

**Position Statement at 1<sup>st</sup> April 2017****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. This requirement must also include 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 1<sup>st</sup> April 2017.

1.2 More recently, the Housing White Paper “Fixing our broken housing market<sup>1</sup>” was published 7 February 2017. The clear aim of the White Paper is to ensure that:

- the right type of new housing is planned to meet identified community needs
- more homes are built, and that they are delivered faster
- the housing market is diversified

1.3 The Paper sets out a broad range of reforms that government plans to introduce to help improve the housing market and increase the supply of new homes. Under the faster delivery of homes, a review of how the five year supply is proposed. The Government is aiming to introduce a more standardised approach to identifying housing requirements with incentives for councils to adapt an approach which can be used to agree the 5-year housing position annually. Where the new approach is not used councils will need to explain why not and to justify their methodology. It remains to be seen when this new approach will be implemented and the current approach to calculating the supply will be used until such time.

**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.

2.2 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 where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the*

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<sup>1</sup> Housing White Paper <https://www.gov.uk/government/collections/housing-white-paper>

*benefits, when assessed against the policies in this Framework taken as a whole... or specific policies in this Framework indicate development should be restricted.”*

2.3 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

2.4 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 at least 5% and in the case of persistent under delivery of housing a 20% buffer.

### **Supreme Court Ruling 10 May 2017**

2.5 The recent Supreme Court’s verdict on the application and meaning concerning paragraphs 14 and 49 of the National Planning Policy Framework (NPPF), overturned the Court of Appeal<sup>2</sup>’s interpretation of the phrase “relevant policies for the supply of housing”. The ruling clarifies the policy weighting in decision making where a lack of a five year housing land supply exists. The Supreme Court case refers to *Suffolk Coastal DC v Hopkins Homes & SSCLG* and *Richborough Estates v Cheshire East BC* [2017] UKSC 37 *On appeals from: [2016] EWCA Civ 168, [2015] EWHC 132 (Admin) and [2015] EWHC 410 (Admin)*<sup>3</sup>.

2.6 In the Cheshire decision the Green gap and countryside policies were considered to be policies for the supply of housing and therefore are considered to be “out of date”. Contrastingly, in the Suffolk decision, the settlement boundary and countryside policies were considered not to be policies for the supply of housing and therefore found them to be “up to date”. Both decisions were challenged on the basis the decision-taker had misunderstood the scope of the term “policies for the supply of housing”. Ultimately, the Supreme Court surmised that “In neither case is there any

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<sup>2</sup> Court of Appeal Decision

<https://www.theplanner.co.uk/news/nationally-significant-judgment-may-loosen-local-development-constraints>

<sup>3</sup> Supreme Court decision

<https://www.theplanner.co.uk/news/supreme-court-issue-ruling-on-nppf-paragraph-49>

reason to treat the shortfall in the particular policies as rendering out of date other parts of the plan which serve a different purpose.”

- 2.7 At practical level, as an example, if local plan policies on heritage or landscape direct the decision maker to refuse, then that assessment and decision is not contrary to the requirements of the NPPF if the harm and material considerations outweigh the benefits of the proposal. According to the Supreme Court, the important question is not how to define individual policies, but whether the result is a five-year supply in accordance with the objectives set by paragraph 47.
- 2.8 *“If there is a failure in that respect, it matters not whether the failure is because of the inadequacies of the policies specifically concerned with housing provision, or because of the over-restrictive nature of other non-housing policies. The shortfall is enough to trigger the operation of the second part of paragraph 14.”* Like the Court of Appeal, the Supreme Court said it is paragraph 14, not paragraph 49, that provides the *“substantive advice by reference to which the development plan policies and other material considerations relevant to the application are expected to be assessed”*.
- 2.9 This means permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF’s policies taken as a whole. The weighting of the policies on housing and non-housing will be down to the decision maker. This would also apply where specific policies in the NPPF indicate development should be restricted.

### **Planning Policy Guidance**

- 2.10 The National Planning Practice Guidance (NPPG) of March 2014 provides 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 currently no one methodological approach or dataset which will provide a definitive assessment of need.

### **Neighbourhood Planning: Ministerial statement on neighbourhood planning and housing land supply**

- 2.11 A Ministerial Statement issued on 12 December 2016 provides clarity on the position of neighbourhood plans in an area where there is a lack of a 5 year housing land supply by making clear that where *“communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area.”*
- 2.12 As a result relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be ‘out-of-date’ under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- The written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and
- the local planning authority can demonstrate a three-year supply of deliverable housing sites.

### **Development Plan Position**

- 2.13 The Herefordshire Local Plan - Core Strategy was adopted by Herefordshire Council on 16 October 2015 following an Examination in Public. Although the Council was deemed to have a five year housing land supply by the Local Plan Inspector; due to the progression of time since Plan adoption, subsequent appeals did not consider that there was a demonstrable five year housing supply in Herefordshire.
- 2.14 Therefore the council issued an ***Interim Statement*** in *September 2016* setting out its position as a result of not having a five year land supply. The position paper states that 'in the absence of a five year supply and in order to increase the delivery of new housing in the county, Herefordshire Council positively encourages developers to come forward with proposals for suitable and sustainable housing developments to meet the county's needs'.
- 2.15 To date there has been good progress with the uptake of Neighbourhood Development Plans (NDPs) across the county. There are currently 18 plans which have been 'Made', all of which will form part of the statutory development plan for the relevant parish area in conjunction with the Core Strategy. Further information on NDPs and their progress and contribution in the supply can be found at paragraphs 4.44 - 4.48.
- 2.16 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 April 2017.

## **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. The Herefordshire Core Strategy covers the period 2011-31 and provides for a minimum **16,500 homes** between 2011 and 2031.
- 3.2 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.
- 3.3 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. The stepped target is a 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 4).

**Figure 1 Overall Core Strategy housing trajectory**

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

#### **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 as there has been an under-provision in the previous five years.

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 2017.
2. Sites which have received a resolution to grant planning permission between 31 March 2016 and 1 April 2017.
3. The contribution that Core Strategy strategic housing proposals can make to the five year supply.
4. A windfall site allowance. 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.
5. An assessment of the realistic number of dwellings which are likely to be delivered through neighbourhood development plans over the five year period.

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

6. Past housing completions at the time of calculation (Officers on site surveying between the period of May – June 2017)
7. The shortfall against plan targets during the same period. Comparisons are made against the indicative trajectory.
8. 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.
- 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 which includes demolition of 210 dwellings yielding a total net gain of 49 dwellings. To date the total completions amounts to 220. There are a total of 34 dwellings not started and 5 under construction. Any remaining completions for 2017/18 will be a net increase in dwellings as all losses will have been accounted for in previous years. Appendix 1 lists all sites with planning permission at 1 April 2017.

#### **Figure 2a Commitments (before discount)**

<b>Commitments</b>	<b>2016/17</b>
Not started	3931
Under construction	827
Total (Gross)	4758
Total (net)	<b>4658</b>

4.7 Listed in the commitments, is a certificate of lawfulness (CLEUD) decision P142613/U at Lea Villa, Lea. This was a historic permission dating back to 1969 for use of land for the siting of 52 caravans for residential purposes and occupied by persons of 50 years of age and over. The CLEUD is allowing the intensification of the site for the siting of 11 more caravan homes. The development is under construction.

#### **Commitment site discounts and considerations**

4.8 Due to some larger sites being unlikely to fully contribute to actual levels of planning permission there is a need to make some adjustments. Sites such as **Barons Cross** in Leominster (100122/ 120887) has permission for 425 dwellings. A revised outline application and a Section 106 agreement was signed in June 2017. A reserved matters application has been submitted by Keepmoat Homes. The site is making steady progress with the developer keen to commence, therefore a contribution of 300 dwellings for the five year period is anticipated on this site.

- 4.9 Land **South of the B4349 & West of the C1221, Kingstone** (130351/F) for 150 dwellings has had permission for some time but funding for the scheme was unsuccessful. However, since then progressive discussions are taking place to implement the permission by the new owners of the site, Lagan Homes who are committed to a sustainable scheme. The site is also an allocated housing site in Kingstone and Thruxton Neighbourhood Development Plan (NDP). Therefore no discounts to this site are required as the site is expected to fully contribute 150 dwellings.
- 4.10 Land to the East of, **Holywell Gutter Lane**, Hampton Bishop, Hereford (S102921/O) is subject to a current reserved matters planning application. The application was validated almost 2 years ago but is experiencing landownership issues which is causing a delay to the progress of the application. Therefore it is not expected to contribute to the five year supply and a full discount of 190 dwellings is applied.
- 4.11 **Barley Close, Woodseaves Road, Eardisley** (141408) has permission for 25 dwellings. However, issues surrounding the eastern part of the site precludes development close to nearby residential. Therefore a revised validated application for the site reduces the total capacity to 10 dwellings.
- 4.12 **Gosmore Road, Clehonger, (142349)** is land with permission for 80 dwellings. The site was refused permission for a condition on the outline application. The owners are working on a way forward to resolve the issues with regard to a solution on the waste infrastructure but may require a longer timescale for the delivery of the site therefore a total of 60 dwellings is deducted.

A total of **4268** is the final commitment figure that will contribute to the supply.

**Figure 2b – Commitments (after discounts and adjustments)**

Site		Commitment	Anticipated delivery	discounted amount
Barons Cross		425	300	125
South of B4349 & West of C1221, Kingstone		150	150	0
Holywell Gutter Lane		190	0	190
Barley Close, Woodseaves Road, Eardisley		25	10	15
Gosmore Rd, Clehonger		80	20	60
Total			480	390
Total net commitment before adjustment	4658			
Total net commitment after adjustment (-390)	<b>4268</b>			

**Sites with a resolution to grant planning permission between 31 March 2016 and 1 April 2017**

- 4.13 Between 31 March 2016 and 1 April 2017 there were 1279 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.
- 4.14 Appendix 2 sets out a list of these resolution sites. **Land east of the A40, Ross-on-Wye**, (140684/O) has recently had a section 106 agreement signed and outline planning permission issued. The site has capacity for 290 dwellings but has yet to have a reserved matters approval therefore the full 290 dwellings cannot be expected to come forward within five years. A discount on the site has been applied but it would be realistic to expect that the next 12 months would see a full approval. Therefore an anticipated commencement in year 3 would yield 50 dwellings per annum, totalling 150 dwellings in the next five years.
- 4.15 The Core Strategy strategic urban extension at Ross known as **Land at Hildersley Farm, Hildersley, Ross on Wye** (150930) achieved a resolution to grant planning permission earlier this year. 212 dwellings are proposed and until the site achieves a reserved matters decision the whole site cannot be considered to fully contribute to the supply. Therefore based on potential build out rates commencing in 2018, the site could contribute 150 dwellings over the next five years.
- 4.16 **Land to the north of the Roman Road, west of the A49, Holmer West, Hereford** Planning (150478) for 460 dwellings is another Core Strategy urban extension site with outline permission following a section 106 agreement signed 19 May 2017. The site has a valid reserved matters application for 82 dwellings with a decision due later in the summer therefore development on the site is expected very soon after. At this stage of the process the site has the potential to yield a total of 235 dwellings over the next five years.

**Figure 3 Resolution to grant sites (after discount)**

Site	Capacity	Anticipated 5 yr. delivery	discounted amount
Land east of the A40, Ross-on-Wye	290	150	140
Land at Hildersley Farm, Hildersley, Ross on Wye	212	150	62
Land to the north of the Roman Road, west of the A49, Holmer West	460	235	225
Total (net)		535	427
Total net capacity on resolution sites after discount (1279 - 427)	<b>852</b>		



## **Strategic urban extensions**

- 4.17 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. 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.
- 4.18 Projected out-turns on these sites have been assumed at levels currently advised by the in house planning officers in liaison with the development industry during May/June 2017. Figure 4 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.
- 4.19 Two of the urban extension sites within the Core Strategy now have a resolution to grant planning permission following two separate Planning Committee meetings. Holmer West (150478) in Hereford achieved a resolution to grant planning permission for 460 dwellings in August 2016. More recently in March 2017 land at Hildersley in Ross on Wye (150930) achieved a resolution to grant planning permission for 212 dwellings. Both sites are referred to above at paragraphs 4.14 - 4.15.

## **Hereford western expansion, Three Elms**

- 4.20 Three Elms is principally in the ownership of the Church Commissioners who provide active support for the development proposed. An outline planning application (162920) was validated in September 2016. Smaller areas of land to the south of the expansion area are covered by options to Taylor Wimpey.
- 4.21 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.
- 4.22 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. 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.
- 4.23 Recent objections to the application from neighbouring industries are concerned about the development affecting nearby water supply. Further work is required to

establish the situation with water supply and this is likely to delay a decision on the application. Taking this delay into account, commencement on the site is not expected until April 2020 with delivery of 40 dwellings in year 4 and 100 dwellings in year 5 giving a total of 140 dwellings in the five year period.

#### **Hereford southern expansion, Lower Bullingham**

- 4.24 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. An outline application is expected late 2017.
- 4.25 The developer anticipates a comprehensive scheme coming forward for planning approval for over 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).
- 4.26 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.
- 4.27 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 2019/20, with 5 dwellings programmed to be completed in the initial year following site preparation and continuing with 50 dwellings per annum thereafter, yielding a total 105 dwellings in the five year period.

#### **Hereford, City Centre development**

- 4.28 The Local Plan identifies the city centre as providing 800 houses over the plan period. The large majority of those new houses will be delivered within the urban village, a policy area; formed by a conglomeration of underutilised sites located to the north of the river bounded by the railway line to the north. The Hereford Area Plan will seek to define the actual boundary area for Local Plan Core Strategy Policy HD2 to apply.
- 4.29 The new Link Road will traverse across Merton Meadow from Commercial Road to Edgar Street and open up previously land locked sites for development, construction of the road is expected to be completed by Autumn 2017. Other than the Link Road; for which works are well underway, delivery of housing in the city centre is not dependent on the delivery of any other strategic infrastructure, and applications for housing schemes are regularly coming forward. 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.
- 4.30 Early drafts of the defined city centre area combined with an analysis of completion rates show that 191 dwellings have been completed within this area<sup>4</sup> since 2011. This completion figure set against the target for delivery of 800 dwellings shows that approximately a further 600 dwellings should be delivered to meet the Core Strategy growth targets for this area. In addition, commitments within this area amount to 162

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<sup>4</sup> This figure has already been incorporated into the completion figures to avoid double counting.

dwellings yet to come forward some of which are under construction. Based on recent year's performance, a build out rate of 50 dwellings per annum for years 4 and 5 is forecast. The council is seeking a strategic partner to deliver redevelopment of the land it owns in and around the city centre, particularly within the area close to link road. The area will be expected to commence delivery in 2020/2021.

#### **Bromyard, Hardwick Bank**

- 4.31 The Core Strategy strategic urban extension site in the town is in the controlling interest of Mosaic Estates and Bovis Homes. A planning application (163932) was submitted in April 2017 for up to 500 homes which is 250 dwellings more than the urban extension identified in the Core Strategy. The site has already been considered as a pre application in 2016.
- 4.32 The location is not dependent on any strategic infrastructure for its delivery. 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.
- 4.33 A decision on the outline application is expected later in the year following on with a reserved matters application in the early part of 2018. Following site preparation, the site is expected to commence delivery in 2019/20, with 10 dwellings programmed to be completed in year 3, rising to 55 dwellings each year yielding a total of 120 dwellings in the five year period.

#### **Ledbury, Viaduct Site**

- 4.34 A planning application (171532) for up to 625 homes was submitted in April 2017 together with an Environmental Statement. Prior to this pre application discussions with the agents took place over the course of 2016/17. A decision on the site is expected in the early part of 2018 with a reserved matters decision shortly after. Commencement on site would be late 2018 early 2019.
- 4.35 As restoration of the canal forms part of the strategic site, the Canal Trust is involved in discussions to determine the most effective route and management of this combined open space amenity area.
- 4.36 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.
- 4.37 The site is expected to begin delivery in the third supply year with 10 dwellings. Thereafter the level of delivery will increase from 50 to 75 dwellings per annum and potentially higher beyond the five year period. The site is expected to yield a total 135 dwellings in the five year period.

#### **Leominster Southern Expansion**

- 4.38 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). Land agents are handling the project for Brasenose College and Pre application discussions are ongoing.

- 4.39 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. The likeliest section of the site to provide for early release of land would be on the eastern side of the site on Hereford Road. The Council is currently looking at a timetable to bring the site and the road forward. However due to the site's progress to date it is not expected to deliver in the short term and is more likely to be in the medium term future.

**Figure 4. Strategic Urban Extension Sites build out rate at April 2017**

Strategic location	Estimated Core Strategy site capacity	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	Sub total
<b>Hereford</b>							
Hereford, Three Elms	1000				40	100	140
Hereford, Lower Bullingham	1000			5	50	50	105
Hereford, City Centre Urban Village	800 (-191) Remainder to be delivered 609				50	50	100
<b>Leominster</b>							
Leominster, Southern expansion	1500						0
<b>Bromyard</b>							
Bromyard, Hardwick Bank	250			10	55	55	120
<b>Ledbury</b>							
Ledbury, Viaduct	625			10	50	75	135
<b>Total</b>	<b>5175</b>						<b>600</b>

#### **Windfall assessment**

- 4.40 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).*

- 4.41 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. 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 5 - Historic windfall completion rates**

<b>YEAR</b>	<b>Net Windfall Completions (all sites)</b>	<b>Net Windfall<sup>5</sup> (site capacity 4 or less)</b>
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 <sup>6</sup>	303
2015/16	253 <sup>7</sup>	122
2016/17	347 <sup>8</sup>	128
<b>TOTAL</b>	<b>5131</b>	<b>2400</b>

- 4.42 Windfall sites accommodating four or less dwellings provide just under half of the total housing completions over the past ten years. The Council therefore considers it realistic and reasonable to expect 100 windfall units will be delivered per year over

<sup>5</sup> These completions exclude residential garden land completions

<sup>6</sup> 740-93(The Oval, Hereford) = 647 (losses at the Oval)

<sup>7</sup> 308-55 (55 losses at The Oval Hereford) =253

<sup>8</sup> 370-23(23 losses at the Oval Hereford)=347

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.

