount, Glewstone, Nr. Ross on Wye, Herefordshire, HR9 6AN	0	1
140273	Land adjacent to, St Michaels Gate, Brimfield, Hereford, SY8 4ND	4	0
142466	Land off, Church Road, Brimfield, Ludlow, Herefordshire	0	2
140742	The Woodlands, Brimfield, Ludlow, SY8 4NY	1	0
143388	The Folly, Wyson Lane, Brimfield, Ludlow, Shropshire, SY8 4NG	2	0
131759	Brockhampton Court Nursing Home, Brockhampton, Hereford, Herefordshire, HR1 4TQ	0	4
S121083/F	Brockhampton Court, Brockhampton, Herefordshire, HR1 4TQ	0	9
N122587/F	Barn at New Park, Oil Mill Lane, Bucknell, Herefordshire	1	0
121923	Hill Farm, Tillington, Hereford, HR4 8LJ	4	0
132802	Trimstone Garage, Burghill, Herefordshire	1	0
S111633/CD	Parks Farm, Canon Pyon, Hereford, HR4 8NP	2	0
N113588/F	The Glat, Canon Pyon, Hereford, HR4 8PD	0	1
133524	Land at Newend House, Canon Pyon, Herefordshire	0	1
131885/F	Site adjacent to 4 Valentine Court, Canon Pyon, Hereford, HR4 8NZ	3	27
133293	Nuption Farm, Redcastle Road, Canon Pyon, Herefordshire	0	1
142564	Shire Glat Farm, Canon Pyon, Herefordshire	1	0

N122302/F	Flat at Town Farm, Castle Frome, Herefordshire, HR8 1HQ	1	0
142434	Land at Windrush, School Lane, Clehonger, Herefordshire	1	0
142687	Old Pontfaen Barns, Old Pontfaen, Clifford, Hereford, HR3 5EW	0	1
140030	Church House Farm, Collington, Bromyard, Herefordshire, HR7 4NA	0	2
NE2002/2041/F	The Railway Paddock, The Elms School, Walwyn Road, Colwall, Malvern	1	0
141744	Oxford House, Walwyn Road, Colwall, Malvern, WR13 6QP	0	1
132321/F	The Field adjoining Brookmill Close, Colwall, Herefordshire	12	0
N123067/F	Land at The Coach House, Old Church Road, Colwall, Malvern, Herefordshire	1	0
133538	Evendine House Rest Home, Evendine Lane, Colwall, Malvern, Herefordshire, WR13 6DT	0	1
143806	Hoe Farm, Mathon Road, Colwall, Herefordshire, WR13 6EP	1	0
142203	Elm Cottage, Broadwood Drive, Colwall, Malvern, Herefordshire, WR13 6QD	0	1
143313	Spa Cottages, Beacon Road, Malvern, Herefordshire, WR14 4EH	0	1
132734/F	Land at Former Bottling Plant, Walwyn Road, Colwall, Malvern, WR13 6RN	0	25
142128	Old Forge Cottage, Walwyn Road, Upper Colwall, Malvern, Herefordshire, WR13 6PL	0	1
141827	Beacon View, Mill Lane, Colwall, Herefordshire, WR13 6EQ	0	1
141972	Land adjacent to Credenleigh, Cradley, Herefordshire, WR13 5NB	0	3
NE2003/0647/F	Crown Inn, Cradley, Malvern, Herefordshire, WR13 5LS	3	1
P130516/F	Land adj Dragon Wyck, Bosbury Road, Cradley, Malvern, WR13 5LT	0	1
140942/O	Land off Pixiefields, Westfields, Cradley, Herefordshire	60	0
140556	Ancillary building at Cradley Post Office and Stores, Cradley, Herefordshire, WR13 5NF	0	1
133184	Land at Esbank House, Upper Churchfields, Cradley, Malvern, WR13 5LJ	0	1

