

**Herefordshire Local Plan
Core Strategy
Main Modifications**

September 2015

Main Modifications

This schedule contains main modifications consulted on at various times between **20 March and 10 August 2015**.

1. All Policy numbers, paragraph numbers, figure numbers are taken from the Core Strategy Pre-Submission Publication May 2014.
2. For each main modification, information on the proposed change and the reason for that change is given. Where new wording is proposed to policies and the explanatory text it has been underlined. Where it is proposed to delete wording from policies or text this is shown as ~~crossed out~~. Each Main Modification has been given a reference number beginning 'MM..'

Ref No	Policy/ Para/ Figure	Proposed Main Modification
Minerals and Waste - the deletion of the minerals and waste policies and supporting text (Policies M1-6/W1-5) in the submitted plan and the commitment to future preparation of a separate minerals and waste plan		
MM01.	1.7	<p>Amend paragraph to read: When adopted, the Core Strategy policies will replace most Unitary Development Plan (UDP), 2007 policies. However, some of the policies contained in the previous UDP have been saved (see appendix 1) and will remain in force until replaced by other Development Plan Documents and Neighbourhood Development Plans. Together with the Hereford Area Plan DPD, <u>Minerals and Waste Local Plan</u>, <u>Natural Resources DPD</u>, <u>Travellers' Sites Document (DPD)</u> and other Development Plan Documents and Neighbourhood Development Plans, the Core Strategy will form the statutory "development plan" for Herefordshire. A Policies Map will sets out the strategic designations in the County. for all Development Plan Documents, once they have been examined and adopted. In the meantime, many environmental designations continue to be shown on the adopted Unitary Development Plan 2007 Proposals Map, which can be found on the council's website.</p>
	1.13	<p>Delete existing paragraph: A Herefordshire Natural Resources Development Plan Document (Natural Resources DPD) will be prepared. This will establish targets and planning policies relating to minerals and waste activities and development for Herefordshire to cover the plan period to 2031. This DPD is included in the council's Local Development Scheme. <u>Natural resources Minerals and Waste</u> 1.13 <u>Minerals and waste policies will be dealt with through a separate Minerals and Waste Local Plan development plan document (DPD). This will be produced taking account of the National Planning Policy Framework (NPPF), the minerals and waste sections of Planning Practice Guidance and up to date evidence base studies and ensuring close cooperation with neighbouring local authorities on cross-boundary issues. It will establish targets and planning policies relating to minerals and waste activities and associated development in Herefordshire to cover the plan period to 2031. The timetable for the production of this DPD will be included in a revised Local Development Scheme. Until the Minerals and Waste Local Plan is adopted, the minerals and waste sections of the Herefordshire Unitary Development Plan will be 'saved' and remain in force until replaced by the Minerals and Waste Local Plan.</u></p>
	2.35	<p>Delete Paragraph: Minerals and waste 2.35 Known mineral resources in Herefordshire are relatively limited in range, primarily consisting of aggregates (sand, gravel and crushed rock (limestone)). Aggregates from Herefordshire quarries supply both local markets and the wider area. The main non-aggregate mineral being worked is sandstone for use as building stone and roof tiles. In contrast to the aggregate quarries, the extraction of sandstone is a small-scale operation dependent on need and market demand. The continued extraction of aggregates and sandstone will be required to meet future growth demands, local sandstone being vital for building restoration, as well as maintaining local characteristics.</p>

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	2.36	Delete paragraph: In partnership with Worcestershire County Council, Herefordshire has prepared a Joint Municipal Waste Management Strategy up to 2034. This has been reviewed in light of legislative and fiscal changes. Waste levels have declined since 2004 and recent initiatives have been effective in increasing household recycling of waste (40% in 2010-11) and reducing the amount going to landfill. The levels of waste generated and how this is treated remain an issue, especially as populations grow.
	3.14	Amend paragraph to read: New development will be designed and constructed in ways to ensure that local distinctiveness is reinforced. The wider impacts of climate change will be addressed by reducing carbon emissions, minimising pollution and the risk of flooding, ensuring availability of natural resources and by providing appropriate waste management and recycling facilities and renewable energy schemes <u>The provision of appropriate waste management and recycling facilities and renewable energy schemes will be guided through the policies of the Minerals and Waste Local Plan.</u>
	Fig 3.1	Delete from third column for objective 11 Core Strategy policies – MN1-6, W1-5
	3.107	New waste facilities are to be integrated into sites suitable for industrial use close to the origin of such waste. Proposals to minimise waste, including re-use, recycling and treatment, will need to have been considered in the design of new large scale developments. Mineral resources are safeguarded through Minerals Safeguarding Areas and targets are set for sand, gravel and crushed rock extraction to meet adopted targets. The policies in the Place Shaping section and the general environmental quality policies will deliver this part of the strategy. The strategy of promoting better use of resources is dealt with in policies of the Place Shaping and general environmental policies sections. In addition, the <u>Minerals and Waste Local Plan will provide guidance relating to the safeguarding of mineral resources.</u>
	4.2.10	Amend paragraph to read: Non-strategic policies and proposals will be contained within the Hereford Area Plan, <u>Minerals and Waste Local Plan</u> , master plans and additional supplementary guidance. These documents will include consideration of: Amend 6 th bullet point to read: <ul style="list-style-type: none"> • Enhancement proposals for the historic core <u>and heritage assets including archaeology</u>
	New para after 4.2.81	Insert new section and paragraph after 4.2.81: Minerals <u>The expansion area is subject to a safeguarding policy in respect of mineral reserves (sand and gravel). Applications for development will be assessed in this respect using the saved UDP policy M5 until this is replaced by the Minerals and Waste Local Plan policy.</u>
	5.3.1	Diagram following para 5.3.1