- 4.43 To avoid double counting, the Council has applied the windfall allowance within the housing trajectory from year 4 onwards only (2020/21 and 2021/22). This is because planning permissions last for 3 years and some of the existing housing commitments will already be windfall developments.

**Figure 6 - 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**

- 4.44 The Council has been proactive in working with local communities on the preparation of Neighbourhood Development Plans. There are currently 108 Neighbourhood Development Plans (NDPs) being prepared which covers all the market towns except Bromyard and 80% of those rural settlements highlighted 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*.
- 4.45 Housing delivery in the rural areas has historically been strong and has provided approximately half of development in the County. Housing allocations within rural areas are contained within neighbourhood development plans. As at 2 May 2017 there are 18 adopted/made NDPs and 7 plans awaiting referendum. A further 11 plans have reached examination stage and 4 plans have reached submission (regulation 16). Therefore a total of 40 NDPs have material weight in planning decisions. 18 of these plans contain site allocations. In addition a further 13 plans have reached draft plan stage (regulation 14).
- 4.46 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 5 however indicates that on average 185 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. Of those plans without specific site allocations, 22 contain settlements boundaries and criteria based policies to allow for continuing growth within the settlement for these windfall developments.

- 4.47 Therefore, as with windfall provision, sites brought forward through NDPs are anticipated upon the housing supply in years 2, 3, 4 and 5 of the 5-year period. Therefore an allowance of 50 units for years 2 and 3 and 100 for year 4 and 179 for year 5 has been included.
- 4.48 This estimate takes account of the progress made to date. Those more advanced Neighbourhood Development Plans include proposals for 380 dwellings excluding identified sites with planning permission. This includes Plans that are at Regulation 14, Regulation 16 post examination, those with scheduled referendums and those that are due to be Made or have been Made. Appendix 3 sets out the position of these advanced Neighbourhood Plans to date.

**Figure 7 – Anticipated Neighbourhood Development Plan supply**

	Year 2	Year 3	Year 4	Year 5	Total
Neighbourhood Plan allowance for yr 2 - yr5	50	50	100	179	
<b>Total</b>					<b>379</b>

The table below sets out all the aforementioned deliverable sites with a sum total of **6299** deliverable dwellings.

**Figure 8 Total deliverable sites**

<b>Commitments</b>	<b>Amount</b>	<b>Discount</b>	<b>Total</b>
Total (net)	4658		
Commitments discount		390	4268
Sites with resolution to grant planning permission between March 2015 - April 2016	1279		
Resolution sites discount		427	852
Strategic Urban Extensions	600		600
Neighbourhood Plans for yrs 2- 5			379
Windfall allowance for yrs. 4 & 5 in five year supply			200
<b>Total</b>			<b>6299</b>

#### **Additional calculation factors**

##### **Past housing completions**

- 4.49 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 9. When assessed against the Core Strategy stepped trajectory there is a shortfall of 1471 dwellings.
- 4.50 A recent Certificate of Lawfulness (CLEUD) planning permission (163147) for an existing use as a residential caravan park for a period in excess of 10 years at Saltmarshe Castle Caravan Park, Tedstone Wafre near Bromyard has been included in the completion figures. This is a large site with in excess of 100 caravans which had a previous permission as a site for holiday caravans limiting the months in the year they could be used. As a result of the CLEUD decision the whole site now has permission for residential use. The caravan licensing section in the council has confirmed that just 30 of the caravans so far have been identified as residential caravans as the remainder are in holiday use. Therefore an additional 30 units are included in the overall net completion figure of **405**.

**Figure 9 Completions compared with Core Strategy indicative trajectory**

Year	Core Strategy year	Net requirements with stepped trajectory	Net Completions	Difference
1	<b>2011/2012</b>	600	341	-259
2	<b>2012/2013</b>	600	201	-399
3	<b>2013/2014</b>	600	331	-269
4	<b>2014/2015</b>	600	774	174
5	<b>2015/2016</b>	600	327	-273
6	<b>2016/2017</b>	850	405	-445
	<b>Total</b>	3850	2379	<b>-1471</b>

#### **Shortfall of housing supply from previous years**

- 4.51 The shortfall is calculated from the start of the Plan period to the time of calculation (2011- 2017). 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 1471 when assessed against the indicative Core Strategy target as set out earlier in Figure 1.

#### **Buffers**

- 4.52 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).
- 4.53 Due to recent planning appeals in Herefordshire establishing a lack of five year supply the Council continues to apply the 20% buffer rather than the 5% buffer to the



housing requirement. This was the accepted methodology by the Local Plan Core Strategy Inspector. The buffer is added after the shortfall as recommended by the Inspector.

- 4.54 Taking into account all the variables set out above, the following table provides a summary of how the five year supply is calculated.
- 4.55 Figure 10 shows that with a stepped trajectory target and the shortfall being addressed over the forthcoming five years there is currently not a five year supply of housing land in the County.

**Figure 10 Assessment against Core Strategy stepped trajectory.**

	<b>Source</b>	<b>Homes</b>	<b>Notes</b>
<b>A</b>	Core Strategy 2011 – 2031	16500	
<b>B</b>	Core Strategy requirement  1/4/2011 – 1/4/2017	3850	Using Trajectories: 600 dpa 2011-2016 (5yrs.) 850 dpa 2016-2017(1 yr.)
<b>C</b>	Homes Completed (net)  1/4/2011 – 31/3/2017 (past six years)	2379	Net reduction includes demolitions and conversions
<b>D</b>	Requirement for next five years	4300	Using Trajectories 17/18– 20/21 – 850 pa (4yrs) 21/22 – 900 (1yr)
<b>E</b>	Plus Residual Shortfall	1471	(over next five years as per NPPG)
<b>F</b>	Plus 20% buffer	1154	As recommended by Core Strategy Inspector
<b>G</b>	<b>Total Requirement</b>	<b>6925</b>	
<b>H</b>	<i>Annualised requirement</i>	1385	
<b>I</b>	<b>Total Deliverable dwellings</b>	<b>6299</b>	
<b>J</b>	<b>Housing Supply</b>	<b>4.54 yrs.</b>	

## **5. Housing land supply for Herefordshire**

- 5.1 When assessed against the Core Strategy, the current supply is 4.54 years. However, although the Council cannot demonstrate a 5-year supply at this time it is clear that there is a continuing increase in the number of dwellings granted planning permission which has resulted in a year on year increase in the level of commitments in the County for each year since 2011.

## APPENDICES 1-4

## Appendix 1 All Commitments by Housing Market Area at April 2017

Housing Market Area	Application Number	Site Address	Parish	Not Started	Under Construction
Bromyard	161382	Agricultural building rear of Crookshill Farm, Acton Beauchamp, Worcester, WR6 5AB	Acton Beauchamp	1	0
Bromyard	160530	Land at Cross Place, Acton Green, Acton Beauchamp, Herefordshire	Acton Beauchamp	0	1
Bromyard	153668	Disused agricultural building, rear of Crookshill Farm, Acton Beauchamp, Worcestershire	Acton Beauchamp	1	0
Bromyard	151880	The Mill House, The Wootons, Acton Beauchamp, Herefordshire	Acton Beauchamp	0	1
Bromyard	160846	Former Poultry Shed at Green House Farm, Acton Green, Acton Beauchamp, Herefordshire, WR6 5AA	Acton Beauchamp	1	0
Bromyard	160984	Land at Rose Cottage, Munderfield, Bromyard, Herefordshire	Avenbury	1	0
Bromyard	163313	Land East of Bodenham Manor, Between Bodenham Cottages and The Orchard, Bodenham, Herefordshire	Bodenham	2	0
Bromyard	151055	Land opposite, England's Gate Inn, The Moor, Bodenham, Hereford, HR1 3HU	Bodenham	7	19
Bromyard	153090	Bodenham Manor, Bodenham, Herefordshire, HR1 3JS	Bodenham	1	0
Bromyard	151675	Land adjacent to Englands Gate Inn, Bodenham, Herefordshire	Bodenham	5	0
Bromyard	170121	Land adjacent Pump Cottage, Bodenham, Herefordshire	Bodenham	1	0
Bromyard	151090	Land at The Walled Garden, Bodenham Manor, Bodenham, Hereford, Herefordshire, HR1 3JS	Bodenham	2	0
Bromyard	151651	Land adjacent to Stoneleigh, The Moors, Bodenham, Hereford, HR1 3HS	Bodenham	3	0
Bromyard	151254	The Grain Store, Stonehouse Farm, Pencombe, Bromyard, Herefordshire	Bodenham	2	0
Bromyard	153600	New House Farm, Bodenham, Hereford, Herefordshire, HR1 3JD	Bodenham	1	0
Bromyard	151660	Land adjacent Pigeon House, Bodenham, Herefordshire, HR1 3JX	Bodenham	1	0
Bromyard	152989	Annexe, Bodenham Manor, Bodenham, Hereford, Herefordshire, HR1 3JS	Bodenham	0	1
Bromyard	162438	Land at Wynmoor, Bodenham, Hereford, Herefordshire	Bodenham	0	2
Bromyard	162506	Bodenham Manor, Bodenham, Hereford, Herefordshire	Bodenham	3	0

Bromyard	161877	52 New Road, Bromyard, Herefordshire	Bromyard and Winslow	2	0
Bromyard	123587	Plot at Highwell Meadow, 36 Highwell Lane, Bromyard, Herefordshire, HR7 4DG	Bromyard and Winslow	0	2
Bromyard	161188	Land at Porthouse Farm, Tenbury Road, Bromyard, Herefordshire	Bromyard and Winslow	69	7
Bromyard	150997	Plot 3, Land south of Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire	Bromyard and Winslow	0	1
Bromyard	162222	Land at The Grove, Winslow, Nr Bromyard, Herefordshire, HR7 4SW	Bromyard and Winslow	0	1
Bromyard	153255	Barn at Crowels Ash, Winslow, Bromyard, Herefordshire	Bromyard and Winslow	1	0
Bromyard	162820	Flats at 38 High Street, Bromyard, Herefordshire, HR7 4AE	Bromyard and Winslow	3	0
Bromyard	143013	Land at 77 Old Road, Bromyard, Herefordshire, HR7 4BQ	Bromyard and Winslow	6	0
Bromyard	143124/O	Land rear of, 53 York Road, Bromyard, Herefordshire, HR7 4BG	Bromyard and Winslow	1	0
Bromyard	162480	Site at Old Grammar School, Church Street, Bromyard, Herefordshire, HR7 4DP	Bromyard and Winslow	5	0
Bromyard	151069	Land at Spion Cop, 61 York Road, Bromyard, Herefordshire	Bromyard and Winslow	1	0
Bromyard	163690	Land at Keep Cottage, Bromyard, Herefordshire, HR7 4SX	Bromyard and Winslow	1	0
Bromyard	162441	The Hortons, Edwyn Ralph, Bromyard, Herefordshire, HR7 4NF	Edwyn Ralph	2	0
Bromyard	161876	Land adjoining Croft Gate, Stoke Prior, Leominster, Herefordshire	Ford and Stoke Prior	4	0
Bromyard	150677	Land at Old Hall, Stoke Prior, Herefordshire, HR6 0LH	Ford and Stoke Prior	1	0
Bromyard	163560	Land opposite The Old Hall, Stoke Prior, Herefordshire	Ford and Stoke Prior	8	0
Bromyard	162475	Land adjacent Heath Farm, Stoke Prior, Leominster, Herefordshire, HR6 0NF	Ford and Stoke Prior	1	0
Bromyard	143630	Land at Old Hall, Stoke Prior, Leominster, Herefordshire, HR6 0LH	Ford and Stoke Prior	1	0
Bromyard	162181	Land at The Birches, Hampton Charles, Tenbury Wells, Worcestershire, WR15 8PZ	Hampton Charles	5	0
Bromyard	161039	The Granary and The Wain House, Court Farm, Hatfield, Leominster, Herefordshire	Hatfield and Newhampton	1	0
Bromyard	153179	The Barn, Bilfield Farm, Hatfield, Bromyard, HR6 0SJ	Hatfield and Newhampton	1	0
Bromyard	140817	Hampton Court Estate Cottages, Hope under Dinmore, Leominster, Herefordshire, HR6 0PN	Hope under Dinmore	21	0

Bromyard	142800/F	Church Hill, Hope under Dinmore, Leominster, Herefordshire, HR6 OPP	Hope under Dinmore	0	1
Bromyard	162528	Kia Ora, Risbury, Leominster, Herefordshire	Humber	2	0
Bromyard	163322	Land at The Field Stud Farm, Poplands Lane, Risbury, Leominster, Herefordshire, HR6 ONN	Humber	1	0
Bromyard	164045	Little Burley Farm, Burley Lane, Bringsty	Linton (Bringsty)	1	0
Bromyard	163753	Land at The Three Horseshoes Inn, Little Cowarne, Hereford, Herefordshire	Little Cowarne	0	1
Bromyard	161732	Disused Agricultural Building, Grid Reference 366820, 256110, Norton, Bromyard, Herefordshire, HR7 4PD	Norton	0	1
Bromyard	131351	Woodville, Burley Gate, Hereford, HR1 3QL	Ocle Pychard	0	1
Bromyard	160258	Burley Gate House, Burley Gate, Hereford, Herefordshire, HR1 3QR	Ocle Pychard	1	0
Bromyard	131362	Land adjoining to Woodville, Burley Gate, Hereford	Ocle Pychard	0	1
Bromyard	161874	Lower Castleton, Westhide, Hereford, Herefordshire, HR1 3RF	Ocle Pychard	1	0
Bromyard	142919	The Bunglaow, Lyvers Ocle Farm, Ocle Pychard, Herefordshire, HR1 3QH	Ocle Pychard	1	0
Bromyard	160739	Land South of Campden, Pencombe, Bromyard, Herefordshire, HR7 4RL	Pencombe with Grendon Warren	0	1
Bromyard	163534	Land to the south of C1110, Risbury Road, Pencombe, Bromyard	Pencombe with Grendon Warren	1	0
Bromyard	170045	New House Farm, Pencombe, Bromyard, Herefordshire	Pencombe with Grendon Warren	1	0
Bromyard	152917	Land to the west of 19 Springfield, Pencombe, Bromyard, Herefordshire	Pencombe with Grendon Warren	4	0
Bromyard	151476	Agricultural barn, rear of Hereford House Inn,, Stanford Bishop, Herefordshire, WR6 5UB	Stanford Bishop	1	0
Bromyard	N102717/F	No 2 Hopton Corner Cottage, Stoke Lacy, Nr. Bromyard, Herefordshire, HR7 4HD	Stoke Lacy	0	1
Bromyard	162075	The Barn, Lower Way, Winslow, Bromyard	Stoke Lacy	1	0
Bromyard	160708	Farm buildings at Hill Top, Little Cowarne, Bromyard, Herefordshire	Stoke Lacy	3	0
Bromyard	160014	Land adjacent to Stoke Lacy Village Hall, Stoke Lacy, Herefordshire, HR7 4HG	Stoke Lacy	12	0

Bromyard	152414	Oakfields, Stoke Lacy, Bromyard, Herefordshire, HR7 4HE	Stoke Lacy	0	1
Bromyard	151937	Land adjacent to Newlands, Stoke Lacy, Hereford, Herefordshire	Stoke Lacy	28	0
Bromyard	131331	Lambs Green Cottage, Clifton-On-Teme, Worcester, Herefordshire, WR6 6EG	Tedstone Delamere	0	1
Bromyard	N103217/F	Tidbatch, Pound Lane, Clifton-on-Teme, Worcestershire, WR6 6EQ	Tedstone Delamere	0	1
Bromyard	163194	Agricultural shed, The Court, Tedstone Wafre, Bromyard	Tedstone Wafer	2	0
Bromyard	153446	Trogge, High Lane, Tedstone Wafer, Bromyard, Herefordshire	Tedstone Wafer	0	1
Bromyard	NC92963/F	Ballards Cottage, Upper Sapey, Worcestershire, WR6 6EP	Upper Sapey	0	1
Bromyard	170329	Land at Lower Tedney Farm, Clifton-On-Teme, Worcester	Whitbourne	1	0
Bromyard	142022	Santa Maria, Bringsty Common, Bromyard, Herefordshire, WR6 5UJ	Whitbourne	0	1
Bromyard	140905	St Andrews Church, Wolferlow, Bromyard, Herefordshire, HR7 4QA	Wolferlow	1	0
Golden Valley	S113127/RM	Land at Crafty Webb, Bredwardine, Hereford, HR3 6BZ	Bredwardine	0	1
Golden Valley	140237	Conversion at Upper Farm House, Bredwardine, Herefordshire	Bredwardine	0	1
Golden Valley	142860	Part OS 1330, The Garlands, Priory Wood, Clifford, Herefordshire	Clifford	1	0
Golden Valley	143324	Crossmore Bungalow, Clifford, Herefordshire, HR3 5EZ	Clifford	1	0
Golden Valley	160200	Site adjacent to Oakdene, Clifford, Whitney on Wye, Herefordshire	Clifford	0	1
Golden Valley	170353	Land at The Garlands, Priory Wood, Clifford, Herefordshire	Clifford	1	0
Golden Valley	153165	Lower Wyeside, Clifford, Hereford, Herefordshire, HR3 5EU	Clifford	0	1
Golden Valley	163054	Land adjacent to High House, Priory Wood, Clifford, Herefordshire	Clifford	3	0
Golden Valley	142687	Old Pontfaen Barns, Old Pontfaen, Clifford, Hereford, HR3 5EW	Clifford	0	1
Golden Valley	151378	Land at Sheepcote Bungalows, Clifford, Herefordshire, HR3 5HU	Clifford	3	0
Golden Valley	161420	Land at Clifford Place, Clifford, Herefordshire	Clifford	0	1
Golden Valley	153230	Rockyfold, Craswall, Hereford, Herefordshire, HR2 0PN	Craswall	0	1
Golden Valley	160679	Land East of Newport Street, Cusop, Hay-on-Wye, Herefordshire, HR3 5BE	Cusop	26	0
Golden Valley	150981	Land to rear of Westbury, Cusop, Hay-on-Wye, Hereford, HR3 5RF	Cusop	0	3
Golden Valley	163056	Land adjacent to The Chapel, Chapel Lane, Dorstone, Herefordshire	Dorstone	2	0