N110131/F	The Nupend, Cradley, Malvern, Worcestershire, WR13 5NP	0	1
N111739/F	Redwood, Batchcombe, Storridge, Herefordshire, WR13 5ES	0	1
130013	Barrats Orchard, Cradley, Nr Malvern, Hereford.WR13 5NF	1	0
N110789/F	Tanhouse Farm, Tanhouse Lane, Cradley, Malvern, Herefordshire, WR13 5JY	0	1
N111584/F	The Nupend, Cradley, Herefordshire, WR13 5NP	0	2
143473	Land at Greenfields, Bosbury Road, Cradley, Malvern, WR13 5LT	0	1
130779	Land at Orchard House, Credenhill, Herefordshire	0	1
132569	Sharaine, Station Road, Credenhill, Herefordshire, HR4 7EY	0	2
132230/O	Land adjacent to Cross Farm, Credenhill, Herefordshire, HR4 7DJ	9	0
143713	7 Trenchard Avenue, Credenhill, Hereford, Herefordshire	1	0
141157	Land at Green Lane Cottage, Green Lane, Yarpole, Leominster, Herefordshire, HR6 0BG	0	5
133262	Land rear off Westbury, Cusop, Hay-on-Wye, Hereford	3	0
080058/O	Part Of O S Plot No's 11791578, Cusop, Hay On Wye Herefordshire, HR3 5BE	25	0
143600	Land north of Tars Mill Farm, Hollow Farm Road, Dinedor, Herefordshire, HR2 6PE	1	0
123310/F	Barn adj The Laurels, Dinedor Hill, Herefordshire, HR2 6PD	0	1
N130001/F	Replacement dwelling at 1 Oak Bank, Fair Mile, Stoke Prior, Leominster, Herefordshire, HR6 0SA	1	0
DCCE2008/2986/F	Wootton Farm, Checkley, Hereford, Herefordshire, HR1 4NA	0	1
131214	Dwelling at Priors Court, Upper Dormington, Herefordshire, HR1 4EE	2	0
S110451/F	Great Penlan Farm, Great Penlan Farm, Dorstone, Herefordshire, HR3 6BL	0	1
131529	Land adjacent to Tadpole Cottage, Eardisland, Leominster, Herefordshire, HR6 9AR	0	1
143178	Hinton Manor, Eardisland, Leominster, Herefordshire, HR6 9BG	1	0

143624	The Surgery, Eardisley, Hereford, Herefordshire, HR3 6NS	0	1
132432	Great Quebb, Eardisley, Herefordshire, HR3 6LP	1	0
S121239/F	The Bull Pen, Lane Head Farm, Eaton Bishop, Hereford, HR2 9QE	0	1
N122022/F	Tainchel Farm, Hundred Lane, Ashton, Herefordshire, HR6 0DN	0	1
140175	Workshop at Old Vicarage Barn, Eye Lane, Luston, Leominster, Herefordshire, HR6 0DT	1	0
132188	Hill Farm, Eyton, Leominster, Herefordshire	0	3
143076	Stone Farm, Felton, Herefordshire, HR1 3PW	0	2
142749	Land to South West of The Old Rectory, Stoke Prior, Leominster, Herefordshire	1	0
140116	Land Adjacent to Rectory Gate, Stoke Prior, Herefordshire, HR6	0	3
DCNC2008/1938/RM	Land adjacent to Old School House, Stoke Prior, Leominster, Herefordshire, HR6 0LG	0	2
S112197/F	Oldstone Farm, Fownhope, Hereford, HR1 4PJ	0	2
CE100470/F	The Squirrels, Fownhope, Herefordshire, HR1 4PB	0	1
141736	Scotland Cottage, Fownhope, Hereford, HR1 4QA	1	0
140861	The Gate House, Hole in the Wall, Foy, Ross- On-Wye, Herefordshire, HR9 7JW	1	0
142667	Barns at Foy Hall, Foy, Ross-On-Wye, Herefordshire, HR9 6QY	0	2
141987	Court Mews, Hole in the Wall, Foy, Ross on Wye, Herefordshire	0	2
143736	The Barn, Court Mews, Hole in the wall, Foy, Ross-on-Wye, Herefordshire, HR9 7JN	0	1
S111924/F	Nantewain, Broad Oak, Hereford, HR2 8QZ	0	1
132281	The Old School, Garway, Herefordshire	2	0
141489	Land adjacent to Cae Duff, Garway Common, Hereford, HR2 8RF	0	1
143359	The Old School, Garway, Hereford, Herefordshire, HR2 8RQ	2	0
S120220/F	Beechgrove, Goodrich, Ross on Wye, Herefordshire, HR9 6JE	0	1
143617	Land adjacent to 2 Doward Place, Goodrich, Ross-on-Wye, Herefordshire	0	2
S120707/F	The Knapp, Goodrich, Ross-On-Wye, Herefordshire, HR9 6HU	1	0