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		<p>Delete 3rd column labelled “Natural Resources minerals” Delete 4th column labelled “Natural Resources waste”</p> <p>Future planning policy The strategic policies outlined above will underpin site specific policies. Alongside Core Strategy policies, future components of Herefordshire Council’s Local Plan, <u>including the Minerals and Waste Local Plan</u>, other Development Plan Documents and supplementary planning documents, will be shaped through the relevant evidence base and consultation with local communities through Neighbourhood Development Plans</p>
5.3.71 to 5.3.113		<p>Delete Polices M1, M2, M3 M4, M5, M6, W1, W2, W3, W4 and W5 Delete everything from para 5.3.71 to para 5.3.113 inclusive</p>
5.3.114		<p>Environmental quality monitoring indicators: In addition to the indicators listed in previous sections, the following indicators will be used to measure the effectiveness of the general policies (some are aspirational):</p> <ul style="list-style-type: none"> ▪ changes in the areas of designated nature conservation sites as a consequence of planning permission; ▪ proportion of local sites where positive conservation management has or is being implemented; ▪ number of listed buildings and scheduled ancient monuments on buildings at risk register (English Heritage); ▪ net change in condition of SSSI’s (Natural England); ▪ number of applications granted planning permission contrary to the advice of statutory agencies (e.g. English Heritage, Natural England or the Environment Agency); ▪ percentage of river length assessed as good biological or chemical quality (EA) in particular so far as they relate to the measures within the Nutrient Management Plan; ▪ phosphate levels within the River Wye SAC and adjoining tributaries that receive increased phosphates from Core Strategy growth; ▪ completed development that has resulted in loss/restoration/creation of <u>BAP Habitats of Principal Importance (Priority Habitats)</u>; ▪ percentage of total residential applications at below 30 dwellings per hectare; ▪ number of residential applications at less than 1.5 parking spaces per unit;

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		<ul style="list-style-type: none"> ▪ the need for, frequency and outcomes of planning enforcement investigations/ planning appeals concerning the aspects of local loss of locally important buildings within a conservation area; ▪ number of developments meeting and surpassing national design standards; ▪ maintaining Herefordshire Council's County Site and Monuments Register; <u>and</u> ▪ comparison of mineral production figures with national and sub-national apportionments; ▪ estimates of permitted and useable land banks for aggregates (sand, gravel and crushed rock); ▪ after-use of sites especially wildlife habitat creation; ▪ the production of secondary (reused and recycled) aggregates; and ▪ data on the use of the railhead at Moreton on Lugg; and <ul style="list-style-type: none"> ▪ summary of proposals contributing to the Green Infrastructure Strategy from the above and any other measures.
Section 1: Introduction and Background		
MM02.	1.16	<p>After para 1.16 insert new paras:</p> <p><u>*** Neighbourhood development plans are required to be in general conformity with the strategic policies of the development plan for the area in order to meet 'the basic conditions' With this regard, the whole Core Strategy is defined as being 'the strategic policies contained within the development plan for the area' in terms of Paragraph 8 Schedule 4B of the Town and Country Planning Act (1990).</u></p> <p><u>*** Significant progress is being made on a number of neighbourhood development plans across the county. However, to ensure delivery, areas without a designed neighbourhood area by the adoption of the Core Strategy will be included within the 'Rural Area Site Allocation Development Plan Document'. Monitoring of neighbourhood plan progress will take place and consideration will be given to those areas not making progress to Regulation 14 draft by the Issues and Options stage of the Rural Area Site Allocation DPD for their inclusion within the document.</u></p>