Golden Valley	143678	Site adjacent to Cooper's Hall, Chapel Lane, Dorstone, Herefordshire	Dorstone	0	2
Golden Valley	161253	Home Farm, Dulas, Herefordshire, HR2 0HJ	Dulas	1	0
Golden Valley	141963	Land East of Callowside, Elm Tree Road, Ewyas Harold, Herefordshire, HR2 0HZ	Ewyas Harold	38	0
Golden Valley	161674	Land to the rear of the Laurels Veterinary Practice, Pontrilas Road, Ewyas Harold, Herefordshire, HR2 0EL	Ewyas Harold	3	0
Golden Valley	163209	Land at Poplars Meadow, Adjoining Merton Lodge, Ewyas Harold, Herefordshire	Ewyas Harold	1	0
Golden Valley	151073	Land opposite Lower House, Pontrilas Road, Ewyas Harold, Herefordshire, HR2 0ES	Ewyas Harold	2	0
Golden Valley	143066	Lodge Farm, Walterstone, Hereford, Herefordshire, HR2 0DT	Llancillo	2	0
Golden Valley	131723	Old House Barn, Middle Cwm, Longtown, Hereford, HR2 0LL	Llanveynoe	0	1
Golden Valley	SW1999/1275 /F	Cefn Barn, Llanveynoe, Herefordshire, HR2 0NA	Llanveynoe	0	1
Golden Valley	143474	Barn at Lower Ponthendre, Longtown, Herefordshire	Longtown	2	0
Golden Valley	152247	Llanrosser Methodist Church, Michaelchurch Escley, Hereford, Herefordshire, HR2 0PU	Michaelchurch Escley	0	1
Golden Valley	S112825/F	Cae Garw, Newton St Margarets, Herefordshire, HR2 0QS	Newton (Golden Valley South)	0	1
Golden Valley	152982	Coach House at Wellbrook, Peterchurch, Herefordshire	Peterchurch	0	1
Golden Valley	160577	Land at Dorefield House, Crossways, Peterchurch, Herefordshire	Peterchurch	1	0
Golden Valley	130181	Land at 47 Closure Place, Peterchurch, Herefordshire, HR2 0RS	Peterchurch	0	1
Golden Valley	163221	Land East of Old Barn House, Pencoyd, St Owens Cross, Herefordshire, HR2 0JX	Tretire with Michaelchurch	1	0
Golden Valley	161431	Land at The Forge, Tyberton, Herefordshire, HR2 9PT	Tyberton	1	0
Golden Valley	160774	Site of former Myrtle Cottage, Vowchurch, Herefordshire, HR2 0RL	Vowchurch	1	0
Golden Valley	143789/F	Westview, Vowchurch Common Road, Vowchurch, Herefordshire, HR2 0RL	Vowchurch	1	0
Hereford	161745	Land East of Church House, Bartestree, Herefordshire	Bartestree	44	6



Hereford	162223	Shepherd's Rough, Kilforge Road, Bolstone, Herefordshire	Bolstone	1	0
Hereford	CE92326/F	Bolstone Court, Bolstone, Hereford, Herefordshire, HR2 6LZ	Bolstone	3	1
Hereford	141899	Veldifer, Stretton Sugwas, Hereford, Herefordshire, HR4 7AA	Breinton	1	0
Hereford	162631	Land adjacent to Swainshall Verso, Kings Acre Road, Herefordshire, HR4 7PU	Breinton	2	0
Hereford	151641	Land to rear of Bramley House and Orchard House, off Kingsacre Road, Swainshall, Hereford, HR4 0SG	Breinton	9	0
Hereford	123592/O	Land off Breinton Lee, Kings Acre Road, Hereford	Breinton	15	0
Hereford	160741	Land adjacent to Galen House, Cherry Orchard, Kings Acre, Hereford, HR4 0SG	Breinton	1	0
Hereford	163446	Land adjacent to Hala Carr, Breinton Lane, Hereford, HR4 7PX	Breinton	5	0
Hereford	161329	Land South of Kings Acre Road, Swainshall, Hereford, HR4 0SR	Breinton	8	0
Hereford	152958	Little Haven, Conifer Walk, Hereford, Herefordshire, HR4 0SW	Breinton	0	3
Hereford	160600	Coach House at Fruit Farm Tillington Estate, Crowmoor Lane, Tillington, Herefordshire, HR4 8LD	Burghill	1	0
Hereford	161834	Land opposite Playing fields, Pyefinch, Burghill, Herefordshire	Burghill	0	24
Hereford	152835	The Parks Farm, Parks Lane, Canon Pyon, Herefordshire	Burghill	2	0
Hereford	160697	Land at Hospital Houses, Burghill, Hereford, Herefordshire, HR4 7RE	Burghill	0	1
Hereford	163264	Land adjacent to Clearwater, Eltons Marsh, Burghill, Herefordshire, HR4 7SJ	Burghill	1	0
Hereford	160599	Land at Tillington Fruit Farm, Crowmoor Lane, Tillington, Hereford, HR4 8LD	Burghill	2	0
Hereford	142143	24 Hospital Houses, Burghill, Hereford, Herefordshire, HR4 7RE	Burghill	1	0
Hereford	153810	Tillington Fruit Farm, Tillington, Hereford, Herefordshire, HR4 8LD	Burghill	1	0
Hereford	161722	Land to the rear The Villa, Burghill, Hereford	Burghill	1	0
Hereford	153743	Agricultural Barns, Tillington Fruit Farm, Tillington, Herefordshire	Burghill	4	0
Hereford	164091	Land at Red Brook, Twyford Common, Hereford, HR2 8AD	Callow	1	0
Hereford	131885/F	Site adjacent to 4 Valentine Court, Canon Pyon, Hereford, HR4 8NZ	Canon Pyon	0	30
Hereford	133293	Nupton Farm, Redcastle Road, Canon Pyon, Herefordshire	Canon Pyon	0	1

Hereford	162311	Site adjacent to Summerlease, Westhope Hill, Westhope, Herefordshire	Canon Pyon	4	0
Hereford	142564	Shire Glat Farm, Canon Pyon, Herefordshire	Canon Pyon	1	0
Hereford	141917	Land West of Patrick Orchard, Canon Pyon, Herefordshire, HR4 8NY	Canon Pyon	16	8
Hereford	160340	Stables at The Backwoods, Westhope, Hereford, Herefordshire, HR4 8BU	Canon Pyon	1	0
Hereford	151698	Land at Former Yeomans Coach Depot, A4110 Canyon Pyon, Herefordshire	Canon Pyon	10	0
Hereford	142349	Land between, Gosmore Road and The Seven Stars PH, Gosmore Road, Clehonger, Herefordshire	Clehonger	80	0
Hereford	162904	Land to the rear of Bine Cottage, Clehonger, Herefordshire, HR2 9SL	Clehonger	5	0
Hereford	141964	Land off, Madley Road, Clehonger, Herefordshire, HR2 9TE	Clehonger	90	0
Hereford	160645	Land adjacent to Garnom Bungalow, Poplar Road, Clehonger, Herefordshire, HR2 9SY	Clehonger	3	0
Hereford	141905	Land adjacent to Glasnant House, Clehonger, Herefordshire, HR2 9SL	Clehonger	4	0
Hereford	153134	Land at Walnut Tree Farm, Clehonger, Herefordshire	Clehonger	2	0
Hereford	132230/O	Land adjacent to Cross Farm, Credenhill, Herefordshire, HR4 7DJ	Credenhill	9	0
Hereford	162782	21 Tedder Avenue, Credenhill, Herefordshire	Credenhill	0	1
Hereford	161603	Hill View, Mill Lane, Credenhill, Hereford, Herefordshire, HR4 7EH	Credenhill	0	2
Hereford	162975	39 Centurion Way, Credenhill, Hereford, Herefordshire, HR4 7FF	Credenhill	0	0
Hereford	163778	Upper Gate House, Holywell Lane, Dinedor, Hereford	Dinedor	1	0
Hereford	143600	Land north of Tars Mill Farm, Hollow Farm Road, Dinedor, Herefordshire, HR2 6PE	Dinedor	0	1
Hereford	162657	Land at Hollow Farm, Hollow Farm Road, Dinedor, Hereford	Dinedor	2	0
Hereford	DCCE2008/29 86/F	Wootton Farm, Checkley, Hereford, Herefordshire, HR1 4NA	Dormington	0	1
Hereford	163491	Woodavens, Dormington, Herefordshire, HR1 4ES	Dormington	1	0
Hereford	151343	Priors Court, Upper Dormington, Hereford, Herefordshire, HR1 4EE	Dormington	0	1
Hereford	162402	5 Bentley Drive, Eaton Bishop, Herefordshire, HR2 9QY	Eaton Bishop	0	1
Hereford	153094	Land at Westfields Farm, Eaton Bishop, Herefordshire	Eaton Bishop	0	1

Hereford	152117	Plot 6, Meadow Edge, Eaton Bishop, Hereford, Herefordshire	Eaton Bishop	0	1
Hereford	141736	Scotland Cottage, Fownhope, Hereford, HR1 4QA	Fownhope	0	1
Hereford	152955	New Inn, Fownhope, Hereford, HR1 4PE	Fownhope	1	0
Hereford	CE100470/F	The Squirrels, Fownhope, Herefordshire, HR1 4PB	Fownhope	0	1
Hereford	163649	Wyedown House, Fownhope, Hereford, Herefordshire, HR1 4NU	Fownhope	1	0
Hereford	S112197/F	Oldstone Farm, Fownhope, Hereford, HR1 4PJ	Fownhope	0	2
Hereford	153500	6a Graftonbury Mews, Grafton Lane, Hereford, Herefordshire, HR2 8BN	Grafton	0	1
Hereford	170106	Land adjacent to Graftonbury Rise, Grafton Lane, Hereford, Herefordshire	Grafton	4	0
Hereford	151360	Land east of Hampton Dene Road, Hereford	Hampton Bishop	55	31
Hereford	161731	Land at Coach House, Holywell Gutter Lane, Hampton Bishop, Herefordshire, HR1 4JN	Hampton Bishop	0	1
Hereford	164079	Lower House Farm, Netherwood Lane, Hereford, HR1 1UT	Hampton Bishop	1	0
Hereford	S102921/O	Land to the East of, Holywell Gutter Lane, Hampton Bishop, Hereford, HR1 4JN	Hampton Bishop	190	0
Hereford	153286	Land opposite 22 - 32 Perrystone Lane, Tupsley, Hereford	Hampton Bishop	0	17
Hereford	152232	Land adjacent to Hampton Park Road, Hampton Bishop, Hereford	Hampton Bishop	0	5
Hereford	150497	Greengables, Callow, Herefordshire, HR2 8BP	Haywood	0	1
Hereford	153254	82 Widemarsh Street, Hereford	Hereford	0	2
Hereford	143495	11-13 Maylord Street, Hereford, Herefordshire, HR1 2DS	Hereford	4	0
Hereford	161414	Plot adjacent to 83 Broomy Hill, Hereford	Hereford	0	1
Hereford	162946	Land east of Grafton House, Grafton Lane, Hereford, Herefordshire	Hereford	1	0
Hereford	152104	Land adjacent 2 Ripon Walk, Bobblestock, Hereford, Herefordshire, HR4 9UF	Hereford	0	1
Hereford	160076	92 - 94 Widemarsh Street, Hereford, HR4 9HG	Hereford	0	1
Hereford	162742	65 Whitecross Road, Hereford, Herefordshire, HR4 0DQ	Hereford	0	1
Hereford	153053	Land at 178 Ross Road, Hereford, Herefordshire, HR2 7PL	Hereford	1	0
Hereford	162326	Land at 10 Gruneisen Street, Whitecross, Hereford	Hereford	1	0

Hereford	164135	The Cotterell Arms, 65 - 67 Cotterell Street, Hereford	Hereford	3	0
Hereford	162879	41 Chartwell Road, Hereford	Hereford	1	0
Hereford	161446	Land at, 16 Blackfriars Street, Hereford, Herefordshire, HR4 9HS	Hereford	0	51
Hereford	S121798/F	Site adj to, 28 Southbank Road, Hereford, HR1 2UF	Hereford	0	1
Hereford	152395	Flat 1 and 14, Elizabeth Court, Bodenham Road, Hereford, Herefordshire, HR1 2UE	Hereford	4	0
Hereford	132258	White Lodge, 50 Ledbury Road, Hereford, Herefordshire, HR1 2SY	Hereford	0	5
Hereford	163501	The Moorfield Inn, Moorfield Street, Hereford	Hereford	2	0
Hereford	151031	8 Cotterell Street, Hereford, HR4 0HQ	Hereford	2	0
Hereford	151352	85 Aylestone Hil, Hereford, Herefordshire, HR1 1HX	Hereford	1	0
Hereford	161778	Friern Lodge, 194 Whitecross Road, Hereford, Herefordshire, HR4 0DJ	Hereford	1	0
Hereford	152246	1 St Martins Street, Hereford, Herefordshire, HR2 7RD	Hereford	6	0
Hereford	163267	Land at 156 Belmont Road, Hereford, Herefordshire	Hereford	3	0
Hereford	152528	Land to the rear of Western House, 1 Broomy Hill, Hereford	Hereford	1	0
Hereford	153245	1 Farr Close, Hereford, Herefordshire	Hereford	2	0
Hereford	161356	Land at 40 Newtown Road, Hereford, HR4 9LL	Hereford	4	0
Hereford	163301	Second Floor Flat, 24 Eign Gate, Hereford, HR4 0AB	Hereford	0	2
Hereford	160988	Land at The Ship Inn, Ross Road, Hereford	Hereford	0	35
Hereford	161931	Land at, 46-47 Catherine Street, Hereford, Herefordshire, HR1 2DU	Hereford	10	0
Hereford	163094	Flats at, 145 Eign Street, Hereford, HR4 0AJ	Hereford	2	0
Hereford	170350	Land adjacent to, 98 Kings Acre Road, Hereford, Herefordshire, HR4 0RG	Hereford	2	0
Hereford	140779	264 Kings Acre Road, Hereford, Herefordshire, HR4 0SD	Hereford	1	0
Hereford	153131	55 Bodenham Road, Hereford	Hereford	0	1
Hereford	143799/F	Land off Grosvenor Place, Hereford	Hereford	0	3
Hereford	123177/F	Land East of 20 Belmont Avenue, Hereford, Herefordshire, HR2 7JQ	Hereford	0	10
Hereford	163172	First Floor Flat, 23B Commercial Road, Hereford, HR1 2BD	Hereford	1	0
Hereford	164100	Land off Friars Street and Cross Street, Hereford	Hereford	10	0
Hereford	164105	12A Bridge Street, Hereford, HR4 9DF	Hereford	1	0