S102128/F	Graftonbury Garden Hotel, Grafton, Herefordshire, HR2 8BL	1	5
142068/O	Land off Hampton Park Road, Hampton Bishop, Hereford, HR1 4JN	4	0
130541/O	The Paddock off Perrystone Lane, Tupsley, Hereford	17	0
141526/O	Land South of Hampton Dene Road, Hereford	110	0
141907	Land at Bilfield Bungalow, Hatfield, Herefordshire	0	1
143783	The Highlands, 86 & 88 Aylestone Hill, Hereford, Herefordshire, HR1 1JJ	2	0
142327	Land at Ufton Court Farm, Ufton Court, Holme Lacy, Hereford	0	1
132624/O	Land off Church Way, Holmer, Hereford	13	0
131166	The Gables, Munstone Road, Hereford, Herefordshire, HR1 1LG	1	0
133304/F	The Old Farmhouse, Shelwick, Hereford, HR1 3AL	1	0
S110246/F	Barns at Highfield House, Coldwell Road, Munstone, Hereford, HR1 1LH	2	1
132285	Barn at White House Farm, Munstone, Herefordshire, HR1 3AD	0	2
142095	Replacement dwelling at Cherry Tree Cottage, Dancing Green, Ross-on-Wye, Herefordshire, HR9 5TE	0	1
142800/F	Church Hill, Hope under Dinmore, Leominster, Herefordshire, HR6 OPP	1	0
140291	Barn at Humber Court, Stoke Prior, Leominster, Herefordshire, HR6 ONE	0	1
N102226/F	Great Penlan, Brilley, Herefordshire, HR3 6JW	0	1
141920/O	Yolk Meadow, New Road, Kimbolton, Leominster, Herefordshire, HR6 0HQ	3	0
143237	Cranbourne Oaks adjoining 'Cranbourne', Bush Bank, Canon Pyon, Herefordshire	1	0
142450/O	Myrtleford Cottage, Ledgemoor, Weobley, Herefordshire, HR4 8RJ	1	0
140918	The Rosary, Kingsland, Leominster, Herefordshire, HR6 9QJ	0	1
143821	Croftmead, North Road, Kingsland, Herefordshire, HR6 9RZ	5	0
120678	Land adj to St Mary's Farm, Kingsland, Leominster, Herefordshire, HR6 9QS	11	0

140213	Bridge House, Kingsland, Leominster, Herefordshire, HR6 9SF	1	0
S122604/O	Land to the rear of Whitehouse Drive, Kingstone, Hereford	35	0
130351/F	Land South of the B4349 & West of the C1221, Kingstone, Herefordshire, HR2 9HP	150	0
130347	Land at Central Park, Church Road, Kingstone, Herefordshire, HR2 9ES	5	0
141614	Barn at Arkstone Court, Clehonger, Hereford, HR2 9TR	1	0
141150	Land at Lower Barton, Barton Lane, Kington, Herefordshire, HR5 3RE	0	1
132219	Land at The Marshes Farm, Bullocks Mill, Kington, Herefordshire, HR5 3SD	0	1
143661	Bramble Cottage, Piccadilly, Kingswood, Kington, Herefordshire, HR5 3HJ	1	0
N123302/F	Cottage at Knowle Farm, Lower Hergest, Kington, Herefordshire	3	0
142992	Land at The Old Carpenters Shop, Kinnersley, Hereford, HR3 6QB	2	0
140979	Lower Newton Farm, Kinnersley, Hereford, Herefordshire, HR3 6QB	3	0
141314/O	Land at Ryelands View, Kinsham, Presteinge, Herefordshire	1	0
141903/O	Hunters Hall, Lea, Ross-on-Wye, Herefordshire, HR9 7LQ	4	0
S102520/F	Norton Farm, Lea Bailey Road C1278, Lea Bailey, Herefordshire, HR9 5TY	0	1
S122071/F	Land at Sutridge, Lea, Ross-on-Wye, Herefordshire, HR9 7LB	1	0
142001	Aldene, Lea, Ross-On-Wye, Herefordshire, HR9 7LQ	4	0
N103318/F	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkses, Herefordshire, SY8 2HJ	0	1
N1019081F	Land to the rear of, The Plough Cottage, High Street, Leintwardine, He	0	1
131963	Site adj Scar Farm The Hawkins, Stanford Bishop, Bromyard, Herefordshire, WR6 5TQ	0	1
150012/F	Land adjoining and opposite 1 Springdale, Gorsley, Herefordshire, HR9 7SU	1	0
P140279/O	Land Opposite, 1 Springdale, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SU	1	0

S123296/O	Land opposite 1 Springdale, Gorsley, Ross on Wye, Herefordshire	1	0
141800	White House Farm, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SF	0	1
143774/F	Land North West of Methodist Chapel, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SE	7	0
S122518/F	Site adj to Eastcliffe, Linton, Ross on Wye, Herefordshire	0	1
S113537/F	Sunny Bank Farm, Little Dewchurch, Herefordshire, HR2 6PN	1	0
S123541/F	The Granary, Lower Witherstone Farm, Carey, Hereford, Herefordshire, HR2 6NQ	1	0
S121243/F	Church Cottage, Little Dewchurch, Herefordshire, HR2 6PN	0	1
142211	Court Farm, Little Dewchurch, Hereford, Herefordshire, HR2 6PN	0	1
DCNC0009/1336/F	Suzie's Barn And The Pottery Woodhampton House Bleathwood, Ludlow, Herefordsh SY8 4LR	0	3
143066	Lodge Farm, Walterstone, Hereford, Herefordshire, HR2 0DT	2	0
S123251/F	Former garage, Llangrove, Ross on Wye, Herefordshire	1	0
S111594/F	Lavender Cottage, Llangrove, Ross on Wye, Herefordshire, HR9 6EZ	0	2
S120725/F	Land adjacent to One Prospect Lane, Llangrove, Ross on Wye, Herefordshire	0	1
S121014/F	White House, Llancloudy, Hereford, Herefordshire HR2 8QP	0	1
142269/F	Land at Tretawdy Cottage, Llangrove, Ross on Wye, HR9 6EU	0	2
150180	Tre Evan House, Llangarron, Ross-On-Wye, Herefordshire, HR9 6PR	1	0
S131997/F	The Laurels, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EZ	1	0
131350	Land at Penblaith Farm, Llancloudy, Ross-on-Wye, Herefordshire	1	0
S113023/F	Llangarron Court, Llangarron, Ross-On-Wye, Herefordshire, HR9 6NP	5	0
SE100230/F	Barns at Upper Cwm Farm, Llanrothal, Herefordshire, NP25 5RW	1	1
DCSE2005/3372/F	Broom Farm, Welsh Newton, Herefordshire.	3	1

