





































































Canon Pyon	117	90	11 <sup>9</sup>	3	3	3	3	3	3	3	1			35
Holme Lacy	117	70		3		3	3			3		✓		21
Hampton Bishop	121		2	3					3	3		✓		11
Swainshall	128		9 <sup>10</sup>	3										4
Little Dewchurch	130	45	5	3	3	3	3							16
Tarrington	140	50	7 <sup>5</sup>	3	3	3								16
Burghill	250	112	14 <sup>11</sup>	3	3	3	3			3	1			25
Wellington	261	367	26	3	3	3	3	3	3	3				33
Sutton St Nicholas	287	300	12	3	3	3	3							21
Moreton on Lugg	337	295	9	3		3		3	3	3				26
Withington	352	210	22 <sup>6</sup>	3		3	3	3	3	3				29
Madley	376	145	29	3	3	3	3	3	3	2	1			35
Fownhope	406	145	8	3	3	3	3	3	3		1	✓		37
Cleghonger	448	85	10	3	3	3	3	3	3	2				25
Marden	484	307	14 <sup>2</sup>	3	3	3	3	3	3	3				37
Bartestree / Lugwardine	652	393	13	3	3	3	3	3		3	1			31
Credenhill	728	159	25	3	3	3	3	3	3	3		✓		37

Villages identified as providing the main focus of proportional housing development

Median average village size - 79

#### Affordable Housing Needs Survey

- 1 Yazor and Moorhampton have been assessed collectively (Yazor CP)
- 2 Litmarsh, Vault, Burmarsh & Marden have been assessed collectively (Marden CP)
- 3 Eaton Bishop and Ruckhall have been assessed collectively (Eaton Bishop CP)
- 4 Weston Beggard, Stoke Edith & Shucknall have been assessed collectively (Stoke Edith CP)
- 5 Little Tarrington & Tarrington have been assessed collectively
- 6 Withington and Withington Marsh have been assessed collectively (Withington CP)
- 7 Upper Lyde & Pipe and Lyde have been assessed collectively
- 8 Shelwick has been assessed with Holmer
- 9 Westhope and Canon Pyon have been assessed collectively
- 10 Brienton & Swainshall have been assessed collectively
- 11 Burghill & Tillington Common have been assessed collectively (Burghill CP)

Empty cells denote where either no surveys have been undertaken or the method of assessment was not considered rigorous enough and thus appropriate to include

Services and facilities data, together with the total points extracted from the hierarchy matrix in Rural Settlement Hierarchy Background Paper (updated Nov 2010) – a review of the data is required  
Localised flooding data to be included upon completion



<b>KINGTON</b> <b>Rural HMA Housing Target</b> <b>317</b>	Approximate number of residential dwellings within the main village envelope	Strategic Housing Land Availability Assessment	Affordable Housing Needs Survey	Public transport provision	Pub / Restaurant	Village Hall	Primary School	Shop	Post office	Existing employment site (within 5km)	Additional Key Services	Floodzone 3	AONB	Hierarchy matrix total points
Kinnersley	25		2	1	3									8
Whitney on Wye	26		15 <sup>1</sup>	1	3	3			1			✓		15
Letton	27		1	3	3							✓		9
Woonton	28		9 <sup>2</sup>	3						3				8
Norton Canon	30		1	3	3	3			3					19
Brilley	31		8	2	3	3								17
Staunton on Arrow	34		26 <sup>3</sup>	3		3				2		✓		13
Holme Marsh	35		12 <sup>4</sup>	3						3				8
Titley	49		26 <sup>3</sup>	2	3	3			3					16
Hergest	58			0						2		✓		3
Winforton	71	71	15 <sup>1</sup>	3	3	3						✓		15
Lyonshall	110	114	12 <sup>4</sup>	3	3	3				3				17
Staunton on Wye	128	267	3	2	3	3	3				1			24
Almeley	129	60	9 <sup>2</sup>	3	3	3	3		1	2				20
Pembridge	227	76	26 <sup>3</sup>	3	3	3	3	3	1	2	2			35
Eardisley	242	275	15 <sup>1</sup>	2	3	3	3	3	3	2	1	✓		33
Shobdon	253	265	15	3	3	3	3	3	3	2				33

Villages identified as providing the main focus of proportional housing development

Median average village size - 49

#### Affordable Housing Needs Survey

<sup>1</sup> Whitney on Wye, Winforton & Eardisley have been assessed collectively