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MM03.	1.17	<p>Delete paragraph and replace with new paragraph.</p> <p>Through neighbourhood planning, local communities are able to choose where they want new homes, shops and offices to be built; have their say on what those new buildings should look like, and grant planning permission for the new buildings they want to see go ahead. For example, the 'Community Right to Build' programme allows communities to choose where and when to build homes, shops, facilities and businesses, depending entirely on what local people decide their community needs are. The Community Right to Build scheme will help communities to gain planning permission for the developments they want to take place; with the benefits of development (for example profits), being managed by a community organisation, for the community.</p> <p><u>The Community Right to Build enables community organisations to progress new local developments without the need to go through the normal planning application process, as long as the proposals meet certain criteria and there is community backing in a local referendum. Communities may wish to build new homes or new community amenities, and providing they can demonstrate overwhelming local support, the Community Right to Build will give communities the powers to deliver this directly. All profits derived from a Community Right to Build must be used for the benefit of the community, for example to provide and maintain local facilities such as village halls. Communities which wish to use the new powers must produce and submit a Community Right to Build Order. A proposal can be developed as part of the Neighbourhood Development Plan, or on its own.</u></p>
MM04.	Fig 3.1	<p>8 To strengthen the economic viability of the market towns, villages rural settlements and their surrounding rural hinterlands areas by facilitating employment generation and diversification, improving delivery and access to services through housing (including affordable housing) and improved ICT as well as realising the value of the environment as an economic asset</p> <p>Insert new objective 8a :</p> <p><u>8a To support and to encourage the development and diversification of the county's historic strength in land-based industries, including agriculture and food production, to provide for the maintenance of a thriving, productive, efficient, competitive and sustainable agricultural sector, recognising the high importance of this sector to the county's economy as a whole and to the rural economy in particular."</u></p> <p>Core Strategy policies – SS5, RA6, E1</p>

MM05.	SS2	<p>Policy SS2 - Delivering new homes</p> <p>A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.</p> <p>Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their <u>surrounding rural hinterlands areas</u>. In the rural areas new housing development will be acceptable where it helps to meet local housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. Outside of villages, new development will be carefully controlled to protect the countryside for its own sake. . <u>In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.</u></p> <p>The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas</p> <p>The broad distribution of new dwellings in the county will be a minimum of:</p> <table border="1" data-bbox="427 724 1576 1145"> <thead> <tr> <th>Place</th> <th>Facilities</th> <th>New homes</th> </tr> </thead> <tbody> <tr> <td>Hereford</td> <td>Wide range of services and main focus for development</td> <td>6,500</td> </tr> <tr> <td>Other urban areas – Bromyard, Kington, Ledbury, Leominster, Ross on Wye</td> <td>Range of services and reasonable transport provision – opportunities to strengthen role in meeting requirements of surrounding communities</td> <td>4,700</td> </tr> <tr> <td>Rural Villages Settlements see list in Place - Shaping section</td> <td>More limited range of services and some limited development potential but numerous locations</td> <td>5,300</td> </tr> </tbody> </table>	Place	Facilities	New homes	Hereford	Wide range of services and main focus for development	6,500	Other urban areas – Bromyard, Kington, Ledbury, Leominster, Ross on Wye	Range of services and reasonable transport provision – opportunities to strengthen role in meeting requirements of surrounding communities	4,700	Rural Villages Settlements see list in Place - Shaping section	More limited range of services and some limited development potential but numerous locations	5,300
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MM06.	3.40	<p>Delete the paragraph: “The ability for self-build homes and co-housing schemes to come forward either by individuals or community groups will be facilitated through Neighbourhood Development Plans or Development Plan Documents. These will look to allocate specific sites.</p>												

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		<p>Replace with; <u>'The council recognises that individual or group self and custom build projects will contribute to the delivery of homes over the plan period. These may be in the form of affordable, low cost market and open market housing. The council will encourage and support this type of development where the proposals are in line with the relevant policies of the Core Strategy and neighbourhood plans. Specific sites may be allocated for this type of development in Area and Neighbourhood Development Plans where a demand for this type of development has been demonstrated.</u></p>
Revisions to the delivery of housing growth and its links with infrastructure particularly Policy SS3:		
MM07.	SS3	<p>Delete existing 'Policy SS3 Releasing land for residential development': Sufficient land for residential development will be released to ensure the Core Strategy housing target is achieved over the plan period. The release of specific sites may be phased or delayed to ensure that necessary infrastructure is in place to support the new development or in order to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects. In releasing residential land priority will be given to the identified strategic proposals and the re-use of brownfield land in sustainable locations. The approach towards release of sites will be kept under review through the annual monitoring process. If rates of delivery or evidence from monitoring indicate that the number of new dwellings will exceed or fall below the target figure by 20% over a period of 3 or more years, the timescales for the release of sites shown in Figure 3.5 will be reconsidered or Herefordshire Council will identify additional land through the preparation of other Development Plan Documents.</p> <p>and replace with: <u>Policy SS3 -Ensuring sufficient housing land delivery</u> <u>A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed though the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April – 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:</u></p> <ul style="list-style-type: none"> • <u>A partial review of the Local Plan – Core Strategy: or</u> • <u>The preparation of new Development Plan Documents; or</u> • <u>The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land.</u>