131723	Old House Barn, Middle Cwm, Longtown, Hereford, HR2 OLL	1	0
SW1999/1275/F	Cefn Barn, Llanveyhoe, Herefordshire, HR2 ONA	0	1
S122353/F	Land near Lawn Farm, Lystone Lane, Wormelow, Herefordshire, HR2 8JG	0	1
S122441/F	Outbuilding at Llanwarne Court, Llanwarne, Herefordshire, HR2 8JE	1	0
DCSW2009/0651/F	Mynydd-Ferddin Rowlestone Hereford, Herefordshire HR2 OED	0	1
143030	Ferns Barn, Longtown, Herefordshire, HR2 OLD	1	0
142228	Lower Wernddu, Rowlestone, Hereford, Herefordshire, HR2 OED	1	0
143474	Barn at Lower Ponthendre, Longtown, Herefordshire	2	0
140531/O	Quarry Fields, Cotts Lane, Lugwardine, Herefordshire, HR1 4AA	30	0
S111124/F	Hagley Hall, Lugwardine, Bartestree, Hereford, HR1 4BA	0	3
140832	Aberdeen Cottages, Lugwardine, Hereford, HR1 4AJ	0	1
142191/F	Mill Cottage, Bartestree, Hereford, HR1 4BA	2	0
S110335/F	Stalls Farm, Bartestree, Hereford, HR1 4BY	0	1
DCCE2006/3894/F	Hagley Cottage, Bartestree, Hereford, Herefordshire, HR1 4BX	0	1
132098/O	Land adjacent to White House, Bartestree, Hereford	2	0
143720/O	Land south of A438 forming parcel no 0008 and part parcel no 2308, Bartestree, Hereford	40	0
142070	The Bungalow, Blackpole, Luston, Leominster, Herefordshire, HR6 OEG	1	0
N113176/F	Oast House, Lustonbury, Luston, Herefordshire, HR6 OAP	0	1
130718	Willow Croft, Luston, Leominster, Herefordshire, HR6 OEB	0	1
140864	Ashfield Cottage, Luston, Leominster, Herefordshire, HR6 OEA	1	0
N111523/F	Bank Villa, Luston, Leominster, Herefordshire, HR6 OEB	0	1
132123	Chapel adjacent to The Cottage, New Street, Lyonshall, Herefordshire, HR5 3HT	1	0
141850	Penrhos Court, Lyonshall, Kington, Herefordshire, HR5 3LH	4	0

140210	Land adjacent to Town House, Madley, Hereford, HR2 9LP	0	3
131615	Barn adjacent Forty Farm, Madley, Herefordshire	2	0
142838	The Lodge, Blenheim, Madley, Herefordshire, HR2 9LU	1	0
S121332/O	Faraday House, Madley, Herefordshire, HR2 9PJ	19	0
132700	Lower House, Madley, Hereford, HR2 9LU	0	2
S111254/F	Keepers Bungalow, Shenmore, Madley, Herefordshire, HR2 9PB	0	1
133284	Whitehall Place, Madley, Hereford, HR2 9LS	0	1
142901	Land adjacent to Rose Villa, Paradise Green, Marden, Hereford	0	5
S122593/F	Outbuiding New House Farm, Marden, Hereford	1	0
S122184/F	Flat 4 Mount Craig Hall, Pencraig, Ross-on-Wye, Herefordshire	2	0
132606	Land at John Richards Nurseries Ltd, Mathon Road, Colwall, Malvern, WR13 6EW	0	1
N121644/F	Land at Rookrow Farm, Moorend Cross, Mathon, Malvern	1	0
140354	Barns at South Hyde Farm, Mathon, Malvern, Herefordshire, WR13 5PD	0	1
142729/F	The Moat, Mathon, Malvern, Herefordshire, WR13 5PP	1	0
130632	Land at Quakers Farm, Michaelchurch Escley, Herefordshire	1	0
132299	Urishay, Nr Peterchurch, Herefordshire, HR2 0SY	1	0
131671	Replacement dwelling at Ashley Fields Cottage, Hundred Lane, Middleton-on-the-Hill, Leominster, Herefordshire	1	0
N113063/F	Ford Farm, Middleton on the Hill, Ludlow, SY8 4BD	1	0
N112315/F	Manor Farm, Monkland, Leominster, HR6 9BD	4	0
N123460/F	Land West of Next End Farm, Monkland, Leominster, Herefordshire	1	0
S112818/F	The Old House, Checkley, Hereford, HR1 4ND	0	1
133285	Mangerdine, Mordiford, Hereford, HR1 4LR	0	1
130963	Replacement dwelling at Wayside Cottage, Upper Dormington, Hereford, HR1 4EF	0	1