<sup>2</sup> Almeley & Woonton have been assessed collectively (Almeley CP)

<sup>3</sup> Staunton on Arrow, Titley and Pembridge have been assessed collectively

<sup>4</sup> Holme Marsh & Lyonshall have been assessed collectively (Lyonshall CP)

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Services and facilities data, together with the total points extracted from the hierarchy matrix in Rural Settlement Hierarchy Background Paper (updated Nov 2010) – a review of the data is required  
Localised flooding data to be included upon completion

<b>LEDBURY</b> <b>Rural HMA Housing Target</b> <b>565</b>	Approximate number of residential dwellings within the main village envelope	Strategic Housing Land Availability Assessment	Affordable Housing Needs Survey	Public transport provision	Pub / Restaurant	Village Hall	Primary School	Shop	Post office	Existing employment site (within 5km)	Additional Key Services	Floodzone 3	AONB	Hierarchy matrix total points
Stretton Grandison	20		1	3								✓		7
Eggleton	20		2	0										2
Coddington	27		10 <sup>1</sup>	0										2
Mathon	35		0	1		3				1		✓	✓	8
Canon Frome	36		0	1								✓		6
Eastnor	37	0	5	1			3			3			✓	13
Monkhide	38		4 <sup>2</sup>	0										4
Much Cowarne	41		7	1								✓		6
Lower Eggleton/Newtown Cross	58		4 <sup>2</sup>	2	3			3	1			✓		14
Ashperton	62	0		1		3	3							14
Putley	63		3	1		3			3					13
Fromes Hill	81	297	7 <sup>3</sup>	1	3					2				9
Bosbury	143	43	10 <sup>1</sup>	1	3	3	3		3	1		✓		23
Bishops Frome	163	70	7 <sup>3</sup>	2	3	3		3	1	2	1			30
Wellington Heath	168	211		3	3	3				3			✓	19
Cradley	418	127	25	1		3	3	3	1	1			✓	32
Colwall	848	110	26	3	3	3	3	3	3	3	1		✓	37

Villages identified as providing the main focus of proportional housing development

Median average village size - 58

#### Affordable Housing Needs Survey

<sup>1</sup> Bosbury & Coddington have been assessed collectively

<sup>2</sup> Monkhide & Lower Eggleton/Newtown Crossroads have been assessed collectively (Yarpole CP)

<sup>3</sup> Fromes Hill & Bishops Frome have been assessed collectively (Bishops Frome CP)

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Localised flooding data to be included upon completion

<b>LEOMINSTER</b> <b>Rural HMA Housing Target</b> <b>730</b>	Approximate number of residential dwellings within the main village envelope	Strategic Housing Land Availability Assessment	Affordable Housing Needs Survey	Public transport provision	Pub / Restaurant	Village Hall	Primary School	Shop	Post office	Existing employment site (within 5km)	Additional Key Services	Floodzone 3	AONB	Hierarchy matrix total points
Combe Moor	20		0	0								✓		2
Wharton	22			3						3		✓		7
Brierley	22			0						3		✓		4
Walford (North)	23			1						2		✓		7
Leinthall Earls	23		2 <sup>1</sup>	0										3
Little Hereford	24		13 <sup>2</sup>	1	3	3				2				13
Ashton	25		12 <sup>3</sup>	3						2				6
Yatton	25		2 <sup>1</sup>	1										4
Eyton	25		12 <sup>3</sup>	0										2
Moreton	25		12 <sup>3</sup>	0								✓		1
Kinsham	26		2	0		3						✓		7
Cobnash	29		20 <sup>4</sup>	3						3		✓		7
Middleton on the Hill	30		2	0	3	3			3					13
Upper Hill	33		0	1										3
Mortimers Cross	34		2 <sup>1</sup>	1	3							✓		6
Stapleton	34		1	1										3
Aymestrey	36		2 <sup>1</sup>	3	3	3						✓		14
Ivington	36			1			3			3		✓		6
Leinthall Starkes	36		1	0										3
Lingen	42	73		0	3	3			3			✓		17
Lucton	45		12 <sup>5</sup>	3										5
Monkland	46	46		2	3	3				3		✓		17
Leysters	48		2	1										4
Adforton	49			1		3								8
Shirlheath	50		20 <sup>4</sup>	3										4
Brampton Bryan	51	525		1		3		3		2		✓		19
Bush Bank	57		0	3										4
Richard's Castle	79	0		3	3	3								12
Kimbolton	90	19	1	1	3	3	3							14
Bircher	90		12 <sup>5</sup>	1										2

