

April 2025

Affordable Housing Coming Soon 2025-2026

Affordable housing due for completion by 31st March 2026.

The Oval, Hereford, P230849/F

Registered Provider – Connexus Housing Group

A small development of 4 bungalows that have been commissioned specifically for clients in need of level access accommodation and registered on the Accessible Homes Register. The council have allocated the land to Connexus and provided grant funding to enable the development to commence.

- 1 x 2 bed bungalow – Affordable Rent
- 2 x 3 bed bungalow – Affordable Rent
- 1 x 5 bed bungalow – Affordable Rent



The site is subject to a S106 and will be let through direct nominations via the Accessible Homes Register.

Anticipated completion December 2025.

Land East of Canon Pyon Rd, Hereford

P210123/RM

Taylor Wimpey/Connexus Housing Group

Granted planning permission in September 2021 for 94 properties including 31 affordable properties. A mix of 1, 2 and 3 bedroom houses, and bungalows for people who require level access accommodation, including a 5 bedroom bungalow. 25 properties have already been delivered with the remaining 6 due to be completed this year.



- 2 x 3 bed house Social Rent
- 2 x 2 bed house Shared Ownership
- 2 x 3 bed house Shared Ownership

The development is subject to a S106 and local connection.

Anticipated completion November 2025.

Holmer Trading Estate – Hereford P/A201838RM

Registered Provider – Stonewater Housing

The first 100% affordable housing modular build scheme for Herefordshire. A mixture of 1, 2, 3 and 4 bed properties, 74 affordable rent and 46 shared ownership.

6 x 1 Bed Affordable Rent	20 x 2 Bed Shared Ownership
32 x 2 Bed Affordable Rent	26 x 3 Bed Shared Ownership
28 x 3 Bed Affordable Rent	
8 x 4 Bed Affordable Rent	

Anticipated completion March 2026.



Land to the South of Woodville Grove

Sutton St Nicholas P/A 193293/F

Private Developer – Bell Homes

Planning permission was granted in August 2023 for 24 properties, 8 to be delivered as low-cost market housing.

The affordable housing will consist of

4 x 2 beds with a discount of 32% off open market value
4 x 3 beds with a discount of 35% off open market value

The site is subject to a S106 local connection.

Anticipated completion date March 2026.



Land off Rosemary Lane, Leintwardine P/A190161/RM

Private Developer – Fletcher Homes

A medium sized development on the edge of Leintwardine delivering 27 open market and 18 affordable properties. The site will be delivered in two phases. Phase 1 was delivered in March 2024 and phase 2 is estimated to be delivered by March 2026.

Phase 2

4 x 2 Bed- Low Cost Market (discounted by 30%)
2 x 2 Bed – Shared Equity (20% below open market value)

The development is subject to a S106 and local connection.

Anticipated completion March 2026.



Land at Madley Road, Clehonger P/A193878/RM

Registered Provider – Stonewater Housing

A 100% affordable housing scheme located on the northern edge of Clehonger delivering 90 properties of Affordable Rent and Shared Ownership. Grant funded by Homes England.

The site will be delivered over three phases. Phase one will be starting in November 2025.

6 x 1 Bed – Affordable Rent	13 x 2 Bed - Shared Ownership
14 x 2 Bed – Affordable Rent	19 x 3 Bed - Shared Ownership
30 x 3 Bed - Affordable Rent	
8 x 4 Bed - Affordable Rent	

The development is subject to a S106 and local connection.



Land to the West of Hildersley, Ross-on-Wye

P/A 210374/RM

Barratt David Wilson Homes/Two Rivers Housing

Planning permission was granted in March 2022 for 210 new homes, 84 affordable housing and 126 open market. To be delivered in phases and managed by Two Rivers Housing.

Phase 5 & 6

9 x 3 bed Shared Ownership
3 x 2 bed Social Rent
6 x 1 bed Social Rent

Anticipated completion June 2025.

Phase 7

4 x 2 bed Social Rent
3 x 3 bed Social Rent

Anticipated completion December 2025.



Land @ Millstream Gardens Eardisley

P/A 233489/RM

Private Developer – Cotswold Oak

This is a small planning gain development to be built next to Millstream Gardens. It will deliver 12 Open Market properties and 6 Affordable properties. The affordable properties will be sold with a discount of 30% off the open market valuation.

4 x 2 bedroom houses
2 x 3 bedroom houses.

A local connection to the village of Eardisley is required in the first instance, secured by a S106.

Anticipated completion is by November 2025.



Holmer West Phase 4 Land north of Hedgerow Way P224270/F

Private Developer – Bloor Homes

Within this large development, Bloor Homes are delivering the tenure of First Homes, to be sold with a 30% discount off the open market valuation. To be eligible to purchase these properties, you must be a first time buyer and in need of affordable housing which will be ascertained via an assessment carried out by the Strategic Housing Team at Herefordshire Council.