140961/O	Land at, The Willows, Moreton on Lugg, Herefordshire, HR4 8DQ	1	0
DCSW2007/3574/F	Land adjoining Brynsmead, Much Birch, Hereford, Herefordshire, HR2 8HY	0	1
S102023/RM	Rangers Lodge, Little Birch Lane, Kingsthorpe, Herefordshire, HR2 8AU	0	1
143339/F	Former village hall and rifle club, Kingsthorpe, Herefordshire	2	0
143169/F	Tan-y-coed, Little Birch, Hereford	1	0
S110746/F	The Pump House, Much Birch, Hereford	0	1
141230	Counties View, Much Birch, Hereford, HR2 8HL	0	1
141211	Vincenzo, Stoke Lacy, Bromyard, Herefordshire, HR7 4HZ	1	0
131134	Barn at Red Wychend, Much Cowarne, Bromyard, Herefordshire	2	0
130436	Town House and Former Ballroom, Bryngwyn Manor, Wormelow, Herefordshire	0	2
142665	Conversion of Unit 3 at Bryngwyn Manor, Wormelow, Hereford	2	0
S121405/F	Flats at Bryngwyn Manor, Wormelow, Herefordshire, HR2 8EH	0	5
140609/F	Hunters Lodge Residential Home, Hunters Lodge, Wormelow, Hereford, Herefordshire, HR2 8EQ	1	0
143737/F	Land at Park House, Wormelow, Hereford, Herefordshire, HR2 8EQ	1	0
SW1999/1762/F	Pool Farm, Much Dewchurch, Hereford,	2	0
S112232/O	Park Hall, Wormelow, Herefordshire, HR2 8EQ	5	0
DCSE2006/1841/F	Land adjoining Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY	0	3
DCSE2008/2767/F	Hellens Much Marcle Ledbury, Herefordshire HR8 2LY	0	1
S112026/F	Woodlands Farm, Newton St Margarets, Herefordshire, HR2 0QN	0	1
S112825/F	Cae Garw, Newton St Margarets, Herefordshire, HR2 0QS	0	1
130179	Barn at Walk Mill Farm, Norton, Bromyard, Herefordshire, HR7 4NT	0	1
131351	Woodville, Burley Gate, Hereford, HR1 3QL	1	0
131362	Land adjoining to Woodville, Burley Gate, Hereford	1	0

142561	Burhope Farm, Orcop, Hereford, Herefordshire, HR2 8EU	1	0
N121849/F	Land adjoining Herb House, Hallets Well, Orleton, Ludlow, SY8 4HH	1	0
N123185/F	Site At P H Poston And Son Ltd, Kitchen Hill Road, Orleton, Herefordshire, SY8 4HN	0	1
N103123/F	Barn adjoining Manor Barn, Orleton, Ludlow, Shropshire, SY8 4HR	0	3
142952/F	Moor Court Bungalow, Lyonshall, Kington, Hereford	1	0
N122005/F	Bartbety Barn, Bearwood, Pembridge, Leominster, Hereford, HR6	0	1
DCNW2004/3274/F	Northwood Farm, Noke Lane, Pembridge, Leominster, Herefordshire, HR6 9HP	4	0
121348	Pencombe Hall Rest Home, Pencombe, Bromyard, Herefordshire, HR7 4RL	1	0
133277	Sidnall Farm, Pencombe, Bromyard, Herefordshire, HR7 4RP	5	0
DCNC2004/0793/O	The Old Rectory, Pencombe, Bromyard, Herefordshire, HR7 4SH	1	0
130181	Land at 47 Closure Place, Peterchurch, Herefordshire, HR2 0RS	1	0
140903/F	Land adjacent to Hightown Cottage, Peterstow, Herefordshire	2	0
143204/F	Mason's Potatoes, The Packhouse, Dadnor, Ross-on-Wye, Herefordshire, HR9 6QN	3	0
S122863/F	Land on North side of C1191 road, Preston on Wye, Herefordshire	0	1
142301/O	The Forge, Richards Castle, Ludlow, Shropshire, SY8 4EL	2	0
141065	Land at Hilltop, The Goggin, Richards Castle, Herefordshire, SY8 4EX	0	1
140962/O	Land to the Rear of High Bank, Richards Castle, Ludlow, Herefordshire, SY8 4EL	1	0
150354/F	Lough Pool Inn, Sellack, Ross-On-Wye, Herefordshire, HR9 6LX	1	0
141575	Site opposite Hillerton Fold, Hillhampton Lane, Shobdon, Herefordshire, HR6 9NE	1	0
143073	Ledicot Farm, Shobdon, Leominster, Herefordshire, HR6 9NX	1	0
N122922/F	Land adjacent to, 13 The Birches, Shobdon, Leominster, Herefordshire	1	0
S120423/F	Hillcrest, Sollers Hope, Herefordshire, HR1 4RL	0	1