<b>Yarpole</b>	123	88	12 <sup>5</sup>	1	3	3		3	3					18
<b>Dilwyn</b>	123	15	8	1	3	3	3							17
<b>Eardisland</b>	142	15	5	3	3	3				2	1	✓		19
<b>Luston</b>	179	48	12 <sup>3</sup>	3	3		3			3				19
<b>Leintwardine</b>	243	169	15	2	3	3	3	3	3	2				45
<b>Brimfield</b>	252	127	13 <sup>2</sup>	1	3	3			3	2		✓		23
<b>Wigmore</b>	283	66	9	3	3	3	3	3		2	1			27
<b>Orleton</b>	291	107	23	3	3	3	3	3	3	2				33
<b>Kingsland</b>	312	192	20	3	3	3	3	3	3	2	1			39
<b>Weobley</b>	437	255	14	3	3	3	3	3	3	3	3			57

Villages identified as providing the main focus of proportional housing development

Median average village size - 44

#### Affordable Housing Needs Survey

- 1 Leinthall Earls, Mortimers Cross, Aymestrey & Yatton have been assessed collectively (Aymestrey CP)
- 2 Little Hereford & Brimfield have been assessed collectively
- 3 Aston, Eyton, Moreton & Luston have been assessed collectively (Bishops Frome CP)
- 4 Cobnash, Shirlheath & Kingsland have been assessed collectively (Kingsland CP)
- 5 Lucton, Bircher & Yarpole have been assessed collectively

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Localised flooding data to be included upon completion

<b>ROSS</b> <b>Rural HMA Housing Target</b> <b>1150</b>	Approximate number of residential dwellings within the main village envelope	Strategic Housing Land Availability Assessment	Affordable Housing Needs Survey	Public transport provision	Pub / Restaurant	Village Hall	Primary School	Shop	Post office	Existing employment site (within 5km)	Additional Key Services	Floodzone 3	AONB	Hierarchy matrix total points
Llancloudy	21			3										5
Didley	21		6	3										4
Brockhampton	22		2	1		3							✓	10
Thrupton	24		15 <sup>1</sup>	3										6
Rushall	26			0										3
Orcop	27		6 <sup>2</sup>	3		3						✓		9
Three Ashes	27			0										2
Aconbury	29		1	3										6
St Weonards	30			3		3	3	3	3					21
Llanwarne	30		7	3		3						✓		10
Allensmore	33		7 <sup>3</sup>	3		3				2		✓		11
Kerne Bridge	33		12 <sup>4</sup>	3								✓	✓	4
Broad Oak	37		11 <sup>5</sup>	3				3						11
Harewood End	37		0	3	3									8
Much Birch/ The Axe & Cleaver	38			3	3									10
St Owens Cross	38		6 <sup>6</sup>	3	3									9
Kilpeck	39		1	3		3			3					13
Aston Ingham	39		2	1	3	3								13
Upton Crews	40		6 <sup>7</sup>	0										2
Symonds Yat (West)	46		11 <sup>8</sup>	3	3					1	1			13
Bishopswood	47		12 <sup>4</sup>	0		3		3						10
Welsh Newton Common	48			1		3		3	3					17
Llangarron	48			1		3								10
Glewstone	51		0	1									✓	3
Cobhall Common	53		7 <sup>3</sup>	3										4
Howle Hill	55		12 <sup>4</sup>	3										5
Winnal	56	5	7 <sup>3</sup>	3	3			3	3	2				18
Wormbridge	58		2	3				3						13
Orcop Hill	61		6 <sup>2</sup>	1	3									5
Pontrilas	66	6	4	3		3		3	3	2		✓		21
Woolhope	67	127	4	3	3	3			3				✓	17