4 x 2 bed houses First Homes

Anticipated completion December 2025.

This development is subject to a S106 local connection.



Holmer West Phase 4 Land north of Hedgerow Way P224270/F

Registered Provider – Connexus Housing Group

This area of the wider development site will be delivered by Connexus and will include a mix of properties and tenures.

**3 x 2 bed houses - Affordable Rent
2 x 3 bed houses - Shared Ownership**

Anticipated completion is expected June 2025.

This development is subject to a S106 local connection.



Land East of A40 phase 4A P/A 223479/RM

Private Developer Edenstone/Connexus Housing Group

This development has become known as St Mary's Village in Ross on Wye and is being built in phases by Edenstone.

This phase of affordable property delivery is being managed by Connexus and will offer a mix of property sizes and tenures.

**4 x 1 bed flat - Shared Ownership
3 x 3 bed houses - Shared Ownership
1 x 3 bed house - Affordable Rent
1 x 2 bed bungalow (for an identified client off the Accessible Homes Register) - Social Rent**

Anticipated completion expected by January 2026.

This development is subject to a S106 local connection.



Land East of Phase A40 phase D

P/A 221853/F

Private Developer - Edenstone

This phase of the development is delivering the tenure of First Homes. These are sold with a 30% discount off the open market valuation. To be eligible to purchase these properties, you must be a first time buyer and in need of affordable housing which will be ascertained via an assessment carried out by the Strategic Housing Team at Herefordshire Council.



The second tenure is Low Cost Market ,these properties are sold at a discount from the open market valuation calculated using the Local Authority Technical Data. 2 beds are discounted by 50% and 3 beds are discounted by 56%

- 2 x 2 bed house First Homes
- 2 x 2 bed house Low Cost Market
- 2 x 3 bed house Low Cost Market

This development is subject to S106 local connection.Anticipated completion April 2025.

Barons Cross Camp, Leominster

P/A 193754/RM

Persimmon Homes Private Developer / Conneuxs Housing Group

Planning permission was granted in June 2024 for 353 properties of which 88 are being delivered as affordable housing. The scheme will be delivered in 6 phases from November 2025 through to July 2030.



The affordable housing will consist of 46 properties as social rent and 42 properties as shared ownership with a mix of 1, 2, 3 bed units.

- 3 x 1 beds – Social Rent
- 7 x 2 beds - Social Rent
- 2 x 2 beds- Shared Ownership



The site is subject to a S106 local connection.

Anticipated completion date for phase 1 March 2026.

Land North of the Via Duct, Ledbury

P/A 222107

Bloor Homes – Two Rivers Housing/ Connexus

This site is an allocated site within the local plan and was granted on appeal. The site will deliver up to 625 units of which 250 will be delivered as affordable homes. The site is being delivered in 5 phases over the period 2024 to 2027. In 2024/25, 30 affordable homes were delivered.



Affordable Rent	Social Rent	Shared Ownership	Discounted Market
4 x 2 beds	6 x 1 beds	3 x 2 beds 4 x 3 beds	7 x 2 beds @ 20% of Open Market Value 2 x 3 beds @ 20% of Open Market Value

The site is subject to a S106 local connection.

Anticipated completion March 2026.

**Land at and West of West Winds, Cholstrey
Road Leominster - P/A 193293/F**
Registered Provider- Stonewater Housing

Planning permission was granted in February 2024 for 54 affordable housing properties. The site is a mile out of the town centre and will deliver a mix of flats, bungalows and houses.

The affordable housing will consist of

Rent	Share Ownership	Rent to buy
1 x 4 beds	8 x 2 beds	2 x 2 beds
16 x 2 beds	6 x 3 beds	2 x 3 beds
1 x 4 bed		

The site is subject to a S106 with local connection.

Anticipated completion date March 2026.



**Land to the South of Ledon Way (East) Phase 2
P/A 220855/RM**

Registered Provider - Connexus Housing Group / Vistry Homes

Planning permission was granted in February 2023 for 148 properties, of which 56 are to be delivered as affordable housing. 30 for social rent and 26 for shared ownership. 9 units were delivered in 2024/25 with the remaining being delivered over 2025/26 and 2026/27.

Phase 2 affordable housing will consist of 31 units:

Social rent	Shared ownership
1 x 2 bed	11 x 2 beds
6 x 2 beds	7 x 3 beds
6 x 3 beds	

The site is subject to a S106 with local connection.

Anticipated completion date March 2026.



Land off A49 Holmer P/A 193296/RM
Private Developer - Sage/Crest

Planning permission was granted in April 2020. Crest Homes initiated the planning permission, but the start on site did not commence until March 2025. The development consists of 35 properties of which 7 will be affordable. These properties are to be delivered as shared ownership.



The affordable housing will consist of

Shared ownership

3 x 2 beds

4 x 3 beds

The site is subject to a S106 local connection.

Anticipated completion date March 2026.

