

# Rural Areas Settlement Hierarchy Background Paper

June 2022

## Kington Housing Market Area



**Kington Housing Market Area (HMA) Profile sheet**

HMANA July2021

Affordability using median income as at April 2021 Technical Data			Long Term 2020-2041 ( Housing Needs Assessment)		
A single earner household could afford	£75,900		Economically viable proportion of new home which is affordable = 35%		
A dual earner household (first time buyer) could afford	£113,900		No. of units required per annum		
A dual earner household (moving up to a 3 bed) could afford	£128,000		Total OM	Urban	Rural
			36	9	27
			Total Affordable	Urban	Rural
			22	4	18
			Total AHO	Urban	Rural
			7	1	6
<b>Tenure</b> <i>Source: census 2011, council tax</i>			<b>Of the households unable to afford market housing, % able to afford</b> Intermediate housing 24% Social/ Affordable rented 76% First Homes requirement 25%		
	HMA	Herefordshire			
Owner occupied	67.6%	67.7%			
Socially rented	12.1%	13.9%			
Privately rented	16.2%	15.5%			
Shared ownership	0.9%	1%			
Rent free or other	3.3%	1.9%			
<b>Dwelling type</b> <i>Source: census 2011, housing completions, council tax</i>			<b>Prices</b> <i>Source: Land registry, ONS, internet prices</i>		
	HMA	Herefordshire	Market entry prices Kington HMA		
Detached	55.7%	42.7%		To buy	To rent
Semi-detached	24.6%	27.7%	1 bed	71,000	410
Terraced	12.6%	17.5%	2 bed	120,000	525
Flat / Maisonette	6.8%	12.2%	3 bed	183,000	645
			4 bed	262,000	830
<b>Mean price for standard property</b> <i>Source: HM Land registry price paid</i>					
	HMA	Herefordshire			
Average house price July 2020	£290,600	£257,500			

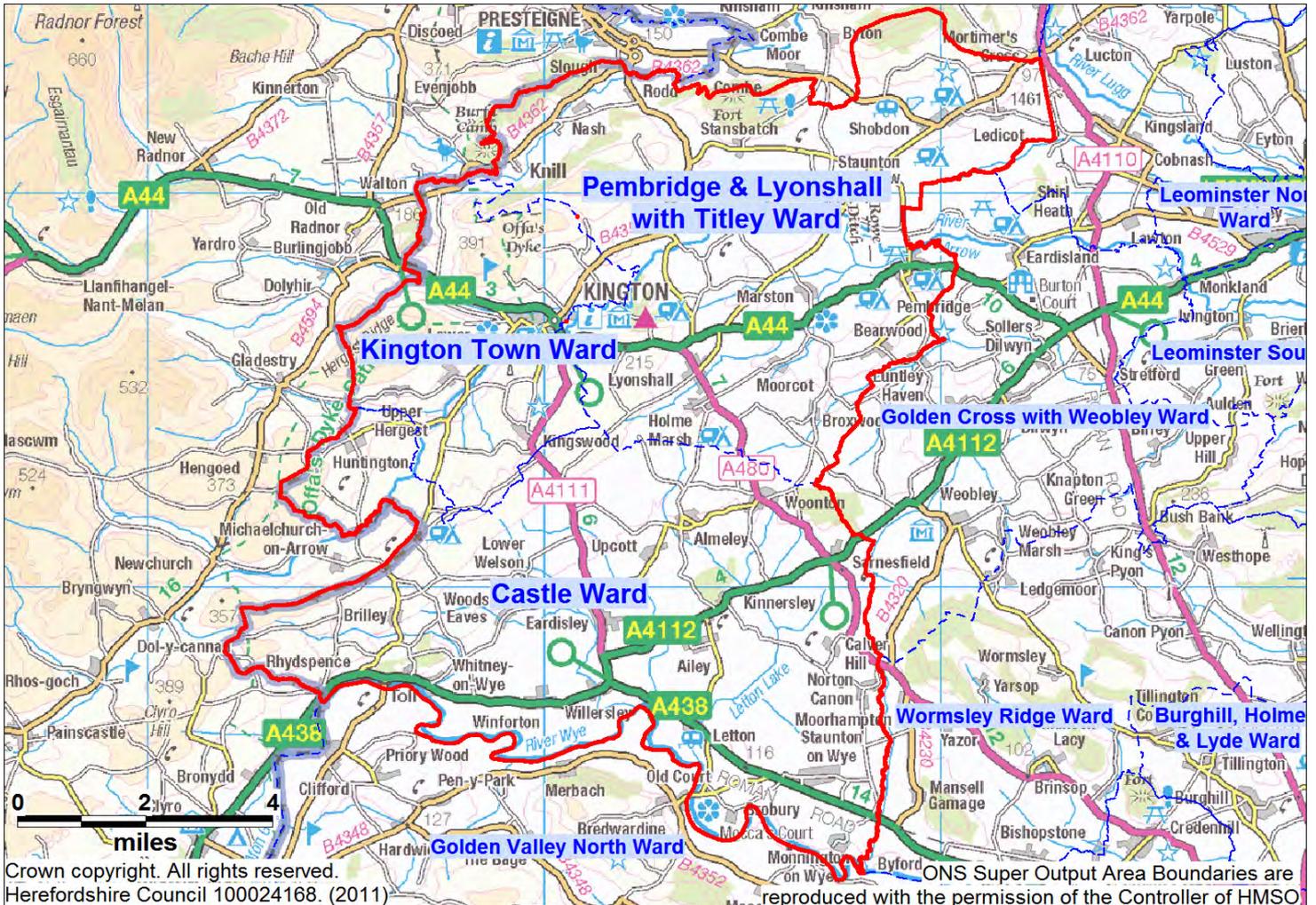
**Estimated housing requirements by size 2020-2041**