SW2001/1413/F	Trelough Barns, Trelough Farm, Wormbridge Hereford.	2	0
S123365/F	The Stables & Coach House, White House, Newton St Margarets, Hereford, HR2 ORE	0	1
141054	Furnace Farm, Old Furnace Road, St Weonards, Herefordshire	1	0
141640	Lee Wood, Staunton on Arrow, Leominster, Herefordshire, HR6 9LF	1	0
N122197/F	North Barn at Highlands Farm, Stansbatch, Leominster, Herefordshire, HR6 9LL	1	0
140168	Hillcrest, Staunton On Wye, Hereford, Herefordshire, HR4 7LR	0	1
133440	Staunton-on-Wye Endowed Primary School, Staunton-on-Wye, Hereford, HR4 7LT	14	0
132304	Land to the rear of White House, Staunton-on-Wye, Herefordshire, HR4 7LR	0	2
141170	Kilkington Manor, Staunton On Wye, Hereford, Herefordshire, HR4 7LW	1	0
DCNW2007/1553/F	Rhyddwr Farm, Staunton-On-Wye, Hereford, Herefordshire, HR4 7LR	0	2
142044	The Rucketts, Staunton on Wye, Herefordshire, HR4 7LT	0	1
N102717/F	No 2 Hopton Corner Cottage, Stoke Lacy, Nr. Bromyard, Herefordshire, HR7 4HD	0	1
143059	Sough Bungalow, Stoke Lacy, Bromyard, HR7 4QZ	0	1
141240/O	Land at the Travellers Rest, Stretton Sugwas, Herefordshire, HR4 7AL	5	0
131798	Land at Church Cottage, Swainshill, Herefordshire.	1	0
140378/F	The Talbots Farm, Sutton St Nicholas, Hereford, Herefordshire, HR1 3BB	1	0
132221/O	Talbots Farm, The Rhea, Sutton St Nicholas, Herefordshire, HR1 3BB	1	0
132702/O	Land adjacent to Woodbine Cottage, Sutton St Nicholas, Herefordshire, HR1 3BJ	2	0
S113593/F	The Lane, Sutton St Nicholas, Hereford, HR1 3AT	2	1
140067/F	Land adjacent to, 19 Fieldway, Sutton St Nicholas, Herefordshire	1	0
132374/O	Land adjacent to Willowcroft, Sutton St Nicholas, Hereford, Herefordshire	15	0
DCCE0009/1684/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	5

S122819/F	The Hop Kilns, Tarrington, Hereford, Herefordshire, HR1 4JF	2	0
131331	Lambs Green Cottage, Clifton-On-Teme, Worcester, Herefordshire, WR6 6EG	0	1
N103217/F	Tidbatch, Pound Lane, Clifton-on-Teme, Worcestershire, WR6 6EQ	0	1
143463	Treberon Farm, Tretire, St Owens Cross, Hereford, Herefordshire	0	2
S102245/F	Turnastone Court, Turnastone, Vowchurch, Herefordshire, HR2 0RA	1	0
NC92963/F	Ballards Cottage, Upper Sapey, Worcestershire, WR6 6EP	0	1
142240	Stone Barns at Tedgewood Farm, Upton Bishop, Ross-On-Wye, Herefordshire, HR9 7UR	2	0
S113121/F	Threshing Barn Marsh Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UP	0	1
143190/F	Bamford Cottages, Upton Bishop, Ross-on-Wye, Herefordshire, HR9 7TT	0	10
S110415/F	Plot adj The Fruit Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UD	1	0
141962	Marsh Farm, Tanhouse Lane, Upton Bishop, Herefordshire, HR9 7UP	0	1
143789/F	Westview, Vowchurch Common Road, Vowchurch, Herefordshire, HR2 0RL	1	0
132094	High Acres, Hatfield, Leominster, Herefordshire, HR6 0SQ	1	0
142381	Croft Cottage, Hom Green, Ross-on-Wye, Herefordshire, HR9 7TG	1	0
S121297/F	Land adjacent 6 Coughton Place, Coughton, Herefordshire, HR9 5RX	2	0
S110885/F	Great Howle Farm, Star Beech Hill, Ross-on-Wye, Herefordshire, HR9 5SL	12	0
143513/F	Westways, Coughton, Ross-On-Wye, Herefordshire, HR9 5RR	1	0
123417	Dairy Farm - Lodge Farm, Walterstone Common, Herefordshire, HR2 0DT	0	1
130942	The Monnows, Walterstone, Herefordshire, HR2 0DX	1	0
N122780/F	Hay Barn Courtyard, Stocks House Farm, Wellington, Herefordshire	0	5
140755/F	Walnut House, Wellington, Hereford, Herefordshire, HR4 8AZ	1	0

