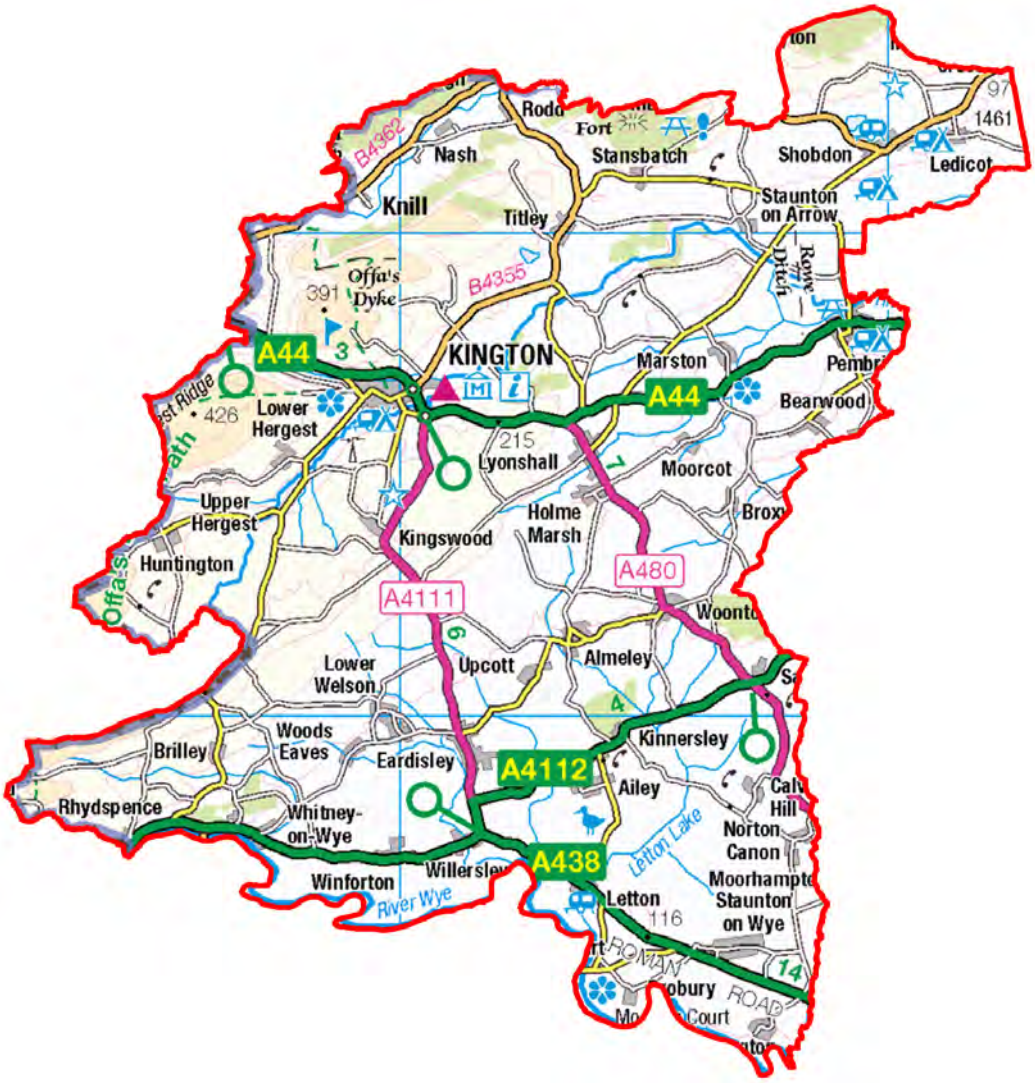
Herefordshire Council

Rural Areas Settlement Hierarchy Background Paper

June 2022

Kington Housing Market Area



Herefordshire Council

Kington Housing Market Area (HMA) Profile sheet

HMANA July2021

Affordability using median income as at April 2021 Technical Data	
A single earner household could afford	£75,900
A dual earner household (first time buyer) could afford	£113,900
A dual earner household (moving up to a 3 bed) could afford	£128,00

Tenure *Source: census 2011, council tax*

	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%

Dwelling type *Source: census 2011, housing completions, council tax*

	HMA	Herefordshire
Detached	55.7%	42.7%
Semi-detached	24.6%	27.7%
Terraced	12.6%	17.5%
Flat / Maisonette	6.8%	12.2%

Mean price for standard property
Source: HM Land registry price paid

	HMA	Herefordshire
Average house price July 2020	£290,600	£257,500

Long Term 2020-2041 (Housing Needs Assessment)

Economically viable proportion of new home which is affordable = 35%

No. of units required per annum

Total OM	Urban	Rural
36	9	27
Total Affordable	Urban	Rural
22	4	18
Total AHO	Urban	Rural
7	1	6

Of the households unable to afford market housing, % able to afford

Intermediate housing	24%
Social/ Affordable rented	76%
First Homes requirement	25%