Hereford	162508	58 Bodenham Road, Hereford, Herefordshire, HR1 2TS	Hereford	6	0
Hereford	164111	52 Broomy Hill, Hereford, HR4 0LH	Hereford	1	0
Hereford	164042	18 - 20 Commercial Street, Hereford, HR1 2DE	Hereford	7	0
Hereford	150630	Land off Catherine Street, Hereford	Hereford	8	0
Hereford	150843	Old Public Toilets, The Oval, Belmont, Hereford	Hereford	0	1
Hereford	163555	37 Whitecross Road, Hereford, HR4 0DE	Hereford	1	0
Hereford	160344	Percival House, 35 St Owen Street, Hereford, Herefordshire, HR1 2JB	Hereford	5	0
Hereford	150799	33 Bodenham Road, Hereford, Herefordshire	Hereford	0	8
Hereford	131391	The Oval, Hereford	Hereford	34	5
Hereford	152920	19 Daws Road, Hereford, Herefordshire, HR1 2JJ	Hereford	8	0
Hereford	162887	12 Holbrook Close, Hereford, HR1 1TR	Hereford	1	0
Hereford	152422	Outbuilding at Mavis Holt, 35 Hampton Park Road, Hereford, Herefordshire	Hereford	1	0
Hereford	153057	Land at 114 Eign Road, Hereford, Herefordshire, HR1 2RX	Hereford	0	1
Hereford	163751	Flats at 15 - 17 Eign Gate, Hereford, HR4 0AB	Hereford	3	0
Hereford	160322	Land at 82-84, Church Road, Hereford, HR1 1RS	Hereford	0	1
Hereford	163719	129-131 Eign Street, Hereford, Herefordshire	Hereford	2	0
Hereford	150244	30 Union Street, Hereford, Herefordshire, HR1 2BT	Hereford	1	0
Hereford	160274	Land adjacent to Riverside Primary School, Belmont Avenue, Herefordshire	Hereford	0	24
Hereford	142197	Land at Bridge Inn, College Road, Hereford, Herefordshire	Hereford	0	6
Hereford	160687	12 Kyrle Street, Hereford, HR1 2ET	Hereford	0	2
Hereford	161638	Land at 19 Ferndale Road, Hereford	Hereford	1	0
Hereford	160401	Land at 12 Kyrle Street, Hereford	Hereford	1	0
Hereford	162539	40 Baysham Street, Hereford, Herefordshire, HR4 0EU	Hereford	2	0
Hereford	142353	88 Kings Acre Road, Hereford	Hereford	1	0
Hereford	143340	Land to the rear of 25 Barrs Court Road, Hereford, HR1 1EQ	Hereford	0	1
Hereford	161545	16-18 High Town, & 12 East Street, Hereford, Herefordshire, HR1 2AA	Hereford	19	0
Hereford	162584	Land at 2 Monkmoor Street, Hereford	Hereford	10	0
Hereford	153506	20 Broad Street, Hereford, HR4 9AP	Hereford	4	0

Hereford	151077	Chandos Street Methodist Church, Chandos Street, Hereford, Herefordshire, HR4 0EX	Hereford	0	1
Hereford	143608	9 Aylestone Hill, Hereford, Herefordshire, HR1 1HR	Hereford	0	7
Hereford	160038	117 Whitecross Road, Hereford, Herefordshire, HR4 0LS	Hereford	0	1
Hereford	163176	Land at 36 Holme Lacy Road, Hereford, HR2 6BY	Hereford	0	4
Hereford	162210	Land to the rear of 85 Aylestone Hill, Hereford, Herefordshire	Hereford	1	0
Hereford	160613	Former Whitecross School, Baggally Street, Hereford	Hereford	42	23
Hereford	142008	Land between, 39 and 41 Westfaling Street, Hereford, Herefordshire, HR4 0HB	Hereford	1	0
Hereford	143189/F	Land West of Holywell Gutter Lane, Hereford, herefordshire, HR1 1XN	Hereford	0	10
Hereford	163130	Khema, Holme Lacy, Hereford, Herefordshire, HR2 6PH	Holme Lacy	0	1
Hereford	153616	Land south east of The Old Vicarage, Holme Lacy, Herefordshire, HR2 6LU	Holme Lacy	5	0
Hereford	160959	Land to the East of The Rambles, Shelwick, Hereford, HR1 3AL	Holmer & Shelwick	4	0
Hereford	151600	Land off Church Way, Holmer, Hereford	Holmer & Shelwick	0	10
Hereford	160492	Land adjacent to Oakley End, Shelwick, Hereford, HR1 3AL	Holmer & Shelwick	2	0
Hereford	163174	Land Opposite Dorgar, Shelwick, Herefordshire, HR1 3AL	Holmer & Shelwick	2	0
Hereford	112612	Land off Attwood Lane, Hereford, HR1 1LJ	Holmer & Shelwick	0	1
Hereford	153487	Palmers Court East, Attwood Lane, Holmer, Herefordshire	Holmer & Shelwick	1	0
Hereford	152678	Land at Wytz End, Church Way, Holmer, Hereford, Herefordshire	Holmer & Shelwick	2	0
Hereford	S110246/F	Barns at Highfield House, Coldwell Road, Munstone, Hereford, HR1 1LH	Holmer & Shelwick	2	1
Hereford	162912	Land to the East of the A49, Holmer, Herefordshire	Holmer & Shelwick	41	0
Hereford	160222	Barn at Lyde Cross Farm, Lyde, Hereford, HR1 3AE	Holmer & Shelwick	0	2
Hereford	162436	Land adjoining Fairleigh, Shelwick Green, Hereford, HR1 3AW	Holmer & Shelwick	1	0
Hereford	163390	Land adjacent to, Barbury, Coldwells Road, Hereford, HR1 1LH	Holmer & Shelwick	1	0
Hereford	162689	Land adjacent to Bramblefield Barn, Munstone, Hereford, HR1 3AH	Holmer & Shelwick	1	0
Hereford	163894	Land at West Court, Attwood Lane, Hereford	Holmer & Shelwick	2	0

Hereford	152705	Land at The Crossways, Roman Road, Holmer, Hereford, HR1 1LA	Holmer & Shelwick	3	1
Hereford	153777	Land at The Courtyard, Copelands, Church Way, Holmer, Hereford, HR1 1LL	Holmer & Shelwick	1	0
Hereford	161669	Land adjacent to Bannut Tree House, Shelwick Lane, Shelwick, Herefordshire, HR1 3AH	Holmer & Shelwick	5	0
Hereford	143412	Copelands, Church Way, Holmer, Hereford, HR1 1LL	Holmer & Shelwick	0	1
Hereford	132285	Barn at White House Farm, Munstone, Herefordshire, HR1 3AD	Holmer & Shelwick	0	2
Hereford	143556	Magnis Works, Roman Road, Bobblestock, Hereford, HR4 9QR	Holmer & Shelwick	5	0
Hereford	162883	Orchard adjacent Bramley, Bush Bank, Hereford, Herefordshire	King's Pyon	0	1
Hereford	153582	Field adjacent to Dower Cottage, Kings Pyon, Leominster, Herefordshire, HR4 8PU	King's Pyon	0	1
Hereford	162110	Land adjacent Maple Villa, Ledgemoor, Weobley, Herefordshire	King's Pyon	2	0
Hereford	142709	Lokhandar, Bush Bank, Hereford, HR4 8EW	King's Pyon	1	0
Hereford	161866	Land adjacent to Black Hall, Kings Pyon, Hereford, Herefordshire	King's Pyon	0	1
Hereford	151690	Land at Myrtleford Cottage, Ledgemoor, Weobley, Herefordshire	King's Pyon	0	1
Hereford	161217	Land at Butchers Meadow, Bush Bank, Hereford	King's Pyon	1	2
Hereford	161016	Sunny Bank Cottage, New Mills Farm Road, Little Dewchurch, Herefordshire, HR2 6PN	Little Dewchurch	1	0
Hereford	153004	Court Farm, Little Dewchurch, Hereford, Herefordshire	Little Dewchurch	0	1
Hereford	162473	Point Pleasant, Little Dewchurch, Hereford, HR2 6PR	Little Dewchurch	1	0
Hereford	132829	Land adjacent to 102 The Pastures, Lower Bullingham, Hereford, Herefordshire	Lower Bullingham	0	2
Hereford	161726	Land South of The Glympse, Green Crize, Lower Bullingham, Hereford, HR2 8AA	Lower Bullingham	2	0
Hereford	160390	Land at Porch House, Lugwardine, Hereford, HR1 4AG	Lugwardine	0	1
Hereford	151549	Land adjacent to Traherne Close, Lugwardine, Herefordshire, HR1 4AF	Lugwardine	7	0
Hereford	153700	Fernleigh, Eau Withington, Hereford, Herefordshire, HR1 3NG	Lugwardine	0	1
Hereford	DCCE2006/38 94/F	Hagley Cottage, Bartestree, Hereford, Herefordshire, HR1 4BX	Lugwardine	1	0

Hereford	163625	Land adjacent to Random Rocks, Bartestree, Hereford, Herefordshire	Lugwardine	1	0
Hereford	162255	Land adjacent to Newcourt Farm, Lugwardine, Hereford, Herefordshire	Lugwardine	1	0
Hereford	S111124/F	Hagley Hall, Lugwardine, Bartestree, Hereford, HR1 4BA	Lugwardine	2	0
Hereford	152240	Land at Fernleigh, Eau Withington, Hereford, Herefordshire	Lugwardine	1	0
Hereford	140531/O	Quarry Fields, Cotts Lane, Lugwardine, Herefordshire, HR1 4AA	Lugwardine	30	0
Hereford	142191/F	Mill Cottage, Bartestree, Hereford, HR1 4BA	Lugwardine	2	0
Hereford	163077	Land to the rear of 2 Quarry House, Lugwardine, Herefordshire, HR1 4AA	Lugwardine	1	0
Hereford	143720/O	Land south of A438 forming parcel no 0008 and part parcel no 2308, Bartestree, Hereford	Lugwardine	40	0
Hereford	150594	Stable Block, Tidnor Wood Orchards, Tidnor Lane, Lugwardine, Herefordshire, HR1 4DF	Lugwardine	0	1
Hereford	133284	Whitehall Place, Madley, Hereford, HR2 9LS	Madley	0	1
Hereford	152036	Land adjacent to, Faraday House, Madley, Herefordshire, HR2 9PJ	Madley	27	0
Hereford	161828	Bage House Farm, Lulham, Madley, Herefordshire, HR2 9JP	Madley	1	0
Hereford	150897	Land adjacent to Faraday House, Madley, Herefordshire, HR2 9PJ	Madley	10	0
Hereford	S111254/F	Keepers Bungalow, Shenmore, Madley, Herefordshire, HR2 9PB	Madley	0	1
Hereford	152381	The Lodge, Blenheim, Madley, Herefordshire, HR2 9LU	Madley	0	1
Hereford	131615	Barn adjacent Forty Farm, Madley, Herefordshire	Madley	0	2
Hereford	132700	Lower House, Madley, Hereford, HR2 9LU	Madley	0	1
Hereford	161646	Agricultural building south of Burmarsh Trading Estate, Burmarsh, Sutton St Nicholas, Herefordshire	Marden	1	0
Hereford	130951	Paradise Meadows, Marden, Herefordshire, HR1 3EN	Marden	0	3
Hereford	161591	Agricultural building opposite 15 - 17 Burmarsh Cottages, Sutton St Nicholas, Herefordshire	Marden	1	0
Hereford	163666	Farm Buildings at Rose Villa, Marden, Herefordshire	Marden	3	0
Hereford	162226	Buildings to North of Greenfields, On Eastfields Farm Land, Marden, Herefordshire	Marden	1	0



Hereford	161466	Venns Green Farm, Sutton St Nicholas, Hereford, Herefordshire, HR1 3DD	Marden	3	0
Hereford	142901	Land adjacent to Rose Villa, Paradise Green, Marden, Hereford	Marden	0	2
Hereford	161435	1 & 2 Venns Green Cottages, Venns Green, Sutton St Nicholas, Herefordshire, HR1 3DD	Marden	0	2
Hereford	170058	Site adjacent Whitegates, Marden, Hereford, HR1 3EZ	Marden	1	0
Hereford	161069	Land at Old School House, Marden, Herefordshire	Marden	1	0
Hereford	150989	Land adjacent to New House Farm and Marden Primary School, Marden, Herefordshire	Marden	90	0
Hereford	152475	Land adjacent to Sutton Lakes Farm, Sutton Lakes, Hereford	Marden	0	1
Hereford	162737	Brook House at Brook Farm, Marden, Herefordshire, HR1 3ET	Marden	6	0
Hereford	143782	Land adjacent to Rose Villa, Paradise Green, Marden, Hereford, HR1 3DW	Marden	9	0
Hereford	153483	Land adjacent to Garlands House, Mordiford, Hereford	Mordiford	0	1
Hereford	163300	Land adjacent Pump Orchard, Priors Frome, Herefordshire	Mordiford	3	0
Hereford	161703	Agricultural building at Brook House Farm, Moreton on Lugg, Hereford, Herefordshire, HR4 8DR	Moreton on Lugg	3	0
Hereford	151315	Land at Garrison House, Ordnance Close, Moreton on Lugg, Hereford, HR4 8DA	Moreton on Lugg	9	0
Hereford	153017	The Good Life, Shelwick, Herefordshire, HR1 3AS	Pipe and Lyde	0	1
Hereford	160644	Land adjacent to Dower House, Preston Wynne, Herefordshire, HR1 3PE	Preston Wynne	1	0
Hereford	161765	Land adjacent The Steppes, Preston Wynne, Herefordshire	Preston Wynne	1	0
Hereford	152366	Land adjacent to Pool House, Preston Wynne, Hereford, Herefordshire	Preston Wynne	0	1
Hereford	160021	Land Adjacent Oakdale, Preston Wynne, Hereford, Herefordshire, HR1 3PE	Preston Wynne	1	0
Hereford	160689	Land adjacent to The Pastures, Preston Wynne, Herefordshire, HR1 2PE	Preston Wynne	1	0
Hereford	162687	Land adjoining 1 Meadow Crescent, Preston Wynne, Herefordshire, HR1 3PA	Preston Wynne	1	0
Hereford	162328	Land adjacent to The Pastures, Preston Wynne, Hereford	Preston Wynne	2	0

Hereford	160514	Land North of The Bungalow, Preston Wynne, Herefordshire, HR1 3PE	Preston Wynne	0	2
Hereford	162964	Offices at Glenthorne, Swainshill, Herefordshire, HR4 7PU	Stretton Sugwas	0	0
Hereford	150213	Church Cottage, Swainshill, Herefordshire, HR4 7PU	Stretton Sugwas	2	0
Hereford	162592	Land adjacent Sugwas Pool House, Swainshill, Hereford	Stretton Sugwas	1	0
Hereford	152524	Travellers Rest Inn, Stretton Sugwas, Hereford, Herefordshire, HR4 7AL	Stretton Sugwas	5	0
Hereford	162229	Land adjacent Hanwell House, Swainshill, Herefordshire, HR4 7QB	Stretton Sugwas	4	0
Hereford	163334	Zaytoon, Stretton Sugwas, Herefordshire	Stretton Sugwas	2	0
Hereford	150173	T J Crump Oakwrights Ltd, The Lakes, Swainshill, Herefordshire, HR4 7PU	Stretton Sugwas	8	0
Hereford	S113593/F	The Lane, Sutton St Nicholas, Hereford, HR1 3AT	Sutton	2	1
Hereford	160463	Land at Talbots Farm, The Rhea, Sutton St Nicholas, Herefordshire, HR1 3BB	Sutton	0	1
Hereford	153586	The Barns, Talbot's Farm, Sutton St Nicholas, Hereford, Herefordshire	Sutton	0	1
Hereford	150899	Building plot adjacent to The Talbots Farm, The Rhea, Sutton St Nicholas, Herefordshire, HR1 3BB	Sutton	0	1
Hereford	160405	Plots 1 and 2, Land adjacent to Willowcroft, Sutton St Nicholas, Herefordshire	Sutton	0	1
Hereford	162221	Homme Farm, Wyatt Road, Cross Keys, Hereford, Herefordshire, HR1 3NP	Sutton	1	0
Hereford	151785	Land at Willow Croft, Sutton St Nicholas, Herefordshire	Sutton	1	0
Hereford	DCCE0009/16 84/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	Tarrington	0	5
Hereford	151954	Land adjacent to Ravensholt, Wellington, Hereford	Wellington	0	1
Hereford	161737	Land adjacent to 19 Brookside, Wellington, Herefordshire	Wellington	1	0
Hereford	163899	Former egg packing house on land at Upper Buskwood Farm, Hope-under-Dinmore, Herefordshire	Wellington	1	0
Hereford	161262	Khotla, Wellington, Hereford, Herefordshire, HR4 8AT	Wellington	1	0
Hereford	161182	Land at Stocks House Farm, Wellington, Hereford, HR4 8AZ	Wellington	5	0
Hereford	162804	Purlbrook Farm, Shucknall, Hereford, HR1 3SJ	Weston Beggard	0	1
Hereford	153355	Dingley Dell, Shucknall Hill, Hereford, Herefordshire, HR1 3SL	Weston Beggard	1	0