141253	Church House Farm, Wellington, Hereford, Herefordshire, HR4 8AZ	0	20
N111672/F	Pegs Farm, Nr Staplow, Ledbury, Herefordshire, HR8 1NQ	4	0
N122133/F	Land at 3 Pegs Farm Bungalow, Staplow, Ledbury, Herefordshire, HR8 1NQ	1	0
132414	Outbuilding adj to Swallow Farm, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NA	1	0
142755	Land adjacent to Marlbank Cottage, Back Lane, Weobley, Herefordshire, HR4 8SG	0	1
123065	Land adjoining Pepper Plock, Weobley, Herefordshire	0	8
140323	Land adjacent to, 1 Chapel Orchard, Weobley, Herefordshire	0	1
S123397/F	Land at Ariconium, Weston-under-Penyard, Ross-on-Wye, Herefordshire, HR9 7NX	0	1
143436	Land adjoining Porch Cottages, Weston Under Penyard, Ross-on-Wye, Herefordshire, HR9 7PG	2	0
S121051/O	Penyard Holt, Weston under penyard, Ross-on-Wye, Herefordshire, HR9 7PF	2	0
141414	Land at School Lane, School Lane, Weston, Ross on Wye, Herefordshire, HR9 7PA	2	0
131014	Lincetter Farm, Badley Wood, Whitbourne, Worcester, Herefordshire, WR6 5SJ	0	1
133439	Land off Acreage, Whitbourne, Herefordshire, WR6 5SA	0	20
142022	Santa Maria, Bringsty Common, Bromyard, Herefordshire, WR6 5UJ	0	1
143823	Marsden House, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DJ	12	0
130184/F	Land adjacent Stone Eaves, Whitchurch, Ross on Wye, Herefordshire	1	0
S121475/F	The Spinney, Symonds Yat West, Ross-on-Wye, Herefordshire, HR9 6BN	1	0
DCSE0009/0966/F	Mill House Whitchurch Ross-On-Wye, Herefordshire HR9 6DJ	0	2
DCSE2005/0850/F	Barns at Old Court Farm, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6DA	0	1
142183	Land adjacent to Whitchurch Fire Station, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DA	0	2

132706/F	Old Nurseries Site, Whitchurch, Herefordshire, HR9 6DW	5	0
132747/O	Land at Toll Bridge Cottage, Whitney-on-Wye, Hereford	1	0
150115/F	Pear Tree Farm, Wigmore, Herefordshire, HR6 9UR	4	0
N111647/F	Fairlands, Winforton, Hereford, HR3 6EB	0	2
140844	Land at The Sun Inn, Off the A438, Winforton, Herefordshire	0	4
123421	Replacement dwelling at Brick Cottage, Winforton, Hereford	0	1
N122413/F	Land at Rose Cottage, Winforton, Herefordshire	0	1
143517/F	Land adjoining Courtlands Farm, Winforton, Herefordshire, HR3 6EA	7	0
143424	Parks Cottage, Stonewall Hill, Presteigne, Herefordshire	1	0
132272	Sandalwood, Nunnington, Herefordshire, HR1 3NJ	1	0
141689/F	Land Adjacent To Style House, Withington, Hereford, HR1 3PZ	1	0
141887/O	Land at Whitestone House, Whitestone, Hereford	1	0
133333	Land at Bank Cottage, Whitestone, Herefordshire, HR1 3SB	1	0
130287/O	Land adjacent to Whitestone Chapel, Withington, Herefordshire, HR1 3QA	33	0
S122742/F	Weston Corner Farm, Whitestone, Herefordshire, HR1 3SG	1	0
140905	St Andrews Church, Wolferlow, Bromyard, Herefordshire, HR7 4QA	1	0
Rural Areas Total		947	347