		1 Bedroom	2 Bedrooms	3 Bedrooms	4+Bedrooms
Urban	Market	5%	35%	50%	10%
	Affordable home ownership	20%	40%	35%	5%
	Affordable rented housing	35%	35%	25%	5%
Rural	Market	5%	25%	50%	20%
	Affordable home ownership	15%	35%	40%	10%
	Affordable rented housing	30%	35%	30%	5%
HMA	Market	5%	25%	50%	20%
	Affordable home ownership	20%	35%	40%	5%
	Affordable rented housing	30%	35%	30%	5%

**Specialist Housing Need using Adjusted SHOP@ Assumptions, 2020-2041**

		Current Shortfall/Surplus	Additional Demand to 2041	Net Need to 2041
Age-Exclusive	Market	3	4	7
	Affordable	-17	22	4
<b>Total Age Exclusive</b>		<b>15</b>	<b>26</b>	<b>11</b>
Housing with support	Market	58	56	115
	Affordable	32	42	74
<b>Total Housing with Support</b>		<b>91</b>	<b>98</b>	<b>189</b>
Housing with care	Market	10	33	43
	Affordable	7	25	32
<b>Total Housing with Care</b>		<b>17</b>	<b>58</b>	<b>75</b>
Residential care bedspaces		29	12	41
Nursing care bedspaces		3	35	38
<b>Total bedspaces</b>		<b>32</b>	<b>48</b>	<b>79</b>

Source: Derived from Demographic Projections and Housing LINE/AC



<b>Population Data</b>				
<b>Housing Market Area</b>	<b>Parish Council</b>	<b>Settlement</b>	<b>Population</b>	<b>No. residential dwellings</b>
Kington	Almeley	Woonton	<50	<25
Kington	Almeley	Almeley	293	131
Kington	Brilley	Brilley	<50	<25
Kington	Eardisley Group	Whitney on Wye	<50	25
Kington	Eardisley Group	Winforton	153	71
Kington	Eardisley Group	Eardisley	445	219
Kington	Huntington	Huntington	<50	<25
Kington	Kington Rural & Lower Harpton Group	Hergest	60	26
Kington	Kington Rural & Lower Harpton Group	Kingswood	<50	<25
Kington	Kinnersley & District Group	Norton Canon	<50	<25
Kington	Kinnersley & District Group	Letton	<50	<25
Kington	Kinnersley & District Group	Kinnersley	102	44
Kington	Kinnersley & District Group	Sarnesfield	<50	<25
Kington	Lyonshall	Holme Marsh	92	39
Kington	Lyonshall	Lyonshall	323	142
Kington	Pembridge	Pembridge	469	253
Kington	Shobdon	Shobdon	730	301
Kington	Staunton on Wye Group	Brobury	57	29
Kington	Staunton on Wye Group	Staunton on Wye	223	99
Kington	Titley & District Group	Staunton on Arrow	67	29
Kington	Titley & District Group	Titley	83	41
Kington	Titley & District Group	Knill	<50	<25
Kington	Titley & District Group	Stansbatch	<50	<25