Hereford	160772	Land Adjacent To Style House, Withington, Herefordshire, HR1 3PZ	Withington	0	1
Hereford	151150	Land adjacent to Southbank, Withington, Herefordshire	Withington	69	0
Hereford	141887/O	Land at Whitestone House, Whitestone, Hereford	Withington	1	0
Hereford	152042	Land North of Whitestone Business Park, Whitestone, Herefordshire, HR1 3SE	Withington	80	0
Hereford	132272	Sandalwood, Nunnington, Herefordshire, HR1 3NJ	Withington	1	0
Hereford	150067	Land adjacent Vine Tree Close, Withington, Herefordshire	Withington	31	0
Hereford	130287/O	Land adjacent to Whitestone Chapel, Withington, Herefordshire, HR1 3QA	Withington	33	0
Hereford	162648	Land at 8 Station Road, Moorhampton, Herefordshire, HR4 7BE	Yazor	1	0
Kington	162312	Land at Pool Farm, Woonton, Hereford	Almeley	6	0
Kington	NW101020/F	Almeley Methodist Chapel, Almeley Wooton, Herefordshire, HR3 6PY	Almeley	0	1
Kington	161919	Land at the junction of the A480 and Hopleys Green Road, Woonton, Herefordshire, HR3 6QN	Almeley	3	0
Kington	161433	Cefn Farm, Brilley, Herefordshire, HR3 6JN	Brilley	0	1
Kington	152513	Land at Old Chapel, Brilley, Herefordshire, HR3 6JR	Brilley	0	1
Kington	162098	Barn A at Hill End Farm, Spond, Kington, HR5 3LD	Eardisley	1	0
Kington	151331	Little Quebb Farm, Quebb Road, Eardisley, Hereford, Herefordshire, HR3 6LP	Eardisley	0	1
Kington	162579	Land at Outfield, Eardisley, Herefordshire	Eardisley	1	0
Kington	143624	The Surgery, Eardisley, Hereford, Herefordshire, HR3 6NS	Eardisley	0	1
Kington	151107	Green Gables, Eardisley, Herefordshire, HR3 6PQ	Eardisley	1	0
Kington	141408	Barley Close, Woodseaves Road, Eardisley, Herefordshire	Eardisley	25	0
Kington	162094	Barns B & C at Hill End Farm, Spond, Kington, HR5 3LD	Eardisley	2	0
Kington	151898	Great Quebb Barns, Quebb Road, Eardisley, Hereford	Eardisley	0	3
Kington	141330	Kingswood Hall, Kingswood Road, Kington, Hereford, HR5 3HE	Kington	0	2
Kington	140821/F	Parkgate, Mill Street, Kington, Herefordshire, HR5 3AL	Kington	1	0

Kington	161641	Land at 12 Greenfield Drive, Kington, Herefordshire, HR5 3AD	Kington	2	0
Kington	152053	Site adjacent to Arrow Grange, Newburn Farm Access, Kington, Herefordshire, HR5 3HD	Kington	0	1
kington	141088	4 Gravel Hill, Kington, Herefordshire, HR5 3BS	Kington	0	2
Kington	161093	Land to the rear of Owls Rest, Lower Cross Lane, Kington, Herefordshire, HR5 3BG	Kington	0	1
Kington	162420	Old Bakery, 12 Church Street, Kington, Herefordshire, HR5 3AZ	Kington	0	1
Kington	142354/F	Land at Floodgates, Kington, Herefordshire	Kington	0	2
Kington	153631	Land at Deacon's Yard, 36 Victoria Road, Kington, Herefordshire, HR5 3BY	Kington	10	0
Kington	161973	Land to the Rear of, 43 High Street, Kington, Hereford	Kington	1	0
Kington	113545	Land behind 43 Duke St, Kington, Herefordshire, HR5 3BL	Kington	4	0
Kington	160661	Land at Bradnor Farm, Barton Lane, Kington, Herefordshire	Kington Rural	3	0
Kington	163478	The Oaklands, Kingswood, Kington, Herefordshire, HR5 3HF	Kington Rural	1	0
Kington	151976	Barn adjacent to Beech Grove, Rushock, Kington	Kington Rural	1	0
Kington	160304	Barns at Lower Newton Farm, Kinnersley, Herefordshire, HR3 6QB	Kinnersley	0	3
Kington	160663	Land at The Old Carpenters Shop, Kinnersley, Hereford, Herefordshire, HR3 6QB	Kinnersley	1	0
kington	161364	Agricultural Building at Kinnersley, Kinnersley, Herefordshire	Kinnersley	1	0
Kington	132123	Chapel adjacent to The Cottage, New Street, Lyonshall, Herefordshire, HR5 3HT	Lyonshall	0	0
kington	162011	Land adjacent to Burnt Orchard, Lyonshall, Herefordshire	Lyonshall	0	3
Kington	143830	Land adjoining Upper House, (Site A), Lyonshall, Herefordshire, HR5 3JN	Lyonshall	3	0
Kington	162197	Land adjacent to The Firs, Lyonshall, Kington, Herefordshire	Lyonshall	0	1
Kington	170107	Meadow Cottage (land adjacent to Mayberry Cottage), Holme Marsh, Kington, Herefordshire	Lyonshall	1	0
Kington	161501	Penrhos Court, Lyonshall, Kington, Herefordshire	Lyonshall	0	1
Kington	143832	Land opposite Upper House, (Site B), Lyonshall, Herefordshire	Lyonshall	6	0
Kington	152329	Site A2 - Land adjacent Upper House, Lyonshall, Herefordshire	Lyonshall	7	0

Kington	160574	Land northwest of Beech House, Holme Marsh, Kington, Herefordshire, HR5 3JS	Lyonshall	8	0
Kington	163882	Land South of Penrhos Farm, Lyonshall, Kington	Lyonshall	1	0
Kington	152330	Site B2 - Land adjacent Upper House, Lyonshall, Herefordshire	Lyonshall	7	0
Kington	151444	The Barn, White House, Norton Wood, Norton Canon, Hereford, HR4 7BP	Norton Canon	1	0
Kington	161246	Land at Day Nursery, Norton House School, Norton Canon, Herefordshire, HR4 7BH	Norton Canon	5	0
Kington	162150	Norton House School, Norton Canon, Herefordshire, HR4 7BH	Norton Canon	1	0
Kington	161369	Barn at New Dairy, Norton Canon, Herefordshire, HR4 7BP	Norton Canon	1	0
Kington	162430	Barn at Norton House Farm, Norton Canon, Herefordshire, HR4 7BQ	Norton Canon	0	1
Kington	151944	Former Doctors Surgery, East Street, Pembridge, Herefordshire, HR6 9HA	Pembridge	1	0
Kington	150657	Land adjacent to Holmleigh Cottage, Bridge Street, Pembridge, Hereford	Pembridge	0	1
Kington	162751	Storage building next to Woodsmith Cottage, High Street, Pembridge, Herefordshire, HR6 9DS	Pembridge	1	0
Kington	163651	Land off Sandiford Ploc, Pembridge, Herefordshire	Pembridge	7	0
Kington	153665	The Garden House, Lyonshall, Kington, Herefordshire, HR5 3LA	Pembridge	1	0
Kington	DCNW2004/3 274/F	Northwood Farm, Noke Lane, Pembridge, Leominster, Herefordshire, HR6 9HP	Pembridge	4	0
Kington	152540	Land adjacent Eastview, East Street, Pembridge, Herefordshire	Pembridge	0	3
Kington	160421	Land at Folly Farm, Nash, Presteigne	Rodd, Nash and Little Brampton	1	0
Kington	162384	Uphampton Farm, Belgate Lane, Uphampton Shobdon, Leominster, Herefordshire, HR6 9PA	Shobdon	1	0
Kington	160868	Workshop Adjacent to Quayfields, Shobdon, Leominster, Herefordshire, HR6 9NX	Shobdon	1	0
Kington	153162	Plot adjacent to Townsend Cottage, Shobdon, Herefordshire, HR6 9NF	Shobdon	0	1
kington	152149	Ledicot Barn, Shobdon, Leominster, Herefordshire	Shobdon	0	1
Kington	141575	Site opposite Hillerton Fold, Hillhampton Lane, Shobdon, Herefordshire, HR6 9NE	Shobdon	1	0

Kington	153588	Land at Calvi, Shobdon, Leominster, Herefordshire, HR6 9NN	Shobdon	0	4
Kington	164000	New Cottages, Shobdon, Herefordshire	Shobdon	10	0
Kington	141640	Lee Wood, Staunton on Arrow, Leominster, Herefordshire, HR6 9LF	Staunton on Arrow	0	1
Kington	132968	Land adj to Bliss House, Staunton on wye, Herefordshire. HR4 7NA	Staunton on wye	7	4
Kington	150778	Land at The Gables, Staunton-on-Wye, Hereford, HR4 7LS	Staunton on Wye	1	0
Kington	160581	Land at Balance Farm, Eywood Lane, Titley, Herefordshire	Titley	5	0
Kington	141705	Titley Farms, Titley, Kington, Herefordshire, HR5 3RL	Titley	5	0
Kington	132747/O	Land at Toll Bridge Cottage, Whitney-on-Wye, Hereford	Whitney-on-Wye	1	0
Kington	151609	Barns at Mill Half Farm, Whitney-on-Wye, Herefordshire	Whitney-on-Wye	4	0
Kington	123421	Replacement dwelling at Brick Cottage, Winforton, Hereford	Willersley and Winforton	0	1
Kington	160853	Land at rear of Lynwood, Winforton, Herefordshire, HR3 6EA	Willersley and Winforton	3	0
Kington	N111647/F	Fairlands, Winforton, Hereford, HR3 6EB	Willersley and Winforton	0	2
Kington	160163	Land adjacent Courtlands Farm, Winforton, Herefordshire	Willersley and Winforton	0	4
Kington	161405	Land west of The Poppins, Winforton, Herefordshire	Willersley and Winforton	0	1
Kington	151111	Land west of The Poppins, Winforton, Herefordshire, HR3 6EA	Willersley and Winforton	1	0
Kington	143517/F	Land adjoining Courtlands Farm, Winforton, Herefordshire, HR3 6EA	Willersley and Winforton	7	0
Kington	151168	Land adjoining Courtlands Farm, Winforton, Herefordshire, HR3 6EA	Willersley and Winforton	0	1
kington	163896	Plots 1 and 2 Ramblers Way, Winforton, Herefordshire	Willersley and Winforton	2	0
Ledbury	164097	Land adjacent to 44 and 45-46, Ashperton Road, Ashperton, Ledbury, Herefordshire	Ashperton	1	2
Ledbury	153022	The Cottage, Church Lane, Ashperton, Ledbury	Ashperton	1	0
Ledbury	152041	Land to the North of Ashperton Village Hall, Ashperton, Herefordshire	Ashperton	10	0

Ledbury	152964	The Sponend Farm, Fromes Hill, Ledbury, Hereford, HR8 1HT	Bishop's Frome	1	0
Ledbury	163017	Land to the rear of Wheatsheaf Inn, The Stables, Fromes Hill, Ledbury, Herefordshire	Bishop's Frome	1	0
Bromyard	150473	Proposed residential development of 20 dwellings including 7 affordable houses	Bishops Frome	20	0
Ledbury	151724	Agricultural building and Land at Leaddon Dale, Brooke Lane, Bosbury, Herefordshire, HR8 1QD	Bosbury	0	1
Ledbury	162731	Aurals Farm Cottage, Orchard Fam Lane, Bosbury, Ledbury	Bosbury	0	2
Ledbury	151404	The Hop Drier, Coddington, Nr Ledbury, Herefordshire, HR8 1JS	Bosbury	1	0
Ledbury	160450	Land to the East of Brook Lane, North of B4220, Bosbury, Hereford	Bosbury	21	0
Ledbury	151795	Barn adjacent to The Oak Inn, Bromyard Road, Staplow, Herefordshire	Bosbury	0	1
Ledbury	150349	Middlefields Farm, Castle Frome, Ledbury, Herefordshire, HR8 1HJ	Castle Frome	1	0
Ledbury	161068	Land at The Coach House, Old Church Road, Colwall, Malvern, Herefordshire	Colwall	1	0
Ledbury	153791	Land at Two Elms, 5 Crescent Road, Colwall, Herefordshire, WR13 6QW	Colwall	0	2
Ledbury	NE2002/2041/F	The Railway Paddock, The Elms School, Walwyn Road, Colwall, Malvern	Colwall	1	0
Ledbury	143806	Hoe Farm, Mathon Road, Colwall, Herefordshire, WR13 6EP	Colwall	1	0
Ledbury	132321/F	The Field adjoining Brookmill Close, Colwall, Herefordshire	Colwall	0	7
Ledbury	162532	Land adjacent Fox Court, Walwyn Road, Upper Colwall, Malvern	Colwall	1	0
Ledbury	162571	Oxford House, Walwyn Road, Colwall, Malvern, Herefordshire, WR13 6QP	Colwall	1	0
Ledbury	153310	The Barn, Wold Farm,, Cradley, Malvern, Herefordshire	Cradley	1	0
Ledbury	140942/O	Land off Pixiefields, Westfields, Cradley, Herefordshire	Cradley	60	0
Ledbury	164095	Land at Dragon Wyck, Bosbury Road, Cradley, Herefordshire, WR13 5LT	Cradley	1	0
Ledbury	NE2003/0647/F	Crown Inn, Cradley, Malvern, Herefordshire, WR13 5LS	Cradley	3	1
Ledbury	153170	The Cartshed, The Hamlet of Halesend, Storridge, Malvern, Herefordshire, WR13 5EW	Cradley	0	1

Ledbury	162087	The Elms Bungalow, The Elms, Rectory Lane, Cradley, Malvern, Herefordshire, WR13 5LH	Cradley	1	0
Ledbury	150962	Land to the north of Hope End Farm, Ridgeway Cross, Cradley, Herefordshire	Cradley	0	1
Ledbury	N111739/F	Redwood, Batchcombe, Storridge, Herefordshire, WR13 5ES	Cradley	0	1
Ledbury	N110789/F	Tanhouse Farm, Tanhouse Lane, Cradley, Malvern, Herefordshire, WR13 5JY	Cradley	0	1
Ledbury	163936	Flats at Queenswood, Cradley, Malvern, WR13 5NF	Cradley	2	0
Ledbury	161086	Barn at Tanhouse Barn, Tanhouse Lane, Cradley, Malvern, WR13 5JY	Cradley	0	1
Ledbury	162041	Land at Coombe Farm, Coombe Lane, Ridgeway Cross, Cradley, Worcestershire	Cradley	1	0
Ledbury	161085	Elms Barn opposite The Elms, Rectory Lane, Cradley, Malvern, Worcestershire, WR13 5LH	Cradley	0	1
Ledbury	161944	Land to the rear of Butterfields, Bosbury Road, Cradley, Worcestershire	Cradley	1	0
Ledbury	162440	Smallends Farm, Donnington, Ledbury, Herefordshire	Donnington	1	0
Ledbury	143537	Tinsmiths, Rear of 8A High Street, Ledbury, Herefordshire, HR8 1DS	Ledbury	1	0
Ledbury	162465	Land adjacent 33 Queens Way, Ledbury, Herefordshire, HR8 2AY	Ledbury	1	0
Ledbury	163055	4 The Southend, Ledbury, Herefordshire, HR8 2EY	Ledbury	1	0
Ledbury	150316	51 Lower Road, Ledbury, Herefordshire, HR8 2DH	Ledbury	0	1
Ledbury	141651	Land to the rear of, The Full Pitcher, New Street, Ledbury, Hereford, HR8 2EN	Ledbury	100	0
Ledbury	143116	Land to the south of Leadon Way, Ledbury, Herefordshire	Ledbury	321	0
Ledbury	151262	Plaistow Farm, Rhea Lane, Ledbury, Herefordshire, HR8 2PU	Ledbury	4	0
Ledbury	162014	Land adjacent to Fern Croft, Victoria Road, Ledbury, Herefordshire, HR8 2DD	Ledbury	0	1
Ledbury	142711/F	Garden Rear of 52 Bank Crescent, Ledbury, Herefordshire, HR8 1AE	Ledbury	1	0
Ledbury	151075	Land at 1 Bridge Street, Ledbury, Herefordshire, HR8 2AJ	Ledbury	1	0
Ledbury	162063	4 High Street, Ledbury, Herefordshire, HR8 1DS	Ledbury	1	0
Ledbury	151288	The Laddin Farm, Little Marcle, Ledbury, Herefordshire, HR8 2LB	Little Marcle	3	0



Ledbury	161637	Land at Brook Farm, Little Marcle, Herefordshire	Little Marcle	1	0
Ledbury	163533	Moreton Wood, Ullingswick, Herefordshire	Moreton Jeffries	1	0
Ledbury	163640	Land at 2 North Lodge, Mill Lane, Much Cowarne, Herefordshire, HR7 4JJ	Much Cowarne	1	0
Ledbury	164063	2 Beech Tree Cottages, Mill Lane, Much Cowarne, Herefordshire	Much Cowarne	4	0
Ledbury	163171	Land Adjacent to The Old Council Houses, Much Cowarne, Herefordshire, HR7 4JH	Much Cowarne	1	0
Ledbury	163813	Land adjacent to 1 Beechtree Cottage, Mill Lane, Much Cowarne, Herefordshire	Much Cowarne	2	0
Ledbury	160688	Land adjacent to 1 Beechtree Cottages, Mill Lane, Much Cowarne, Herefordshire	Much Cowarne	1	0
Ledbury	163812	Land adjacent to 1 Beechtree Cottages, Mill Lane, Much Cowarne, Herefordshire	Much Cowarne	1	0
Ledbury	150405	Fir Tree Inn, Much Cowarne, Herefordshire, HR7 4JN	Much Cowarne	3	0
Ledbury	162906	School House, Much Cowarne, Bromyard, Herefordshire, HR7 4JQ	Much Cowarne	3	0
Ledbury	163224	Land at The Vern, Munsley, Herefordshire, HR8 2SQ	Munsley	1	0
Ledbury	163531	The Castle, Ashperton, Ledbury	Munsley	1	0
Ledbury	152040	Abels Cottage, The Twern, Putley, Ledbury, Herefordshire, HR8 2RD	Putley	1	0
Ledbury	153251	Barn at Upper House Farm, Putley, Herefordshire	Putley	1	0
Ledbury	163182	The Gables, Ochre Hill, Wellington Heath, Ledbury, Herefordshire, HR8 1LZ	Wellington Heath	1	0
Ledbury	153712	Ridgeway, Ledbury Road, Wellington Heath, Herefordshire	Wellington Heath	1	0
Ledbury	153788	Land adjacent to The Becks, The Common, Wellington Heath, Herefordshire, HR8 1LY	Wellington Heath	1	0
Ledbury	151917	Land at, Ochre Hill, Wellington Heath, Ledbury, Herefordshire	Wellington Heath	1	0
Ledbury	151438	Land at Fir Tree Cottage, Floyds Lane, Wellington Heath, Ledbury, Herefordshire, HR8 1LR	Wellington Heath	3	0
Ledbury	161996	Site adjacent Farmers Arms, Wellington Heath, Ledbury, Herefordshire	Wellington Heath	2	0
Ledbury	160174	Land adjacent to Swallow Farm, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NA	Wellington Heath	1	0