Prices *Source: Land registry, ONS, internet prices*

Market entry prices Kington HMA	To buy	To rent
1 bed	71,000	410
2 bed	120,000	525
3 bed	183,000	645
4 bed	262,000	830

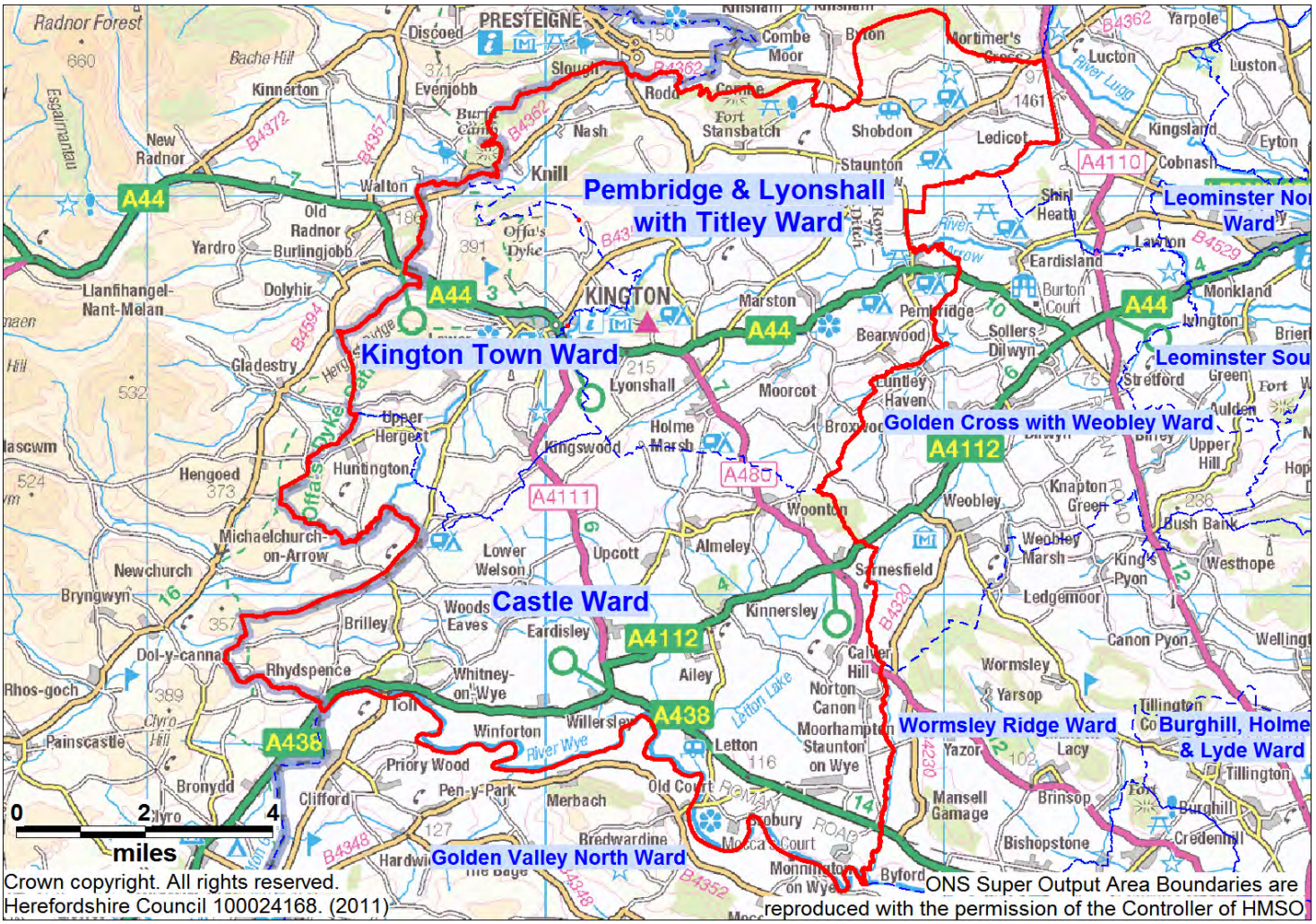
Estimated housing requirements by size 2020-2041

		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
Total Age Exclusive		15	26	11
Housing with support	Market	58	56	115
	Affordable	32	42	74
Total Housing with Support		91	98	189
Housing with care	Market	10	33	43
	Affordable	7	25	32
Total Housing with Care		17	58	75
Residential care bedspaces		29	12	41
Nursing care bedspaces		3	35	38
Total bedspaces		32	48	79

Source: Derived from Demographic Projections and Housing LIN/EAC



Population Data				
Housing Market Area	**Parish Council**	**Settlement**	**Population**	**No. residential dwellings**
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 APPORACH									
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		
		Facilities	Further education	Secondary school	Primary School	Nursery/ Pre school	Private School	Other educational facilites	Community/Village Hall	Talk Community Hub	Public House	Church/Place of worship	Library	Other	EV Charging Point	Other public transport provision	Education, Community and Public Transport Score
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