SERVICES		PUBLIC TRANSPORT		ENVIRONMENTAL CONSTRAINTS AND DESIGNATIONS		EMPLOYMENT SITES		INFRASTRUCTURE	
Points scored	Rank	Points Scored	Rank	Points Scored	Rank	Points Scored	Rank	Points Scored	Rank
15	Key	15	Train Services up to 1km of settlement (walking distance)	-20	The settlement is within Flood Zone 3	15	Employment sites up to 1km of settlement (large scale employment sites)	10	Connectivity, points scored if settlement has A or B routes
10	Intermediate	10	Train Services between 1km-5km (cycling distance)	-10	The edge of settlement falls within Flood Zone 3	10	Employment Site between 1km to 5km of settlement (large scale employment sites)	15	Mains Drainage available
5	Supplementary	15	Bus route with at least six return journeys a day (Monday - Saturday) including am/pm commuter journeys	-15	The settlement is within Area of Outstanding Natural Beauty				
		10	Bus route with five return journeys a day or fewer (Monday - Saturday) including am/pm commuter journeys	-15	The settlement is within Conservation Area				
		5	Bus route with five return journeys a day or fewer (Monday -Saturday), not am and pm commuter journeys						
		2	Market Day services operate only on certain days of the week						

OPTION BALANCED APPROACH									
HMA	Parish	Settlements	Services	Public Transport	Environmental	Employment sites	Infrastructure (roads)	Mains Drainage available	TOTAL
Kington	Almeley	Almeley	89	10	-25	10	0	15	99
Kington	Almeley	Woonton	0	15	0	10	10	0	35
Kington	Brilley	Brilley	62	0	0	0	0	0	62
Kington	Eardisley Group	Eardisley	190	10	-35	15	10	15	205
Kington	Eardisley Group	Whitney on Wye	67	2	-20	10	10	0	69
Kington	Eardisley Group	Winforton	42	2	0	10	10	0	64
Kington	Huntington	Huntington	20	0	-15	10	0	0	15
Kington	Kington Rural & Lower Harpton Group	Hergest	11	0	0	25	0	0	36
Kington	Kington Rural & Lower Harpton Group	Kingswood	20	0	0	10	10	0	40

OPTION BALANCED APPORACH									
HMA	Parish	Settlements	Services	Public Transport	Environmental	Employment sites	Infrastructure (roads)	Mains Drainage available	TOTAL
Kington	Kinnersley and District Group	Kinnersley	32	0	0	10	10	0	52
Kington	Kinnersley and District Group	Letton (w)	5	10	-20	10	10	0	15
Kington	Kinnersley and District Group	Norton Canon	38	0	0	10	10	0	58
Kington	Kinnersley and District Group	Sarnesfield	5	15	0	10	10	0	40
Kington	Lyonshall	Lyonshall	80	15	0	25	10	15	145
Kington	Lyonshall	Holme Marsh	0	15	0	25	10	15	65
Kington	Pembridge	Pembridge	242	5	-25	10	10	15	257
Kington	Shobdon	Shobdon	211	5	-10	25	10	15	256
Kington	Staunton on Wye & District Group	Brobury	5	0	-10	0	0	0	-5
Kington	Staunton on Wye & District Group	Staunton on Wye	102	10	-25	0	10	15	112
Kington	Titley & District Group	Knill	5	0	-20	10	10	0	5
Kington	Titley & District Group	Stansbatch	5	0	-10	10	0	0	5
Kington	Titley & District Group	Staunton on Arrow	27	0	-10	10	0	0	27
Kington	Titley & District Group	Titley	36	5	0	10	10	15	76