Ledbury	163588	Plot at Cardiff Cottage, Ledbury Road, Wellington Heath, Herefordshire	Wellington Heath	1	0
Ledbury	152289	Pegs Farm, Staplow, Ledbury, Herefordshire, HR8 1NQ	Wellington Heath	3	1
Ledbury	132414	Outbuilding adj to Swallow Farm, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NA	Wellington Heath	0	1
Ledbury	170267	Land at The Porch, Lower Eggleton, Ledbury, Herefordshire	Yarkhill	1	0
Ledbury	151910	Ivy Cottage, Lower Eggleton, Ledbury, Herefordshire, HR8 2UQ	Yarkhill	0	1
Ledbury	152493	Monksbury Court Barns, Monkhide Village Road, Monkhide, Herefordshire, HR8 2TU	Yarkhill	0	3
Leominster	151263	Court Farm House, The Wylde, Leinthall Earls, Herefordshire, HR6 9TU	Aymestrey	0	4
Leominster	153641	The Barn at Upper Lye, Aymestrey, Herefordshire	Aymestrey	0	1
Leominster	153493	Farm buildings at Woodhampton Farm, Lower Lye, Aymestrey, Leominster, Herefordshire	Aymestrey	0	1
Leominster	161067	Land at Bush House, Bush Bank, Herefordshire, HR4 8PQ	Birley with Upper Hill	0	1
Leominster	160267	Barn Conversion at Oak Hill Barn, Boresford, Herefordshire, LD8 2NB	Brampton Bryan	0	1
Leominster	153733	Land at New House Farm, Brimfield, Ludlow, Shropshire	Brimfield	1	0
Leominster	143489	Land Adjacent to Brooklands, Wyson Lane, Brimfield, Ludlow, Herefordshire, SY8 4NQ	Brimfield	10	0
Leominster	153794	Land at Rowan Bungalow, Brimfield, Ludlow, Shropshire, SY8 4NG	Brimfield	2	0
Leominster	150789	Land at Tenbury Road, Brimfield, Herefordshire	Brimfield	20	0
Leominster	160720	Land off Church Road, Brimfield, Herefordshire	Brimfield	0	2
Leominster	143388	The Folly, Wyson Lane, Brimfield, Ludlow, Shropshire, SY8 4NG	Brimfield	0	2
Leominster	160361	Site at The Beech, Haynall Lane, Little Hereford, herefordshire	Brimfield	0	1
Leominster	162407	Land adjacent Pincroft House, Green Lane, Yarpole, Leominster, Herefordshire	Croft and Yarpole	1	0
Leominster	162256	Brook House Farm, Brook Lane, Yarpole, Herefordshire	Croft and Yarpole	9	0
Leominster	160075	Land adjacent to Maunds House, Yarpole, Leominster, Herefordshire	Croft and Yarpole	1	0
Leominster	160073	Land off Croft Crescent, Yarpole, Leominster, Herefordshire	Croft and Yarpole	5	0

Leominster	163222	Cattle sheds, Stockingfield, Dilwyn, Herefordshire	Dilwyn	0	1
Leominster	153376	Orchard Barn, Dilwyn, Leominster, Herefordshire, HR4 8HL	Dilwyn	1	1
Leominster	160485	Land adjacent to Orchard Cottage, Dilwyn, Herefordshire	Dilwyn	2	0
Leominster	151755	Land at Dilwyn Common, Dilwyn, Herefordshire	Dilwyn	4	0
Leominster	143178	Hinton Manor, Eardisland, Leominster, Herefordshire, HR6 9BG	Eardisland	2	0
Leominster	143390	The Elms, Eardisland, Leominster, Herefordshire, HR6 9BN	Eardisland	10	0
Leominster	150455	Land adjoining Ivy Cottage, Ashton, Leominster, Herefordshire, HR6 0DN	Eye, Moreton and Ashton	0	1
Leominster	132188	Hill Farm, Eyton, Leominster, Herefordshire	Eyton	0	3
Leominster	153458	Yolk Meadow, Kimbolton, Leominster, Herefordshire, HR6 0HQ	Kimbolton	3	0
Leominster	160370	Land at Forbury Farm, Bache Lane, Kimbolton, Herefordshire	Kimbolton	4	0
Leominster	151145	Field adjoining A4112 and Chestnut Avenue, Kimbolton, Leominster, Herefordshire	Kimbolton	21	0
Leominster	153409	Grantsfield Farm, Kimbolton, Leominster, Herefordshire	Kimbolton	1	0
Leominster	162156	Old Chapel House, New Road, Kimbolton, Herefordshire	Kimbolton	0	1
Leominster	162033	Cobnash House, Hostel Lane, Cobnash, Kingsland, Herefordshire	Kingsland	2	0
Leominster	162034	Whitley Court, Cobnash, Kingsland, Leominster	Kingsland	1	1
Leominster	162096	Agricultural buildings at Becknell House, Kingsland, Leominster, Herefordshire, HR6 9PX	Kingsland	2	0
Leominster	164062	Land adjacent to Garden Cottage, Hostel Land, Cobnash, Kingsland	Kingsland	1	0
Leominster	150649	The Laurels, Kingsland, Herefordshire	Kingsland	0	3
Leominster	143821	Croftmead, North Road, Kingsland, Herefordshire, HR6 9RZ	Kingsland	0	5
Leominster	162166	Land to the south of Martindale, Kingsland, Herefordshire	Kingsland	10	0
Leominster	153690	Land to the rear of Boarsfield, Lugg Green Road, Kingsland, Herefordshire	Kingsland	13	0
Leominster	153404	St Mary's Farm, Kingsland, Herefordshire, HR6 9QS	Kingsland	0	18
Leominster	163290	Land at The Garden House, Orchard Close, Kingsland, Leominster, Herefordshire, HR6 9QS	Kingsland	1	0

Leominster	152726	Land adjacent to Westmead, Longford, Kingsland, Herefordshire	Kingsland	0	2
Leominster	161746	Plot 2, Land adjacent to Westmead, Kingsland, Herefordshire, HR6 9QJ	Kingsland	1	0
Leominster	150575	Land at Ryelands View, Kinsham, Presteigne, Herefordshire, LD8 2HP	Kinsham	0	1
Leominster	164064	The Stables, Leinthall Starkses, Herefordshire, SY8 2HP	Leinthall Starkses	1	0
Leominster	162180	Land off High Street, Leintwardine, Herefordshire	Leintwardine	0	10
Leominster	142215	Land off Rosemary Lane, Leintwardine, Herefordshire	Leintwardine	45	0
Leominster	150996	Land at rear of 48 Watling Street, Leintwardine, Craven Arms, Shropshire, SY 7 0LL	Leintwardine	1	0
Leominster	162811	Land to the rear of 9 Watling Street, Leintwardine, Craven Arms, Herefordshire, SY7 0LW	Leintwardine	1	0
Leominster	160761	Barn adjacent Comfordt House, Eaton Hill, Leominster, Herefordshire	Leominster	0	2
Leominster	161592	Agricultural building at Ridgeway Farm, Ludlow Road, Leominster, Herefordshire	Leominster	0	1
Leominster	161692	51 West Street, Leominster, Herefordshire, HR6 8EP	Leominster	3	0
Leominster	161937	Site at The Birdcage, Barons Cross Road, Leominster, Herefordshire	Leominster	2	0
Leominster	160226	Land adjacent 87 Bridge Street, Leominster, Herefordshire, HR6 8EA	Leominster	1	0
Leominster	161486	Land at Pinfarthings, Off North Mappenors Lane, Leominster, Herefordshire	Leominster	21	0
Leominster	160553	Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT	Leominster	4	0
Leominster	DCNC2007/28 69/F	44 Vicarage Street, Leominster	Leominster	0	4
Leominster	161753	Badgers Court, 27-31 South Street, Leominster, Herefordshire, HR6 8JQ	Leominster	0	2
Leominster	162359	Land to the rear of Howard Cottage, Barons Cross Road, Leominster, Hereford	Leominster	2	0
Leominster	N111284/F	Former Orphans Printing Press, Laundry Lane, Leominster, Herefordshire, HR6 8JT	Leominster	0	10
Leominster	NC100122/RM	Barons Cross Camp, Cholstrey Road, Leominster, HR6 8RT	Leominster	425	0
Leominster	150052	Land off Ginhall Lane, Leominster	Leominster	12	0
Leominster	140665	Land at Laundry Lane, Leominster, Herefordshire	Leominster	0	41

Leominster	150812	Land off Westcroft, Leominster, Herefordshire, HR6 8HG	Leominster	30	0
Leominster	162547	Land at Copper Beech Close, Leominster, Herefordshire, HR6 8LE	Leominster	1	0
Leominster	163562	Land between Wharton Cottage and Bannut Tree Cottage, Wharton, Leominster, Herefordshire	Leominster	6	0
Leominster	161456	26 High Street, Morris Mews, Leominster	Leominster	3	0
Leominster	160811	Brierley Court Hop Farm, Brierley Lane, Brierley, Leominster, HR6 0NU	Leominster	8	0
Leominster	161133	Land at Church View, Ivington, Leominster, Herefordshire	Leominster	2	0
Leominster	141006	Land off Ebnal Close, Leominster, Herefordshire	Leominster	4	0
Leominster	152465	Land at Longlands, Monkland Road, Barons Cross, Leominster, Herefordshire	Leominster	0	2
Leominster	161189	Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL	Leominster	7	0
Leominster	160812	Land at West Winds, Cholstrey Road, Leominster, Herefordshire, HR6 8RT	Leominster	23	0
Leominster	141022	Land at Pinsley Road Leominster	Leominster	0	29
Leominster	163836	The Sign Shop at Little Heath, Heath Road, Leysters, Herefordshire, HR6 0HT	Leysters	1	0
Leominster	163822	Land at The Ridges, Birtley, Bucknell, Hereford, SY7 0DT	Lingen	1	0
Leominster	DCNC0009/1336/F	Suzie's Barn And The Pottery Woodhampton House Bleathwood, Ludlow, Herefordsh SY8 4LR	Little Hereford	0	3
Leominster	163814	Building adjacent The Old Vicarage, Lucton, Leominster, Herefordshire, HR6 9PN	Lucton	1	0
Leominster	151584	Land adjacent to Brick House, Luston, Herefordshire, HR6 0EB	Luston	7	0
Leominster	151325	Land adjacent to Lustonbury, Luston, Leominster, Herefordshire, HR6 0AP	Luston	3	0
Leominster	N113176/F	Oast House, Lustonbury, Luston, Herefordshire, HR6 0AP	Luston	0	1
Leominster	131671	Replacement dwelling at Ashley Fields Cottage, Hundred Lane, Middleton-on-the-Hill, Leominster, Herefordshire	Middleton on the Hill	0	1
Leominster	152026	The Granary, Rock Farm, Middleton on the Hill, Leominster, Herefordshire, HR6 0HY	Middleton on the Hill	0	1
Leominster	N113063/F	Ford Farm, Middleton on the Hill, Ludlow, SY8 4BD	Middleton on the Hill	1	0

Leominster	152809	Springfield, St Michaels, Tenbury Wells, Herefordshire, WR15 8PJ	Middleton on the Hill	0	1
Leominster	N123460/F	Land West of Next End Farm, Monkland, Leominster, Herefordshire	Monkland and Stretford	0	1
Leominster	152925	Land off Old Road, Monkland, Herefordshire	Monkland and Stretford	5	0
Leominster	153521	The Knoll, Orleton, Ludlow, Herefordshire, SY8 4JA	Orleton	1	0
Leominster	153298	Lilac Cottage, Orleton, Ludlow, Herefordshire, SY8 4HY	Orleton	0	1
Leominster	152204	Land opposite Orleton School, Kings Road, Orleton, Herefordshire	Orleton	39	0
Leominster	152716	Land at The Forge, Richards Castle, Ludlow, Shropshire	Richards Castle (Hereford)	0	2
Leominster	150419	High Bank, Richards Castle, Ludlow, Herefordshire, SY8 4EL	Richards Castle (Hereford)	1	0
Leominster	152856	The Throne Farm, Weobley, Herefordshire	Weobley	3	0
Leominster	162498	Land adjacent Chapel Orchard, Hereford Road, Weobley, Hereford	Weobley	5	0
Leominster	132924	Gadbridge Road, Weobley, Herefordshire, HR4 8SN	Weobley	40	0
Leominster	160282	Land at Wigmore Hall, Wigmore, Leominster, Herefordshire, HR6 9UL	Wigmore	1	0
Leominster	151270	Land at Burnt House, Castle Street, Wigmore, Leominster, Herefordshire, HR6 9VA	Wigmore	1	0
Leominster	162083	4 Glen View, Wigmore, Leominster, Herefordshire, HR6 9UU	Wigmore	1	0
Leominster	150115/F	Pear Tree Farm, Wigmore, Herefordshire, HR6 9UR	Wigmore	4	0
Ross-on-Wye	153550	Rose Cottage, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SL	Linton (Penyard)	1	0
Ross-on-Wye	143377	Holly Farm House (formerly Holly Cottage), Kingsthorpe, Hereford	Aconbury	0	1
Ross-on-Wye	153240	Land at Old Holloway, Little Birch, Herefordshire	Aconbury	0	1
Ross-on-Wye	150959	Land at Wellfield, Poplar Road, Clehonger, Herefordshire, HR2 9SW	Allensmore	5	0
Ross-on-Wye	113067	Cobhall Manor Farm, Allensmore, Hereford HR2 9BG	Allensmore	4	1
Ross-on-Wye	131247	Hollyville, Cobhall Common, Allensmore, Herefordshire, HR2 9BP	Allensmore	0	1
Ross-on-Wye	153691	Land off Gardiners Oak, Clehonger, Herefordshire	Allensmore	4	0
Ross-on-Wye	150841	Plot at Cobhall Common, Allensmore, Hereford, Herefordshire, HR2 9BW	Allensmore	1	0

Ross-on-Wye	151696	Glenleith Barn, Aston Court Farm, Little Gorsley, Herefordshire, GL18 1PG	Aston Ingham	1	0
Ross-on-Wye	162013	Laurels Farm, Barrel Lane, Longhope, Herefordshire, GL17 0LS	Aston Ingham	1	0
Ross-on-Wye	161087	Barn A and Animal Stall A, Lower Coldridge Farm, Aston Ingham, Herefordshire	Aston Ingham	1	0
Ross-on-Wye	150887	Zubare, Ross Road, Brampton Abbots, Herefordshire, HR9 7JA	Brampton Abbots	0	1
Ross-on-Wye	153437	Land at Brampton Abbots, Ross-on-Wye, Herefordshire	Brampton Abbots	4	0
Ross-on-Wye	163225	Land adjacent to Brampton Abbots Village Hall, Brampton Abbots, Herefordshire, HR9 7JD	Brampton Abbots	2	0
Ross-on-Wye	153594	Orles Barn Hotel, Old Nursery Close, Ross-on-Wye, Herefordshire, HR9 6AE	Bridstow	4	0
Ross-on-Wye	151630	Land at Applewood House, Bridstow, Ross on Wye, Herefordshire	Bridstow	1	0
Ross-on-Wye	152897	Land at Ash Ingen Place, Bridstow, Ross-on-Wye, Herefordshire	Bridstow	0	1
Ross-on-Wye	163998	Land at Rock Cottage, Bridstow, Ross-on-Wye, Herefordshire	Bridstow	1	0
Ross-on-Wye	151603	Gate House, Foy, Ross-On-Wye, Herefordshire, HR9 7JW	Foy	0	1
Ross-on-Wye	142667	Barns at Foy Hall, Foy, Ross-On-Wye, Herefordshire, HR9 6QY	Foy	0	2
Ross-on-Wye	152359	Former Activity Barn, Hole-in-the-wall, Foy, Ross-on-Wye, Herefordshire	Foy	1	0
Ross-on-Wye	151688	Lands adjacent Myrtle House, Garway, Herefordshire, HR2 8RQ	Garway	1	0
Ross-on-Wye	150837	Little Garway Farm, Garway Hill, Hereford, Herefordshire, HR2 8HB	Garway	0	1
Ross-on-Wye	S111924/F	Nantewain, Broad Oak, Hereford, HR2 8QZ	Garway	0	1
Ross-on-Wye	153727	Farm building at Haskells Farm, Broadoak, Near Hereford, Herefordshire	Garway	0	1
Ross-on-Wye	162120	Land between Newholme and Newlands Cottage, Garway, Herefordshire	Garway	1	0
Ross-on-Wye	161203	Land adjacent Jollys of Goodrich, Goodrich, Ross-on-Wye, Herefordshire	Goodrich	1	0
Ross-on-Wye	153815	Land adjacent Riverhill, Newmills Hill, Goodrich, Herefordshire	Goodrich	0	1
Ross-on-Wye	163051	The Pippins, Goodrich, Herefordshire	Goodrich	1	0
Ross-on-Wye	162947	Land adjoining Bryants Court Cottage, Goodrich, Herefordshire	Goodrich	0	2

