

April 2025

Affordable Housing Delivered in the County 2024-2025

Herefordshire Council's Strategic Housing team working in partnership with Registered Providers and private developers have delivered 276 additional affordable properties in the County.

The Full Pitcher – Ledbury P/A 194182F Registered Provider – Connexus Housing Group

Phase 2 = 60 properties

The scheme was delivered on land behind the Full Pitcher Public House over two phases and consists of 93 affordable homes for rent, shared ownership and rent to buy.

The properties are subject to a Section 106 which means that they are available to local people in the first instance in perpetuity.

Completed August 2024



Land East of Brook Lane, Bosbury P/A 211480/F

Low cost market and Discounted market – Cotswold Oak

Planning permission was sought to deliver a scheme of 21 properties consisting of 2,3 and 4 bed properties of which 8 were for affordable home ownership.

2 x 2 beds @ 47% discount of open market
2 x 3 beds @ 43% discount of open market
2 x 2 beds @ 30% discount of open market
2 x 3 beds @ 30% discount of open market

The units are subject to a Section 106 which means that they are available to local people in the first instance in perpetuity.

Completed February 2025



Land off Rosemary Lane, Leintwardine

P/A190161/RM

Private Developer – Fletcher Homes

A medium sized planning gain development on the edge of Leintwardine delivering 27 open market and 18 affordable home ownership properties. Phase 1 delivered delivered a total of 4 affordable low cost home ownership (LCHO) properties and 1 LCHO property is reserved. Seven shared equity properties are now being sold on the open market.

The remaining 6 LCHO units will be completed in Phase 2, 25/26

- 3 x 2 Bed - Low Cost Market (discounted by 30%)
- 2 x 3 Bed - Low Cost Market (discounted by 35%)
- 3 x 2 Bed - Shared Equity (20% below open market value)
- 7 x 3 Bed - Shared Equity (20% below open market value)

The development is subject to a Section 106 local connection.

Completion for phase 1 was March 2025



Land @ Faraday Road, Madley

P/A192703RM

Private Developer - Bell Homes

A development of 27 properties, of which 9 are affordable home ownership. The Affordable Houses are a mix of 2 and 3 bedroom and were offered for sale with a 30% discount off the open market value.

- 2 x 2 bedroom First Homes
- 4 x 2 bedroom Low Cost Market
- 3 x 3 bedroom Low Cost Market

The development is subject to a Section 106 local connection

Completed July 2024



Orchard House, Credenhill P/A 211291/RM

Private Developer - Citizen Housing

This new development sits within the parish of Credenhill and consists of 69 properties, including 23 Affordable Housing. A mix of 2,3 and 4 bed properties have been delivered.

- 3 x 2 bed houses - Social Rent
- 2 x 2 bed bungalows - Social Rent
- 5 x 3 bed houses - Social Rent
- 2 x 4 bed houses - Social Rent
- 5 x 2 Bed Houses - Shared Ownership
- 6 x 3 Bed Houses - Shared Ownership

The development is subject to a S106 local connection.

Completed October 2024



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

P/A 210374/RM

Private Developer – Barratt David Wilson Homes

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

Phase 3 & 4a

2 x 2 bed Social Rent

5 x 3 bed Social Rent

2 x 2 bed Shared Ownership

Phase 4

4 x 2 bed Shared Ownership

3 x 3 bed Shared Ownership

2 x 4 bed Social Rent

4 x 3 bed Social Rent

2 x 1 bed Social Rent

Completed June 2024

Completed December 2024



Land South Wheatsheaf Fromes Hill, Bishops Frome

P/A 150473/F

Private Developer – Bell Homes

This site is located off the A4103 on land to the rear of The Wheatsheaf Inn, Fromes Hill. The site consists of 20 properties of which 7 are for affordable home ownership by the way of low-cost market.

The site is subject to a S106 with local connection to the parish of Bishop Frome.

The affordable housing consists of:

4 x 2 beds with a discount of 32% off the Open Market Value

3 x 3 beds with a discount of 35% off the Open Market Value

The first 4 of the 7 planned properties were completed in March 2025

Middleton Avenue Ross-on-Wye

P193478/F

Registered Provider - Platform Housing

This development of 44 affordable homes was granted planning permission in June 2021. It is a mix of 1,2 and 3 bedroom properties. Included is a one bedroom bungalow and a two bedroom bungalow. The tenure mix is Affordable Rent and Shared Ownership.

Affordable Rent:

2 x 1 bed flat

1 x 1 bed bungalow

2 x 2 bed flat

6 x 2 bed house

1 x 2 bed bungalow

4 x 3 bed house

1 x 4 bed house

Shared Ownership

9 x 2 bed house

16 x 3 bed house

2 x 4 bed house

Subject to a S106 local connection for the Affordable rent properties

Completed November 2024



Land to the South of Leadon Way

P/A 220855

Registered Provider – Connexus Housing

An overall scheme of 140 properties which are being built by Vistry homes off which 56 will be delivered as affordable homes. The scheme will be delivered in 3 phases. Phases 1 in 2024/25, 2 in 2025/26 & 3 2026/27.

Phase 1

4 x 3 bed Social Rent

Completed December 2024



This development is subject to a S106 local connection

Land North of the Via Duct, Ledbury

P/A 222107

Registered Provider – Two Rivers Housing

This site is an allocated site within the local plan and was granted on appeal. The site will deliver up to 625 properties of which 250 will be delivered as affordable homes. The site is being delivered in 5 phases. Phase 1 consisting of 43 affordable homes which will be delivered over the period 2024/25 and 2025/26.

2024/26

Social Rent

2 x 1 bed bungalow
17 x 2 bed Flats & Houses
3 x 3 bed houses
1 x 4 bed house

Affordable Rent

2 x 3 bed Houses

Shared Ownership

4 x 2 bed houses
1 x 3 bed house



Holmer West Phase 3

P/201445

Registered Provider – Platform Housing

Overall Planning Permission for phase 3 of this site was granted in November 2020 and is being built by Bloor Homes. The overall scheme consists of Open Market, Shared Ownership, Social Rented and First Homes. The final units for Phase 3 have now been delivered, and they are:

2 x 2 bedroom Shared Ownership
4 x 1 bedroom Social Rent

The development is subject to a Local Connection to Holmer initially.

Completed August 2024.



Land East of A40 Phase 2 P/194045/O

Phase 2 of this scheme was delivered by Edenstone and is being managed by Legal and General Housing.

The units delivered are:

- 2 x 3 bedroom house – Shared Ownership
- 3 x 2 bedroom house – Shared Ownership
- 4 x 2 bedroom house – Affordable Rent
- 1 x 4 bedroom house – Affordable Rent
- 6 x 1 bedroom maisonette – Social Rent
- 6 x 2 bedroom flat – Social Rent

This scheme is subject to S106 local connection.

Completed November 2024



Holmer West Phase 4 Land North of Hedgerow Way

P/224270

Registered Provider - Connexus

This development was granted Planning Permission in February 2024. It is being built by Bloor Homes and all houses, except for the First Homes, which will be managed by Connexus Housing



Shared Ownership	Affordable Rent	Social Rent	First Homes
2 x 3 bed	5 x 2 bed	2 x 2 bed	3 x 2 bed
	2 x 3 bed		
	2 x 4 bed		

This scheme is subject to a S106 local connection

Completed February 2025 with the remaining properties being built over the next 2 years.