**RURAL SERVICES**

		Educational							Community						Public Transport		Education, Community and Public Transport Score
	Facilities	Further education	Secondary school	Primary School	Nursery/ Pre school	Private School	Other educational facilities	Community/Village Hall	Talk Community Hub	Public House	Church/Place of worship	Library	Other	EV Charging Point	Other public transport provision		
HMA	Parishes	Settlements within Parish															
Kington	Almeley	Almeley			15	10		15		10	2					52	
Kington	Almeley	Woonton															
Kington	Brilley	Brilley						15		10	5					30	
Kington	Eardisley Group	Eardisley			15	20		15		20	10		5			85	
Kington	Eardisley Group	Whitney on Wye				10		15		10	5					40	
Kington	Eardisley Group	Winforton						15		10	5					30	
Kington	Huntington	Huntington						15			5					20	
Kington	Kington Rural & Lower Harpton Group	Hergest															
Kington	Kington Rural & Lower Harpton Group	Kingswood						15			5					20	
Kington	Kinnersley and District Group	Kinnersley							15	10	5		1			31	
Kington	Kinnersley and District Group	Letton									5					5	
Kington	Kinnersley and District Group	Norton Canon					1	15			5					21	
Kington	Kinnersley and District Group	Sarnesfield									5					5	
Kington	Lyonshall	Lyonshall						15		10	5					30	
Kington	Lyonshall	Holme Marsh															
Kington	Pembridge	Pembridge			15	10		15		20	15	1			1	77	
Kington	Shobdon	Shobdon			15	10		15		10	10				1	61	
Kington	Staunton on Wye & District Group	Brobury									5					5	
Kington	Staunton on Wye & District Group	Staunton on Wye			15	10		15		10	5				1	56	
Kington	Titley & District Group	Knill									5					5	
Kington	Titley & District Group	Stansbatch															
Kington	Titley & District Group	Staunton on Arrow						15			5					20	
Kington	Titley & District Group	Titley						15		10	5					30	





**RURAL SERVICES**

		<b>Facilities</b>	<b>Education, Community and Public Transport Score</b>	<b>Medical, Retail, Food Store Score</b>	<b>Leisure and Tourism, Financial, Maintenance &amp; Other Score</b>	<b>Draft Score</b>
<b>HMA</b>	<b>Parishes</b>	<b>Settlements within Parish</b>				
Kington	Almeley	Almeley	52	21	16	89
Kington	Almeley	Woonton				
Kington	Brilley	Brilley	30	1	31	62
Kington	Eardisley Group	Eardisley	85	53	52	190
Kington	Eardisley Group	Whitney on Wye	40	16	11	67
Kington	Eardisley Group	Winforton	30	6	6	42
Kington	Huntington	Huntington	20			20
Kington	Kington Rural & Lower Harpton Group	Hergest			11	11
Kington	Kington Rural & Lower Harpton Group	Kingswood	20			20
Kington	Kinnersley and District Group	Kinnersley	31		1	32
Kington	Kinnersley and District Group	Letton	5			5
Kington	Kinnersley and District Group	Norton Canon	21	10	7	38
Kington	Kinnersley and District Group	Sarnesfield	5			5
Kington	Lyonshall	Lyonshall	30	22	28	80
Kington	Lyonshall	Holme Marsh				
Kington	Pembridge	Pembridge	77	78	87	242
Kington	Shobdon	Shobdon	61	36	114	211
Kington	Staunton on Wye & District Group	Brobury	5			5
Kington	Staunton on Wye & District Group	Staunton on Wye	56	40	6	102
Kington	Titley & District Group	Knill	5			5
Kington	Titley & District Group	Stansbatch			5	5
Kington	Titley & District Group	Staunton on Arrow	20	2	5	27
Kington	Titley & District Group	Titley	30	1	5	36