Bromsash	68		12 <sup>9</sup>	1										2
Garway	83	2	11 <sup>5</sup>	2	3	3	3		3					24
Hoarwithy	83		6 <sup>6</sup>	3	3				3			✓	✓	14
Kings Cuple	84	57	2	3		3	3						✓	14
Pontshill	88		20 <sup>10</sup>	3										4
Little Birch	101		5	3	3	3								14
Much Dewchurch	104	25	8	3	3	3								12
Much Marcle	106	31		1	3	3	3	3	3	2	2			32
Brampton Abbots	109		3	1		3	3						✓	14
Linton (South)	110		12 <sup>9</sup>	3	3	3			3					17
Wilton	114			3	3			3		3	4	✓	✓	21
Upton Bishop & Crow Hill	124	0	6 <sup>7</sup>	3	3	3								13
Peterstow	130	45		3	3	3		3	3				✓	22
Wormelow	131			3	3			3	3					18
Weston under Penyard	155	357	20 <sup>10</sup>	3	3	3	3			3				23
Much Birch	162	83		3	3	3	3							23
Kingsthorpe	183	5		3										6
Gorsley	184	35	12 <sup>9</sup>	3	3	3	3	3	3					27
Goodrich	187	10	7	3	3	3	3	3	3	2	1		✓	33
Bridstow	201			3	3	3	3	3		3	1		✓	28
Llangrove	211	31		1	3	3	3							18
Lea	218	172	6	3	3	3	3	3	3	3				34
Walford (Coughton)	224	75	12 <sup>4</sup>	3	3	3	3			3			✓	23
Whitchurch	239	30	11 <sup>8</sup>	3	3	3	3	3	3	2		✓		28
Kingstone	440	479	15 <sup>1</sup>	3	3	3	3	3	3	2				38

Villages identified as providing the main focus of proportional housing development

Median average village size - 60

Affordable Housing Needs Survey

- 1 Thrupton & Kingstone have been assessed collectively (Kingstone & Thrupton CP)
- 2 Orcop & Orcop have been assessed collectively
- 3 Allensmore, Winnal & Cobhall Common have been assessed collectively
- 4 Kerne Bridge, Bishopswood, Howle Hill & Walford (Coughton) have been assessed collectively (Walford CP)
- 5 Broadoak & Garway have been assessed collectively (Garway CP)
- 6 St Owens Cross & Hoarwithy have been assessed collectively (Hentland CP)
- 7 Upton Crews, Upton Bishop & Crow Hill have been assessed collectively (Upton Bishop CP)
- 8 Symonds Yat West & Whitchurch have been assessed collectively (Whitchurch CP)
- 9 Bromsash, Linton & Gorsley have been assessed collectively (Linton CP)
- 10 Pontshill & Weston under Penyard have been assessed collectively

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Localised flooding data to be included upon completion

### Appendix 3 Draft Core Strategy policies relating to the strategy and villages

#### Policy RA1 – Rural housing strategy

In Herefordshire’s rural areas around 5,300 new dwellings will be provided up to 2031 to help meet the county’s housing needs, with the development of affordable housing being a priority. The regeneration of the rural economy will be promoted and supported, and the unique local environment will be protected and, where appropriate, enhanced.

New dwellings will be broadly distributed across the county’s rural areas on the basis of 7 Housing Markets Areas (HMAs – as illustrated in Figure 4) acknowledging that different areas of Herefordshire have different future housing needs and requirements.

Proportionate to existing rural HMA characteristics and reflective of future housing needs and requirements within each area a growth target will assist to inform the level of growth within the villages of each HMA. All neighbourhood development plans shall aim to provide levels of housing which proportionally meets these targets.

<b>RURAL HMA</b>	<b>Approximate number of dwellings 2011 - 2031</b>	<b>Housing growth target for the villages (%)</b>
<b>Bromyard</b>	364	15
<b>Golden Valley</b>	304	12
<b>Hereford</b>	1870	18
<b>Kington</b>	317	12
<b>Ledbury</b>	565	14
<b>Leominster</b>	730	14
<b>Ross on Wye</b>	1150	14
	5300	

## Policy RA2 – Herefordshire’s villages

To maintain and strengthen a network of locally sustainable communities across the rural parts of Herefordshire, there will be opportunities for housing growth in those villages best able to support development, bolstering existing service provision, improving facilities and infrastructure and meeting the needs of their communities. Table RA1 provides details of those villages by HMA.

Encapsulating existing rural HMA characteristics, together with the future housing needs and requirements within that area, a HMA housing target will assist to inform the level of housing development that is proportionate to the existing village size. All neighbourhood development plans shall aim to provide levels of housing which proportionally meets these targets.