Ross-on-Wye	143617	Land adjacent to 2 Doward Place, Goodrich, Ross-on-Wye, Herefordshire	Goodrich	0	1
Ross-on-Wye	162482	Lower Garden of The Knapp, Goodrich, Ross-on-Wye	Goodrich	1	0
Ross-on-Wye	170132	Goodrich Pre School, Goodrich, Ross-on-Wye, Herefordshire, HR9 6HU	Goodrich	1	0
Ross-on-Wye	162268	1 The Square, Goodrich, Ross-On-Wye, Herefordshire, HR9 6HX	Goodrich	1	0
Ross-on-Wye	163861	Edge Meadow House, Harewood End, Hereford	Harewood	1	0
Ross-on-Wye	152213	Land at Little Pengethley Farm, Peterstow, Ross-on-Wye, Herefordshire	Hentland	1	0
Ross-on-Wye	153209	Land south of Tresseck Mill Road, Hoarwithy, Herefordshire	Hentland	0	2
Ross-on-Wye	153406	Procuo, St Owens Cross, Hereford, Herefordshire, HR2 8LG	Hentland	1	0
Ross-on-Wye	150811	Former BT Telephone Exchange, Land East of Court Farm, Pontrilas, Herefordshire, HR2 0BX	Kentchurch	9	0
Ross-on-Wye	152064	Land adjacent to 1 Railway Terrace, Pontrilas, Herefordshire, HR2 0BH	Kentchurch	1	0
Ross-on-Wye	150389	Woodlands, Railway Terrace Access, Pontrilas, Herefordshire, HR2 0BH	Kentchurch	1	0
Ross-on-Wye	161106	Dippersmoor Manor, Kilpeck, Herefordshire	Kilpeck	1	0
Ross-on-Wye	151752	Land adjacent to Seven Acres, Kings Caple, Herefordshire, HR1 4TZ	Kings Caple	2	0
Ross-on-Wye	162112	Land at High House, Kings Caple, Herefordshire	Kings Caple	1	0
Ross-on-Wye	150328	Huff Cap, Kingstone, Herefordshire	Kingstone	2	0
Ross-on-Wye	162468	Brookfield Lodge, Thruxton, Hereford, Herefordshire, HR2 9BB	Kingstone	0	1
Ross-on-Wye	130351/F	Land South of the B4349 & West of the C1221, Kingstone, Herefordshire, HR2 9HP	Kingstone	150	0
Ross-on-Wye	143476	Land to the rear of Whitehouse Drive, Kingstone. Hereford	Kingstone	0	2
Ross-on-Wye	153091	49 Green Lane, Kingstone, Hereford, Herefordshire, HR2 9EX	Kingstone	0	1
Ross-on-Wye	141614	Barn at Arkstone Court, Clehonger, Hereford, HR2 9TR	Kingstone	0	1
Ross-on-Wye	153511	Land adjacent to the B4222, Lea, Ross on Wye, Herefordshire	Lea	38	0
Ross-on-Wye	163970	Land to rear of Petrol filling station, Lea, Ross-on-Wye, Herefordshire	Lea	39	0
Ross-on-Wye	153263	Stables at Green Acres, Lea, Herefordshire, HR9 7JZ	Lea	1	0



Ross-on-Wye	151565	Land at Hunters Hall, Lea, Ross-on-Wye, Herefordshire, HR9 7LQ	Lea	0	4
Ross-on-Wye	160513	Line House, Lea, Ross-On-Wye, Herefordshire, HR9 7LQ	Lea	1	0
Ross-on-Wye	161233	Land at Aldene, Lea, Ross-On-Wye, Herefordshire, HR9 7LQ	Lea	6	0
Ross-on-Wye	S102520/F	Norton Farm, Lea Bailey Road C1278, Lea Bailey, Herefordshire, HR9 5TY	Lea	0	1
Ross-on-Wye	152576	Land at Line House, The Lea, Ross-on-Wye, Herefordshire, HR9 7LQ	Lea	0	1
Ross-on-Wye	142613	Lea Villa, Villa Residential Park, Lea, Ross-On-Wye HR9 7LQ	Lea	0	11
Ross-on-Wye	161143	Land at Laurel Cottage, Frowens Lane, Gorsley, Herefordshire, HR9 7SJ	Linton (Penyard)	0	1
Ross-on-Wye	161833	Hill View Farm, Aston Crews, Ross-on-Wye	Linton (Penyard)	1	0
Ross-on-Wye	163694	Land opposite Laburnam Cottage, Bromash, Ross-on-Wye, Herefordshire, HR9 7PN	Linton (Penyard)	4	0
Ross-on-Wye	152392	Land adjacent to Forge House, Bromash, Ross on Wye, Herefordshire	Linton (Penyard)	1	0
Ross-on-Wye	153350	Land at Two Parks Farm, Upton Bishop, Herefordshire, HR9 7UH	Linton (Penyard)	1	0
Ross-on-Wye	160992	Land adjoining Woodend Lane, Gorsley, Herefordshire	Linton (Penyard)	5	0
Ross-on-Wye	162456	Land adjacent Ivylea House, Bromsash, Ross on Wye, Herefordshire	Linton (Penyard)	5	0
Ross-on-Wye	163980	Land at Kamberg Cottage, Lower Ridge, Linton, Ross-on-Wye, Herefordshire, HR9 7RU	Linton (Penyard)	1	0
Ross-on-Wye	153016	East View, Bromsash, Ross-On-Wye, Herefordshire, HR9 7PN	Linton (Penyard)	0	1
Ross-on-Wye	160211	Land adjacent to Grape Cottage, Barrups Lane, Gorsley, Herefordshire	Linton (Penyard)	1	0
Ross-on-Wye	151174	Land at The Old Post Office, Gorsley, Herefordshire, HR9 7SW	Linton (Penyard)	1	0
Ross-on-Wye	143774/F	Land North West of Methodist Chapel, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SE	Linton (Penyard)	7	0
Ross-on-Wye	163343	Land off Chapel Lane, Gorsley, Ross-on-Wye, Herefordshire	Linton (Penyard)	7	0
Ross-on-Wye	153678	Fairfields, Bromsash, Herefordshire, HR9 7PJ	Linton (Penyard)	1	0
Ross-on-Wye	150012/F	Land adjoining and opposite 1 Springdale, Gorsley, Herefordshire, HR9 7SU	Linton (Penyard)	0	1
Ross-on-Wye	162813	Land adjacent to Uplands, Little Birch, Herefordshire	Little Birch	1	0

Ross-on-Wye	163993	Land adjacent to Fernleigh, Little Birch, Herefordshire, HR2 8BD	Little Birch	1	0
Ross-on-Wye	162984	Land at Budlia Cottage, Little Birch, Herefordshire, HR2 8BD	Little Birch	1	0
Ross-on-Wye	161343	Sunny Cottage, Little Birch, Hereford, Herefordshire, HR2 8BB	Little Birch	0	1
Ross-on-Wye	163944	The Grove, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EN	Llangarron	1	0
Ross-on-Wye	163815	Land at Yew Tree House, Llangrove, Ross on Wye, Herefordshire	Llangarron	1	0
Ross-on-Wye	161338	Tredunnoch Farm, Llangarron, Ross-on-Wye, Herefordshire	Llangarron	0	1
Ross-on-Wye	160722	Land at Alamaya House, Llangrove, Ross on Wye, Herefordshire, HR9 6EZ	Llangarron	0	1
Ross-on-Wye	162683	Land to the rear of Wendover, Three Ashes, Herefordshire	Llangarron	2	0
Ross-on-Wye	150650	Land opposite Trecilla Court, Llangarron, Ross on Wye, Herefordshire	Llangarron	2	0
Ross-on-Wye	DCSE2005/33 72/F	Broom Farm, Welsh Newton, Herefordshire.	Llanrothal	3	0
Ross-on-Wye	162493	Barn at Parkside Farm, Welsh Newton, Herefordshire, NP25 5RP	Llanrothal	1	0
Ross-on-Wye	S122441/F	Outbuilding at Llanwarne Court, Llanwarne, Herefordshire, HR2 8JE	Llanwarne	0	1
Ross-on-Wye	150032	The Old Rectory, Lenastone Lane, Llanwarne, Herefordshire	Llanwarne	0	2
Ross-on-Wye	161453	Land adjacent to Laburnam House, Little Birch, Hereford	Much Birch	1	0
Ross-on-Wye	160039	Land at Former Mushroom Farm, Much Birch, Hereford	Much Birch	5	0
Ross-on-Wye	143169/F	Tan-y-coed, Little Birch, Hereford	Much Birch	1	0
Ross-on-Wye	DCSW2007/35 74/F	Land adjoining Brynsmead, Much Birch, Hereford, Herefordshire, HR2 8HY	Much Birch	0	1
Ross-on-Wye	141830	Court Farm, Much Birch, Herefordshire, HR2 8HT	Much Birch	18	0
Ross-on-Wye	153630	Land at Hollybush Lane, Much Birch, Herefordshire	Much Birch	1	0
Ross-on-Wye	143339/F	Former village hall and rifle club, Kingsthorpe, Herefordshire	Much Birch	2	0
Ross-on-Wye	150717	Land at Wrigglebrook Lane, Much Birch, Herefordshire	Much Birch	1	0
Ross-on-Wye	153552	Land adjacent Rangers Lodge, Little Birch Road, Kingsthorpe, Herefordshire	Much Birch	1	0
Ross-on-Wye	153516	Land at Lyndhurst, Much Birch, Hereford, HR2 8HJ	Much Birch	1	0
Ross-on-Wye	170308	Land at The Underhills, Hollybush Lane, Much Birch, Herefordshire	Much Birch	3	0

Ross-on-Wye	153313	Land adjacent to Highland Cottage, Parish Lane, Much Birch, Hereford, Herefordshire	Much Birch	0	1
Ross-on-Wye	160819	Land to the rear of Post Office and Shop, Wormelow, Hereford	Much Birch	1	0
Ross-on-Wye	160876	Land at The Chalet Bungalow, Lyndhurst, Much Birch, Herefordshire, HR2 8HJ	Much Birch	0	1
Ross-on-Wye	143737/F	Land at Park House, Wormelow, Hereford, Herefordshire, HR2 8EQ	Much Dewchurch	1	0
Ross-on-Wye	151492	Land to the rear of Myrtle Cottage, Much Dewchurch, Herefordshire, HR2 8DL	Much Dewchurch	2	0
Ross-on-Wye	162246	4 Copper Beeches Close, Much Dewchurch, Herefordshire	Much Dewchurch	4	0
Ross-on-Wye	SW1999/1762 /F	Pool Farm, Much Dewchurch, Hereford,	Much Dewchurch	2	0
Ross-on-Wye	161938	The Point, off How Caple, Much Marcle, Hereford, HR8 2NQ	Much Marcle	0	1
Ross-on-Wye	150621	Dingle Barn, Rushall, Much Marcle, Herefordshire, HR8 2PF	Much Marcle	0	1
Ross-on-Wye	163596	Upper Greens Place, Much Marcle, Ledbury, Herefordshire	Much Marcle	1	0
Ross-on-Wye	161771	The Trees, Orcop, Herefordshire, HR2 8SD	Orcop	3	0
Ross-on-Wye	160489	The Cave, Orcop Hill, Orcop, Herefordshire, HR2 8SF	Orcop	0	1
Ross-on-Wye	163265	Land at Shady Barn, Garway, Herefordshire, HR2 8RR	Orcop	1	0
Ross-on-Wye	142561	Burhope Farm, Orcop, Hereford, Herefordshire, HR2 8EU	Orcop	1	0
Ross-on-Wye	140903/F	Land adjacent to Hightown Cottage, Peterstow, Herefordshire	Peterstow	0	2
Ross-on-Wye	153199	Land at The Bungalow, Minnett Lane, Peterstow, Herefordshire, HR9 6LG	Peterstow	1	0
Ross-on-Wye	143204/F	Mason's Potatoes, The Packhouse, Dadnor, Ross-on-Wye, Herefordshire, HR9 6QN	Peterstow	3	0
Ross-on-Wye	163399	The Garth, Mount Pleasant, Ross-on-Wye, Herefordshire	ROSS-ON-WYE TOWN	1	0
Ross-on-Wye	131206	Land at the rear of The Kings Head, High Street, Ross-on-Wye, Herefordshire	ROSS-ON-WYE TOWN	9	0
Ross-on-Wye	161967	5-6 High Street, Ross-on-Wye, Herefordshire, HR9 5HL	ROSS-ON-WYE TOWN	0	2
Ross-on-Wye	162035	12 Brookend Street, Ross-On-Wye, Herefordshire	ROSS-ON-WYE TOWN	0	1
Ross-on-Wye	150584	Clytha House, 44 New Street, Ross-On-Wye, Herefordshire, HR9 7DA	ROSS-ON-WYE TOWN	0	1
Ross-on-Wye	151464	Rear of Trelleck Cottage, Camp Road, Ross-on-Wye, Herefordshire, HR9 5ND	ROSS-ON-WYE TOWN	1	0

Ross-on-Wye	151650	River View Flats, Wye Street, Ross-on-Wye, Herefordshire, HR9 7BX	ROSS-ON-WYE TOWN	3	0
Ross-on-Wye	153155	39 High Street, Ross-on-Wye, Herefordshire, HR9 5HD	ROSS-ON-WYE TOWN	0	2
Ross-on-Wye	161659	Land off Gloucester Road, Hildersley, Ross-on-Wye, Herefordshire	ROSS-ON-WYE TOWN	5	0
Ross-on-Wye	152966	Land at 10 Cantilupe Road, Ross-on-Wye, Herefordshire, HR9 7AN	ROSS-ON-WYE TOWN	6	0
Ross-on-Wye	142121/F	Watsons Car Park Site, Church Street, Ross-on-Wye, Herefordshire	ROSS-ON-WYE TOWN	6	0
Ross-on-Wye	153033	Land at Trenchard House, Edde Cross Street, Ross-on-Wye, Herefordshire, HR9 7BZ	ROSS-ON-WYE TOWN	5	0
Ross-on-Wye	162566	The Annexe, Marshmeade, Hildersley Close, Hildersley, Ross-on-Wye, Herefordshire	ROSS-ON-WYE TOWN	0	1
Ross-on-Wye	153001	Land adjacent to Chase View Veterinary Clinic, Hildersley, Ross on Wye, Herefordshire, HR9 7NJ	ROSS-ON-WYE TOWN	6	0
Ross-on-Wye	153797	12 Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5BU	ROSS-ON-WYE TOWN	0	1
Ross-on-Wye	170084	27 Palma Court, Brookend Street, Ross-on-Wye, Herefordshire, HR9 7EE	ROSS-ON-WYE TOWN	0	0
Ross-on-Wye	160203	Land at Southgate, Tudor Street, Ross-on-Wye, Herefordshire, HR9 5PS	ROSS-ON-WYE TOWN	1	0
Ross-on-Wye	152308	Site adjacent to Thrushes Nest, Rope Walk, Ross-On-Wye, Herefordshire, HR9 7BU	ROSS-ON-WYE TOWN	1	0
Ross-on-Wye	150055	46 Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY	ROSS-ON-WYE TOWN	2	0
Ross-on-Wye	130784	First floor, 27 Gloucester Road, Ross-on- Wye, Herefordshire, HR9 5LE	ROSS-ON-WYE TOWN	0	1
Ross-on-Wye	141008	Land at 13 Rowan Close, Ross-on-Wye, Herefordshire, HR9 5RW	ROSS-ON-WYE TOWN	0	1
Ross-on-Wye	162781	Lavender Cottage, Third Avenue, Greytree, Ross-on-Wye, Herefordshire	ROSS-ON-WYE TOWN	1	0
Ross-on-Wye	150234	Rosswyn Hotel, 16-19 High Street, Ross-On-Wye, Herefordshire, HR9 5BZ	ROSS-ON-WYE TOWN	0	18
Ross-on-Wye	160690	Land at Rossleigh, Gloucester Road, Hildersley, Ross-on-Wye	ROSS-ON-WYE TOWN	6	0
Ross-on-Wye	161429	Land at Twigworth, Camp Road, Ross-on-Wye, Herefordshire, HR9 5NJ	ROSS-ON-WYE TOWN	0	1
Ross-on-Wye	151189	Land off Fernbank Road, Ross-on-Wye, Herefordshire	Ross-ON-WYE TOWN	5	0
Ross-on-Wye	142314	Cawdor Cottage, Cawdor, Ross-On-Wye, Herefordshire, HR9 7DL	ROSS-ON-WYE TOWN	0	1