**Public Transport services**

HMA	Parish Council	Settlements	Bus route with at least six return journeys a day (Monday - Saturday) including am/pm commuter journeys <b>15</b>	Bus route with five return journeys a day or fewer (Monday - Saturday) including am/pm commuter journeys <b>10</b>	Bus route with five return journeys a day or fewer (Monday - Saturday), not am and pm commuter journeys <b>5</b>	Market Day services operating only on certain days of the week <b>2</b>	No bus routes <b>0</b>	Train Station within 1km <b>15</b>	Train Station between 1km-5km <b>10</b>	Total
Kington	Almeley	Almeley		10						10
Kington	Almeley	Wootton	15							15
Kington	Brilley	Brilley					0			0
Kington	Eardisley Group	Eardisley		10						10
Kington	Eardisley Group	Whitney on Wye				2				2
Kington	Eardisley Group	Winforton				2				2
Kington	Huntington	Huntington					0			0
Kington	Kington Rural & Lower Harpton Group	Hergest					0			0
Kington	Kington Rural & Lower Harpton Group	Kingswood					0			0
Kington	Kinnersley & District Group	Kinnersley					0			0
Kington	Kinnersley & District Group	Letton		10						10
Kington	Kinnersley & District Group	Norton Canon					0			0
Kington	Kinnersley & District Group	Sarnesfield	15							15
Kington	Lyonshall	Holme Marsh	15							15
Kington	Lyonshall	Lyonshall	15							15
Kington	Pembridge	Pembridge			5					5
Kington	Shobdon	Shobdon			5					5
Kington	Staunton on Wye Group	Brobury					0			0
Kington	Staunton on Wye Group	Staunton on Wye		10						10
Kington	Titley & District Group	Knill					0			0
Kington	Titley & District Group	Stansbatch					0			0
Kington	Titley & District Group	Staunton on Arrow					0			0
Kington	Titley & District Group	Titley			5					5

**Environmental Constraints and Designations**

Housing Market Area	Parish Council	Settlement	The settlement is within Flood Zone 3 -20	The edge of settlement falls within Flood Zone 3 -10	Settlement within Area of Outstanding Natural Beauty -15	Conservation Area within the settlement -15	Total
Kington	Almeley	Almeley		-10		-15	-25
Kington	Almeley	Woonton					0
Kington	Brilley	Brilley					0
Kington	Eardisley Group	Eardisley	-20			-15	-35
Kington	Eardisley Group	Whitney on Wye	-20				-20
Kington	Eardisley Group	Winforton					0
Kington	Huntington	Huntington				-15	-15
Kington	Kington Rural & Lower Harpton Group	Hergest					0
Kington	Kington Rural & Lower Harpton Group	Kingswood					0
Kington	Kinnersley & District Group	Kinnersley					0
Kington	Kinnersley & District Group	Letton (west)	-20				-20
Kington	Kinnersley & District Group	Norton Canon					0
Kington	Kinnersley & District Group	Sarnesfield					0
Kington	Lyonshall	Lyonshall					0
Kington	Lyonshall	Holme Marsh					0
Kington	Pembridge	Pembridge		-10		-15	-25
Kington	Shobdon	Shobdon	-20				-20
Kington	Staunton on Wye Group	Brobury		-10			-10
Kington	Staunton on Wye Group	Staunton on Wye		-10		-15	-25
Kington	Titley & District Group	Knill	-20				-20
Kington	Titley & District Group	Stansbatch		-10			-10
Kington	Titley & District Group	Staunton on Arrow		-10			-10
Kington	Titley & District Group	Titley					0