Reflecting the character of each HMA housing growth will vary between villages in a proportionate manner and will be permitted only where the residential development proposal is considered to be locally appropriate by:

1. Ensuring the proposal reflects the size, role and function of each village and is located within or adjacent to the main body of the village so as to not result in free standing, individual or groups of dwellings which are obviously detached from, or peripheral to, the main built up area;
2. Giving priority to the development of suitable brownfield sites;
3. Reflecting the character of the village and surrounding environment;
4. By contributing to the delivery of an appropriate mix of dwelling types and sizes, including affordable housing, to meet the housing needs of all sectors of the community; and
5. By demonstrating community support in accordance with a neighbourhood development plan OR where there is no neighbourhood development plan by undertaking community consultation.

In those villages identified in Table RA2 proportional residential growth will not be precluded but will be limited to the provision of smaller market housing, where the residential development proposal satisfies criteria 1 – 5 above; and:

1. Through the submission of appropriate evidence to demonstrate the development meets an identified local housing need. Residential developments will be considered to contribute towards meeting an identified need, where it will provide accommodation for any of the following:
  - Existing residents of the parish requiring separate accommodation;
  - Persons who have long standing family links (immediate family only e.g. parent, sibling or adult child and step relationships) with the parish;
  - Grandparents, grandchildren, aunts or uncles will be included only where the council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;
  - Persons with permanent full time or substantive employment based within the parish;
2. The dwelling size is limited to a net internal floor area of 80 sq m (2 bedroom house) or 90 sq m (3 bedroom house) or 100 sq m (4 bedroom house). Only where medical needs necessitate the provision of specific facilities will any resulting additional floor



space requirements be considered;

3. The plot size is limited to a maximum area of 350 sq m unless site characteristics or configuration render this impractical.

Permission granted in these cases will be subject to planning obligations that safeguard occupation of the development for the identified local need and will continue to do so in perpetuity. To achieve this policy, planning permissions will be subject to a condition removing permitted development rights for the erection of any extension or detached buildings within the curtilage and a condition restricting the conversion of an ancillary garage in to habitable accommodation. Applications for such developments in variation of these conditions will only be approved in exceptional circumstances.

## Appendix 4 Draft Core Strategy policies relating to the countryside

### Policy RA3 – Herefordshire’s countryside

In rural locations away from Herefordshire’s villages, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. Meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with policy RA4; or
2. Accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with policy RA4; or
3. Involves the replacement of an existing dwellinghouse (with a lawful residential use) that is comparable in size and scale with and in the same position as the existing dwellinghouse; or
4. Would result in the re-use of a redundant or disused buildings of architectural and/or historical merit which also leads to an enhancement of the immediate setting and complies with policy RA5; or
5. Is rural exception housing in accordance with policy H2; or
6. Is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of National Planning Policy Framework, as well as demonstrating how sustainable construction standards have been utilised to achieve a zero carbon building.

#### **Policy RA4 – Agricultural, forestry and rural enterprise dwellings**

Proposals for dwellings associated with agriculture, forestry and rural enterprises arising under policy RA3 will only be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. Demonstrate that the accommodation could not be provided in an existing building(s);
2. Be sited so as to meet the identified functional need either within the unit or in relation to other dwellings;
3. Be of a scale and design which is appropriate to its surroundings and make a positive contribution to their rural location; and
4. Aim to be of a size no greater than a net internal floor area of 100 sq m, only utilising the additional 20% allowance where the nature and needs of the enterprise require and can be justified.

Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise has not been established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings.

Dwellings permitted in accordance with this policy will be subject to occupancy controls (encompassing local housing needs occupancy as a default) secured through a Section 106 Agreement. In some situations it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit.

Applications for the removal of occupancy conditions (or section 106 Agreements) which pre-date adoption of the Core Strategy will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price. In these circumstances an appropriate contribution towards affordable housing will be required in accordance with policy AH1.

## **Policy RA5 – Re-use of rural buildings**

The re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, will be permitted where:

1. Design proposals, respect the character and significance of any heritage assets affected, together with their settings and
2. The proposal will make a positive contribution to rural businesses and enterprise and support the local economy and;
3. Design proposals make adequate provision for protected and priority species and associated habitats and;
4. The proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
5. The buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction and;
6. The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Outside villages, proposals for the re-use of buildings solely for residential use will only be permitted where the proposal:

- a. Is in accordance with Policy RA.4 regarding rural workers: or
- b. will result in an enhancement of the building(s) and their immediate setting, where their appearance detracts from local amenity and/or quality of the local environment: or
- c. demonstrates that it represents the most viable option for the long term conservation and enhancement of a heritage asset.

Where appropriate, planning permission will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.