Ross-on-Wye	153021	Barns at Upper Grove Farm, Sellack, Herefordshire	Sellack	2	0
Ross-on-Wye	160745	Land at Lane Cottage, Upper Grove Common, Sellack, Ross-on-Wye, Herefordshire, HR9 6LX	Sellack	0	1
Ross-on-Wye	SW2001/1413 /F	Trelough Barns, Trelough Farm, Wormbridge Hereford.	St. Devereux	2	0
Ross-on-Wye	163200	Rogers Hill Cottage, Didley, Herefordshire	St. Devereux	1	0
Ross-on-Wye	141054	Furnace Farm, Old Furnace Road, St Weonards, Herefordshire	St. Weonards	0	1
Ross-on-Wye	160777	Tump (Greenacres) Barn, Three Ashes, St Weonards, Herefordshire, HR2 8LU	St. Weonards	1	0
Ross-on-Wye	161298	Fishpool Farm, Fishpool Lane, St Weonards, Herefordshire	St. Weonards	1	0
Ross-on-Wye	S113121/F	Threshing Barn Marsh Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UP	Upton Bishop	0	1
Ross-on-Wye	161689	Land at Cats, Leys Hill Road, Walford, Ross-on-Wye, Herefordshire, HR9 5QU	Walford	5	0
Ross-on-Wye	161523	Porter's Lodge, Coughton, Ross-on-Wye, Herefordshire, HR9 5SE	Walford	0	2
Ross-on-Wye	143513/F	Westways, Coughton, Ross-On-Wye, Herefordshire, HR9 5RR	Walford	0	1
Ross-on-Wye	150248	Land at Thorny Orchard, Coughton, Ross-on-Wye, Herefordshire	Walford	3	0
Ross-on-Wye	S110885/F	Great Howle Farm, Star Beech Hill, Ross-on-Wye, Herefordshire, HR9 5SL	Walford	9	3
Ross-on-Wye	152004	Wetwood Barn, Home Farm, Herefordshire	Walford	1	0
Ross-on-Wye	160358	Welsh Newton Garage, Welsh Newton, Herefordshire	Welsh Newton	0	1
Ross-on-Wye	143842	Land to the north of the A40, East of Hunsdon Manor, Weston-under-Penyard, Ross-on-Wye, Herefordshire	Weston under Penyard	37	0
Ross-on-Wye	160718	Land at Rosebank, Church Road, Weston under Penyard, Herefordshire, HR9 7NX	Weston under Penyard	1	0
Ross-on-Wye	163858	Land at Upper Weston, Weston under Penyard, Ross-on-Wye, Herefordshire	Weston under Penyard	2	0
Ross-on-Wye	150888	Land to the west of A40, Weston-under-Penyard, Herefordshire, HR9 7PA	Weston under Penyard	35	0
Ross-on-Wye	143436	Land adjoining Porch Cottages, Weston Under Penyard, Ross-on-Wye, Herefordshire, HR9 7PG	Weston under Penyard	0	1
Ross-on-Wye	S123397/F	Land at Ariconium, Weston-under-Penyard, Ross-on-Wye, Herefordshire, HR9 7NX	Weston under Penyard	0	1

Ross-on-Wye	150973	High Croft, Symonds Yat, Ross-on-Wye, Herefordshire, HR9 6BN	Whitchurch	0	1
Ross-on-Wye	143823	Marsden House, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DJ	Whitchurch	12	0
Ross-on-Wye	163068	Land West of Yew Tree Close, Whitchurch, Herefordshire	Whitchurch	9	0
Ross-on-Wye	DCSE0009/09 66/F	Mill House Whitchurch Ross-On-Wye, Herefordshire HR9 6DJ	Whitchurch	0	2
Ross-on-Wye	163303	Land at The Old Nurseries, Whitchurch, Herefordshire	Whitchurch	6	0
Ross-on-Wye	150379	Land opposite Whitchurch Primary School, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DA	Whitchurch	3	0
Ross-on-Wye	162022	Underhill Bungalow, The Wonders, Putley, Ledbury, Herefordshire	Woolhope	1	0
Ross-on-Wye	161056	Workshop opposite Terrace Hall, Woolhope, Herefordshire	Woolhope	1	0
Ross-on-Wye	160616	Land East of Willow Rill, Woolhope, Herefordshire	Woolhope	0	1
Ross-on-Wye	160003	Land adjacent to Brooklands, Woolhope, Herefordshire, HR1 4RF	Woolhope	0	1
Ross-on-Wye	162529	Yew Tree Cottage, The Common, Wormbridge, Hereford, Herefordshire, HR2 9DQ	Wormbridge	1	0
Ross-on-Wye	162173	Barn at Foxhalls Farm, Sollers Hope, Herefordshire	Yatton	1	0
				<b>3931</b>	<b>827</b>

**Appendix 2** Resolution to grant permission sites April 2017

App no	Description	Address	No. of dwellings	Committee date	Decision date
P141559/O	Land at Etna Orcop Hill Much Dewchurch Hereford Herefordshire	Outline application for 8 affordable dwellings, use of and amendments to access and provision of treatment plant.	8	16-Sep-15	No decision notice
132707	Land adjoining Hawthorn Rise Peterchurch Herefordshire	Site for the erection of up to 89 dwellings including affordable housing. Construction of vehicular access and other associated works	89	18-Nov-15	06-Jun-17
P150659/O	Land at Holmer Trading Estate College Road Hereford Herefordshire	Demolition of all existing buildings and hard standings, remediation of the site, including reinstatement or landscaping of the former canal and development of up to 120 homes, landscaping, public open space, new vehicle and pedestrian access and associated works.	120	13-Jan-16	No decision notice

150930	Land at Hildersley Farm Hildersley Ross on Wye	Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works	212	15-Mar-17	No decision notice
140684/O	Land east of the A40, <b>Ross-on-Wye</b>	Development of up to 290 dwellings, including affordable housing	290	25-Jun-14	19-Apr-17
160048	Land between Tillington Road and Roman Road, Hereford Herefordshire	Proposed outline planning application (all matters reserved except access) for the development of up to 50 residential dwellings with associated access	50	02-Nov-16	25-Apr-17
P150478/O	Land to the north of the Roman Road west of the A49 Holmer West Hereford herefordshire	Proposed erection of up to 460 dwellings including affordable housing, public open space, a Park & Ride facility, with associated landscaping access, drainage and other associated works	460	03-Aug-16	19-May-17
P152568/O	The Paddocks Roman Road Hereford Herefordshire HR4 7SR	Site for proposed residential development of up to 50 houses	50	15-Jun-16	13-Apr-17
<b>Total</b>			<b>1279</b>		



### Appendix 3. Allocations within Neighbourhood Plans – April 2017

Neighbourhood Plans have been included which have reached Regulation 14 stage by 20 April 2017. Plans marked with \* would be not be deemed out of date if the housing land supply was less than 5 years and more than three years.

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Any related phasing policy or criteria	Any existing Planning app on the site
Border Group  (Reg 14 completed)	Land at the Nursery, Lingen  Policy BG6	5 dwellings		
Brimfield and Little Hereford*  (Adopted 22 July 2016)	Paddocks Orchard, Tenbury Road Policy BLH2	20 dwellings	Phasing of all housing in the group parish. From 2011-2025 at least 30 new dwellings, and from 2026 to 2031 at least 28 units.	
Brilley  (Referendum due 11 May 2017)	Off Pentre Lane Policy BR2	4 dwellings		
	Opp Brunley Close  Policy BR2	5 dwellings		
Burghill  (Reg 16 completed)	Site no 22, Adjacent Bell Inn, Tillington Policy B1 (Map 4)	4 dwellings		
	Site 2D, Tillington Rd, Lower Burlton Policy B1 (Map 2)	10 dwellings		
	Site 25, Cherry Orchard, Policy B1 (Map 4)	10 dwellings		
	Site 10, Tillington Business Park, Policy B1 (Map 4)	10 dwellings		
	Site 2B, Lower Burlton Policy B1 (Map 2)	10 dwellings		
	White Roses, Lower Burlton, Policy B1 (Map 2)	3 dwellings		

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Any related phasing policy or	Any existing Planning app on the
	Site 21, Near Redstone on Corner, Burghill B1 (Map 3)	12 dwellings		
Eaton Bishop*	EB2/1 land south of Pippins	8 dwellings		
	EB2/2 the Carpenters	8 dwellings		
	EB2/3 Hillcrest	1 dwelling		
	EB2/4 Well House	1 dwelling		
	EB2/5 South of the Pippins	8 dwellings		
	EB2/6 The Orchard	2 dwellings		
Eardisley*	Land at Eardisley Old Sawmills, Policy H4 b) (Eardisley)	Not exceeding 25 dwellings	In accordance with policy MD1 and H7	
(Adopted 13 June 2016)	Land at The Glebe, Policy H4 c) (Eardisley)	15 dwellings	E1, E2, H7	
	Barley Close, Policy H4 (Eardisley)	25 dwellings	H7	Planning permission granted, 16 open market and 9 affordable P141408/F
		5YHLS considers a delivery of 10		P163761/F valid, 10 open market homes
	The Sun Inn, Policy H5, (Winforton)	4 dwellings	H7	Planning permission granted for 4 dwellings P150488/F
	Courtlands Farm, Policy H5, (Winforton)	7 dwellings	H7	Planning permission granted for 7 dwellings P143517/F
	Millhalf Farm, Policy H6 (Whitney-on-Wye)	Conversion of redundant farm buildings	H7, E1, Intermediate, subject to comprehensive flood mitigation in first half of plan period	

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Any related phasing policy or	Any existing Planning app on the
Fownhope*  (Adopted 22 July 2016)	Mill Field policy FW9 1)	12 dwellings		P163707/F valid, 10 market and 5 affordable dwellings
	Land at potato Barn / Mill Farm Policy FW9 2)	10 dwellings		
	Adjacent to Lowerhouse Gardens Policy FW9 3)	10 dwellings		
	Adjacent to Medical Centre Policy FW9 4)	7 dwellings		
Kingstone and Thruxton*  (Adopted 1 December 2016)	Land south of B4349 and west of C1221  Policy KTH2	150 dwellings	Further housing phased from 2026-2031	Granted permission for 150 dwellings P130351/F
Little Dewchurch*  (Referendum due 11 May 2017)	Land west of Field Fare  Policy LD H1 Plan 1	20 dwellings		
Marden*  (Adopted 6 October 2016)	Land at New House Farm	90 dwellings		P150989/O Outline approved with conditions for 90 with provision of a site for a community building and associated open public space
	Rose Villa	5 dwellings		P163666/PA4 Class Q conversion of farm buildings to 3 dwellings
Middleton on the Hill  (Reg 14)	ML4, site 8 – Leysters Pole Field	5 dwellings	Must provide 10 car parking spaces for Parish Hall ML11	
	ML4, site 9 – Leysters Garage	2 dwellings	ML20, ML11	
	ML4, site 11 – The Hills Farm	2 dwellings	ML11	

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Any related phasing policy or	Any existing Planning app on the
	ML4, site 17 - Rear of reservoir	3 dwellings	Must be affordable units, ML11	
Orleton/Richards Castle*	(Orleton) Land to the north of Kings road and opposite Orleton Primary school Policy ORC8	39 dwellings		
(Examination completed)	(Richards Castle) Land at Spout House Field Policy ORC10	10 dwellings		P152296/O proposed residential development  P170647/F valid, 4 dwellings
	(Richards Castle) Land north of Westbrook House Policy ORC10	10 dwellings		
Peterchurch  (At examination)	Adjacent to Hawthorn Rise  Policy P1	89 dwellings		Planning permission granted for 89  P132707/O
Pyons Group*	(Canon Pyon) Site A, West of main Rd adj to Playing Fields Brook, Policy PG3	27 dwellings (including 9 affordable)		Planning permission granted for 27 dwellings  P141917/F
(Referendum due 11 May 2017)	(Canon Pyon) Site B, Adj to Valentines Court, Policy PG3	30 dwellings (including 10 affordable)		Planning permission granted 30 dwellings  P131885/F
	(Canon Pyon) Site C, adj to village hall (former coach park) policy PG3	10 dwellings	PG4 (safeguarding site for relocating the school)	
	(Canon Pyon) Site D, adj to Brookside rear of Nags Head Policy PG3	20 dwellings		
Shobdon	Land to north of Moor Meadow, Policy S4 i)	6 dwellings (30 over the 5 sites in village)	Phasing policy S5 – requirement of 15 dwellings in every 5 year period between 2016 and 2031	

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Any related phasing policy or	Any existing Planning app on the
(Reg 16 completed)	Land to South of Bar Meadow, Policy S4 ii)	6 dwellings (30 over the 5 sites in village)	Phasing policy S5 – requirement of 15 dwellings in every 5 year period between 2016 and 2031	
	Land at north-west end of The Grove, Policy S4 iii)	6 dwellings (30 over the 5 sites in village)	Phasing policy S5 – requirement of 15 dwellings in every 5 year period between 2016 and 2031	
	Land to rear of CALVI, Canterbury Road Policy S4 iv)	6 dwellings (30 over the 5 sites in village)	Phasing policy S5 – requirement of 15 dwellings in every 5 year period between 2016 and 2031	P153588/F Approved, 4 dwellings
	Land to west of paddocks S4 v)	6 dwellings (30 over the 5 sites in village)	Phasing policy S5 – requirement of 15 dwellings in every 5 year period between 2016 and 2031	
Sutton St Nicholas*	Land at The Lane, Policy 2 and 3	20 dwellings	H1, H3, SD1, OS1, MT1	
(Adopted 8 March 2017)	Land adj to The Linnings, Policy 2 and 3	18 dwellings		
Wellington*	Site 2 Mill Lane Policy W2	15 dwellings	Must demonstrate mains foul drainage capacity	
	Site 1 Adjacent Graveyard Policy W2	12 dwellings	Must demonstrate mains foul drainage capacity	
	(Adopted 23 July 2016)	Site 3 Auberrow Road Policy W2	4 dwellings	Must demonstrate mains foul drainage capacity
Weston-under-Penyard*	Site WNP08 Land east of Hunsdon Manor HS2	37 dwellings		Planning permission granted 37 dwellings P143842/O
(Adopted 20 may 2016)				

NDP and Stage reached	Allocation site name / Policy Number	No of dwellings	Any related phasing policy or	Any existing Planning app on the
	Site WNP33 Land east of Penyard Garden policy HS1	18 dwellings		Planning permission granted for up to 35 dwellings P150888/O
Yarpole	(Bircher) Land comprising 0.47 hectare between Leys Lane and the B4362, YG4	5 dwellings		
	(Yarpole) Croft Crescent YG9	5 dwellings	Must reflect needs of local community	P160073/O Approved outline, Proposed 5 dwellings with garages and estate road
(Reg 16)	Brookhouse Farm and adjacent land, (Land Comprising Brook House Farm and to the South-West of Lower House Farm) YG10	14 dwellings	Must reflect needs of local community	P162256/F, Approved, Demolition of redundant farm buildings and conversion of existing Dutch barn to dwelling; erection of 8 no. dwellings and associated carports and parking.

Appendix 4. Annualised trajectory 2017										Plan Adoption		5 year supply period, April 2017											Total to 2031	Sub-totals				
Development	Site Ref	Committed (net)	Resolution to grant sites*	Commit & Resolution sites (post 2020/21)	Total (Net)	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				
<b>Completions (Net)</b>					<b>2379</b>	341	201	331	774	327	405															<b>2379</b>	<b>2379</b>	
<b>Committed</b>	Hereford	629	455	415	1499							180	190	204	230	280	65	100	100	100	50						1499	
	Leominster	490		125	615							50	80	100	120	140	65	60									615	
	Ross	83	300	202	585							50	90	100	100	43	50	50	50	52							585	
	Ledbury	433			433							50	80	80	100	123											433	
	Bromyard	99			99							9	20	20	30	20											99	
	Kington	26			26							2	5	5	6	8											26	
	Rural	2508	97	60	2665							440	520	560	550	535	20	20	20								2665	
	<b>Total</b>	<b>4268</b>	<b>852</b>	<b>802</b>	<b>5922</b>								<b>781</b>	<b>985</b>	<b>1069</b>	<b>1136</b>	<b>1149</b>	<b>200</b>	<b>230</b>	<b>170</b>	<b>152</b>	<b>50</b>					<b>5922</b>	<b>5922</b>
<b>Non strategic residual urban site targets</b>	Hereford				3200												25	50	50	100	158	225	225	250	250	1333	1333	
	Leominster				800																20	20	20	23	83			
	Ross				700															30	30	30	30	40	40	200		
	Ledbury				175												5	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	10	15	15	15	15	110		
	<b>Total</b>				<b>5325</b>						0	0	0	0	0	0	15	25	25	58	60	85	85	105	103	<b>561</b>	<b>561</b>	
<b>Windfall allowance urban</b>					1000									50	50	50	50	50	50	50	50	50	50	50	550	550		
Holmer West and Hildersley already accounted for	Hereford, Three Elms				1000										40	100	100	100	100	100	100	100	100	60	1000			
	Hereford, Lower Bullingham				1000									5	50	50	100	100	100	100	100	100	100	95	1000			
	Hereford, City Centre Urban Village			800-191 = 609 remaining to be delivered in this area.	800										50	50	60	80	80	80	80	80	80	80	80	800		
	Leominster, Southern expansion				1500												52	52	52	52	150	160	165	165	165	1013		
	Bromyard, Hardwick Bank				250										10	55	55	55	55	20						250		
	Ledbury, Viaduct				625										10	50	75	90	90	90	90	40				625		
	<b>Total</b>				<b>5175</b>						0	0	0	25	245	330	457	477	442	422	520	480	445	445	400	<b>4688</b>	<b>4688</b>	
<b>Neighbourhood Development Plans (Rural only)</b>	Rural windfall allowance, rural commitments and completions deducted												50	50	100	179	275	250	250	250	250	200	200	150	150	2354	2354	
<b>Windfall allowance rural</b>					1000										50	50	50	50	50	50	50	50	50	50	50	550	550	
<b>Annual Total</b>					341	201	331	774	327	405	781	1035	1144	1581	1758	1072	1132	1037	1082	1138	1090	1055	1050	1003		<b>18337</b>		
					1974						4946						6081						5336					

\* see appendix 2