## Employment Sites

HMA	Parishes	Settlements within Parish	Employment sites within 1km	Employment Sites between 1km-5km	Total
Kington	Almeley	Almeley		10	10
Kington	Almeley	Woonton		10	10
Kington	Brilley	Brilley			0
Kington	Eardisley Group	Eardisley	15		15
Kington	Eardisley Group	Whitney on Wye		10	10
Kington	Eardisley Group	Winforton		10	10
Kington	Huntington	Huntington		10	10
Kington	Kington Rural & Lower Harpton Group	Hergest	15	10	25
Kington	Kington Rural & Lower Harpton Group	Kingswood		10	10
Kington	Kinnersley and District Group	Kinnersley		10	10
Kington	Kinnersley and District Group	Letton		10	10
Kington	Kinnersley and District Group	Norton Canon		10	10
Kington	Kinnersley and District Group	Sarnesfield		10	10
Kington	Lyonshall	Lyonshall	15	10	25
Kington	Lyonshall	Holme Marsh	15	10	25
Kington	Pembridge	Pembridge		10	10
Kington	Shobdon	Shobdon	15	10	25
Kington	Staunton on Wye & District Group	Brobury			0
Kington	Staunton on Wye & District Group	Staunton on Wye			0
Kington	Titley & District Group	Knill		10	10
Kington	Titley & District Group	Stansbatch		10	10
Kington	Titley & District Group	Staunton on Arrow		10	10
Kington	Titley & District Group	Titley		10	10

<b>MAINS DRAINAGE</b>				
<b>HMA</b>	<b>Parish</b>	<b>Settlements</b>	<b>Has access to Mains Drainage</b>	<b>Total</b>
Kington	Almeley	Almeley	Yes	15
Kington	Almeley	Wootton	No	0
Kington	Brilley	Brilley	No	0
Kington	Eardisley Group	Eardisley	Yes	15
Kington	Eardisley Group	Whitney on Wye	No	0
Kington	Eardisley Group	Winforton	No	0
Kington	Huntington	Huntington	No	0
Kington	Kington Rural & Lower Harpton Group	Hergest	No	0
Kington	Kington Rural & Lower Harpton Group	Kingswood	No	0
Kington	Kinnersley and District Group	Kinnersley	No	0
Kington	Kinnersley and District Group	Letton	No	0
Kington	Kinnersley and District Group	Norton Canon	No	0
Kington	Kinnersley and District Group	Sarnesfield	No	0
Kington	Lyonshall	Lyonshall	Yes	15
Kington	Lyonshall	Holme Marsh	Yes	15
Kington	Pembridge	Pembridge	Yes	15
Kington	Shobdon	Shobdon	Yes	15
Kington	Staunton on Wye & District Group	Brobury	No	0
Kington	Staunton on Wye & District Group	Staunton on Wye	Yes	15
Kington	Titley & District Group	Knill	No	0
Kington	Titley & District Group	Stansbatch	No	0
Kington	Titley & District Group	Staunton on Arrow	No	0
Kington	Titley & District Group	Titley	Yes	15

## Road Infrastructure

HMA	Parish	Settlements	A Road	B Road	C Road	U Road	Total Scored if settlement has A or B routes
Kington	Almeley	Almeley			●	●	0
Kington	Almeley	Woonton	●		●	●	10
Kington	Brilley	Brilley			●	●	0
Kington	Eardisley Group	Eardisley	●		●	●	10
Kington	Eardisley Group	Whitney on Wye	●		●	●	10
Kington	Eardisley Group	Winforton	●			●	10
Kington	Huntington	Huntington			●	●	0
Kington	Kington Rural & Lower Harpton Group	Hergest			●	●	0
Kington	Kington Rural & Lower Harpton Group	Kingswood	●			●	10
Kington	Kinnersley & District Group	Kinnersley	●		●		10
Kington	Kinnersley & District Group	Letton	●		●		10
Kington	Kinnersley & District Group	Norton Canon	●	●	●		10
Kington	Kinnersley & District Group	Sarnesfield	●				10
Kington	Lyonshall	Holme Marsh	●		●	●	10
Kington	Lyonshall	Lyonshall	●		●		10
Kington	Pembridge	Pembridge	●		●		10
Kington	Shobdon	Shobdon		●	●		10
Kington	Staunton on Wye Group	Brobury				●	0
Kington	Staunton on Wye Group	Staunton on Wye	●		●	●	10
Kington	Titley & District Group	Knill		●		●	10
Kington	Titley & District Group	Stansbatch				●	0
Kington	Titley & District Group	Staunton on Arrow			●	●	0
Kington	Titley & District Group	Titley		●		●	10