Appendix 2 Resolution to grant permission sites April 2015

App no	Address	Description	No. of dwellings	Committee date	Decision date
P132924/O	Land at Gadbridge Road, Weobley , HR4 8SN	Site for erection of 40 dwellings	40	02-Apr-14	02-Apr-15
P140684/O	Land east of the A40, Ross-on-Wye	Development of up to 290 dwellings, including affordable housing	290	25-Jun-14	No decision notice
P140056/O	Land adjacent to Harpacre Clehonger Hereford	Land for residential development	13	25-Jun-14	No decision notice
P140164/O	Land to the rear of Paradise Meadows, Marden , Herefordshire, HR1 3EN	Site for the erection of 16 nos. dwellings	16	27-Aug-14	No decision notice
P141830/O	Court Farm Much Birch Herefordshire HR2 8HT	Site for 18 no. dwellings, associated car parking, access and landscaping.	18	19-Nov-14	28-Sep-15
P141917/F	Land West of Patrick Orchard, Canon Pyon , Herefordshire HR4 8NY	Proposed construction of 27 dwellings to include 9 affordable, new access, sustainable drainage and landscape works	27	10-Dec-14	26-Oct-15
P141022/F	Land at Pinsley Road Leominster Herefordshire HR6 8NN	Proposed demolition of existing building and erection of 29 dwellings	29	10-Dec-14	No decision notice
P141408/F	Barley Close Woodseaves Road Eardisley Herefordshire	Proposed residential development comprising 16 open market houses and 9 affordable homes	16	10-Dec-14	11-Jun-15
P141849/O	Land opposite Old Hall Stoke Prior Herefordshire HR6 0LN	Site for 8 dwellings (all matters reserved)	8	21-Jan-15	30-Sep-15
P143252/F	Land adjoining Kingsleane Kingsland Leominster Herefordshire	Proposed development of 12 nos. dwellings, consisting of 4 nos. affordable and 8 nos. open market	12	21-Jan-15	01-Oct-15

P141963/O	Land East of Callowside Elm Tree Road Ewyas Harold Herefordshire HR2 0HZ	Site for erection of up to 38 houses and apartments with highway access onto Elm Green Road; associated infrastructure and landscaping.	38	11-Feb-15	06-May-15
P141487/O	Land to the East of the A49 Holmer, Hereford , Herefordshire	Site for proposed erection of 52 no. residential dwellings	52	11-Feb-15	22-Apr-15
P141651/O	Land to the rear of The Full Pitcher New Street Ledbury Hereford HR8 2EN	Site for residential development of up to 100 dwellings, with associated means of access and car parking for The Full Pitcher PublicHouse.	100	04-Mar-15	11-Aug-15
P143390/F	The Elms Eardisland Leominster Herefordshire HR6 9BN	Proposed erection of 10 houses with associated highway infrastructure and landscaping.	10	16-Mar-15	No decision notice
Total			669		

Appendix 3 Annualised trajectory for April 2015 (at January 2016)

Development	Site Ref	Total (Net)	Plan Adoption																			Total to 2031	Sub-totals			
			2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			2030/31		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Completions (Net)		1648	341	201	331	775																	1648	1648		
Commitments	Hereford	844					200	300	200	92	52												844			
	Leominster	506					85	115	106	100	100												506			
	Ross	102					40	20	22	20													102			
	Ledbury	11					6	3	2														11			
	Bromyard	106					12	30	30	30	4												106			
	Kington	17					5	5	6	1													17			
	Rural	1207					300	250	250	207	200												1207			
	Total	2793					648	723	616	450	356												2793	2793		
Non strategic residual urban site targets	Hereford	3200										25	25	50	100	100	150	158	225	225	250	250	1558	1558		
	Leominster	800											5	5	5	5	5	20	20	20	20	23	128			
	Ross	700											10	18	20	20	30	30	30	30	40	40	268			
	Ledbury	175												5	5	5	5	5	5	5	5		40			
	Bromyard	250													10	10	13	15	15	15	25	25	128			
	Kington	200													10	10	10	10	15	15	15	15	110			
		5325					0	0	0	0	0	0	15	38	50	50	63	80	85	85	105	103	674	674		
Windfall Allowance Urban		1000					50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	800	800		
Strategic Sites	Hereford, Holmer West	500						20	55	85	85	41	41	40	40	40	40	13					500			
	Hereford, Three Elms	1000							100	100	100	100	100	100	90	90	90	90	40				1000			
	Hereford, Lower Bullingham	1000							100	100	100	100	100	100	90	90	90	80	50				1000			
	Hereford, City Centre Urban Village	800 - 192 = 608	608						70	70	70	60	50	50	50	50	40	40	38	20			608			
	Leominster, Southern expansion	1500							85	100	105	105	105	105	105	100	100	120	120	120	120	110	1500			
	Bromyard, Hardwick Bank	250						30	45	45	45	45	40										250			
	Ledbury, Viaduct	625							60	90	90	90	80	80	70	65							625			
	Ross, Hildersley	200							50	50	50	50											200			
	Total	5683					0	50	565	640	645	591	516	475	445	435	360	343	248	140	120	110	5683	5683		
Neighbourhood Development Plans (Rural only)	5300 minus windfall + commitments + completions = residual target	850+ 700+ 246+ = 1796 - 5300=3504								50	50	100	179	275	300	300	350	350	375	375	400	400	3504	3504		
Windfall Allowance Rural		1000					50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	800	800		
Annual Total			341	201	331	775	748	873	1281	1240	1151	816	835	938	995	985	1023	1031	1033	925	975	963		17460		
							2396					5361					4776					4927				