			Medical Facilites					Retail and food outlets												
		Facilities	Doctors Surgery	Dental surgery	Pharmacy	Defibrillator	Other medical facilities (e.g. Vets)	Multi use shops	Convenience store	Post office	Garden centre	Farm shop	Hairdressers/Barbers	Supermarkets	Restaurants	Café	Takeaway	Petrol Station	Other retail and food outlets	Medical, Retail, Food Store Score
HMA	**Parishes**	**Settlements within Parish**																		
Kington	Almeley	Almeley				1		15		5										21
Kington	Almeley	Woonton																		
Kington	Brilley	Brilley				1														1
Kington	Eardisley Group	Eardisley				2	5	30		1			5			10				53
Kington	Eardisley Group	Whitney on Wye				1		15												16
Kington	Eardisley Group	Winforton				1													5	6
Kington	Huntington	Huntington																		
Kington	Kington Rural & Lower Harpton Group	Hergest																		
Kington	Kington Rural & Lower Harpton Group	Kingswood																		
Kington	Kinnersley and District Group	Kinnersley																		
Kington	Kinnersley and District Group	Letton																		
Kington	Kinnersley and District Group	Norton Canon								10										10
Kington	Kinnersley and District Group	Sarnesfield																		
Kington	Lyonshall	Lyonshall				1					1					20				22
Kington	Lyonshall	Holme Marsh																		
Kington	Pembridge	Pembridge				2	5	15		5		1	5		20	20			5	78
Kington	Shobdon	Shobdon				1		20					5			10				36
Kington	Staunton on Wye & District Group	Brobury																		
Kington	Staunton on Wye & District Group	Staunton on Wye	15					15								10				40
Kington	Titley & District Group	Knill																		
Kington	Titley & District Group	Stansbatch																		
Kington	Titley & District Group	Staunton on Arrow				1						1								2
Kington	Titley & District Group	Titley				1														1

RURAL SERVICES

			Leisure and Tourism										Financial facilities					Maintenance		Other facilites		
		Facilities	Hotels	B and Bs/self catering	Caravan Parks	Camping/Glamping sites	Sport pitch	Sports hall (open to public)	Sports and social clubs	Play areas	Skate parks	Other leisure and tourism	Bank	Cash point	Accountants	Insurance company	Other financial facilities	Garage (mechanical)	Construction/ Maintenance services	Other employment facilities		Leisure and Tourism, Financial, Maintenance & Other Score
HMA	Parishes	Settlements within Parish																				
Kington	Almeley	Almeley		5			10												1			16
Kington	Almeley	Woonton																				
Kington	Brilley	Brilley		10		10	10												1			31
Kington	Eardisley Group	Eardisley		5	5	5			10	10								15	2			52
Kington	Eardisley Group	Whitney on Wye		5		5													1			11
Kington	Eardisley Group	Winforton		5															1			6
Kington	Huntington	Huntington																				
Kington	Kington Rural & Lower Harpton Group	Hergest																10	1			11
Kington	Kington Rural & Lower Harpton Group	Kingswood																				
Kington	Kinnersley and District Group	Kinnersley																			1	1
Kington	Kinnersley and District Group	Letton																				
Kington	Kinnersley and District Group	Norton Canon										1						5	1			7
Kington	Kinnersley and District Group	Sarnesfield																				
Kington	Lyonshall	Lyonshall		10						10		2						5		1		28
Kington	Lyonshall	Holme Marsh																				
Kington	Pembridge	Pembridge		10	5	10	20			30		5			5				2			87
Kington	Shobdon	Shobdon		5	10	5	10		30	20		1			10			5	7	11		114
Kington	Staunton on Wye & District Group	Brobury																				
Kington	Staunton on Wye & District Group	Staunton on Wye																5	1			6
Kington	Titley & District Group	Knill																				
Kington	Titley & District Group	Stansbatch			5																	5
Kington	Titley & District Group	Staunton on Arrow																5				5
Kington	Titley & District Group	Titley		5																		5

RURAL SERVICES

HMA	Parishes	Facilities Settlements within Parish	Education, Community and Public Transport Score	Medical, Retail, Food Store Score	Leisure and Tourism, Financial, Maintenance & Other Score	Draft Score
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 15	Bus route with five return journeys a day or fewer (Monday - Saturday) including am/pm commuter journeys 10	Bus route with five return journeys a day or fewer (Monday - Saturday), not am and pm commuter journeys 5	Market Day services operating only on certain days of the week 2	No bus routes 0	Train Station within 1km 15	Train Station between 1km-5km 10	Total
Kington	Almeley	Almeley		10						10
Kington	Almeley	Woonton	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

MAINS DRAINAGE				
HMA	**Parish**	**Settlements**	**Has access to Mains Drainage**	**Total**
Kington	Almeley	Almeley	Yes	15
Kington	Almeley	Woonton	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