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		<p><u>A range of strategic housing proposals are identified which are key to the delivery of the spatial strategy. In addition there are elements of key infrastructure which will need to be provided to enable full delivery of the strategic housing targets. The Council will work with developers and other stakeholders to ensure the timely development of these strategic proposals and the key infrastructure requirements.</u></p> <p><u>Appendix 5 sets out the relationships between the delivery of housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure of environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place.</u></p>
3.42		<p>Overall the delivery of the housing levels and distribution proposed in the Core Strategy is dependent upon necessary infrastructure being funded and delivered. Figure 3.5 provides an initial indicative county-wide trajectory for the housing provision based upon the likely release of strategic sites in the county. This trajectory suggests that housing completions will be back-loaded, starting with around 600 dwellings per annum during the first five years of the plan period, with the highest levels of housing growth (950 per annum) taking place towards the end of the plan period. A detailed trajectory is set out in Appendix 4. The delivery of housing will be monitored throughout the plan period and may it will need further re-adjustment and added detail to reflect progress on the delivery of the strategic housing sites and key elements of infrastructure.</p>
	<p>New Para</p> <p>TEXT ADDED</p>	<p>Add new para after SS3 and before 3.43 as follows</p> <p><u>*.** The delivery and supply of new housing will be monitored on a regular basis and through the annual monitoring process in particular. Appendix 5 sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period. In the event that the monitoring process demonstrates that the rate of completions have fallen below targets, an early assessment will be made as to the most appropriate mechanism to boost housing delivery depending upon the scale and nature of the issue. The stepped target of 600 dpa for the first five years of the plan (2011-2016), 850 dpa for years 6-10 (2016-2021), 900 dpa for years 11-15 (2021-2026) and 950 dpa for years 16-20 (2026-2031) would be the basis for monitoring and assessing land supply (including the five year housing land supply) throughout the plan period. For calculation of the five year housing land supply, due to persistent under delivery a buffer of 20% is considered appropriate.</u></p>
3.43		<p>The <u>To achievement of the Core Strategy</u> housing target for the plan period will be challenging, however, there may be <u>is</u> a need to phase the release of new development in specific instances in order to ensure that appropriate and necessary infrastructure is provided either prior to, or co-ordinated with, the development. This will be particularly the case in respect of major elements of infrastructure such as the Hereford Relief Road.</p>

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	3.44	<p>In addition, the River Wye SAC currently includes sections where the water quality exceeds phosphate level targets and this excess prevents sections of the river from achieving favourable condition. It is also necessary to ensure that sections of river currently meeting the water quality targets do not fail as a result of new development. <u>Natural England and the Environment Agency have prepared a Nutrient Management Plan (NMP) which sets out to control and reduce phosphates in the SAC. The implementation of the actions in the NMP will facilitate the delivery of new development.</u> Natural England and the Environment Agency have committed to the preparation of a Nutrient Management Plan (NMP), the aims of which are to control and reduce phosphates in the SAC. This will facilitate the delivery of new development. However, the requirements of the NMP may include the need to phase or delay the release of housing during the plan period. Policy SD4 in the General Policies section deals specifically with wastewater treatment and river water quality.</p>																																				
	3.45	<p>“Figure 3.5 sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period. The supply of new housing will be monitored closely and if rates of development fall significantly below targets, an assessment will be made as to whether the early release of housing allocations is appropriate in order to boost delivery.”</p>																																				
	3.46	<p>Delete paragraph: “The figure of 20% variation in rates of delivery, above or below, on a county wide basis will ‘trigger’ the need to explore intervention. Delivery rates are anticipated to be lower in the early years of the Plan. Therefore considerations of the need for any interventions in the case of under delivery may not be required until the middle/latter stages of the plan period. It should be noted that the supply/delivery situation will not be based on single year delivery rates, but on an assessment of the situation over at least 3-5 years. Should completion rates significantly exceed anticipated rates of development, intervention will only be necessary where the rate of development is resulting in the objectives of the Core Strategy not being achieved.”</p>																																				
Fig 3.5		<p>Delete Figure 3.5 Figure 3.5 – Indicative housing trajectory 2011 – 31</p> <table border="1" data-bbox="714 1155 1816 1406"> <thead> <tr> <th></th> <th>2011-16</th> <th>2016-21</th> <th>2021-26</th> <th>2026-31</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Hereford</td> <td>1000</td> <td>1500</td> <td>2000</td> <td>2000</td> <td>6500</td> </tr> <tr> <td>Leominster</td> <td>300</td> <td>500</td> <td>700</td> <td>800</td> <td>2300</td> </tr> <tr> <td>Ross-on-Wye</td> <td>250</td> <td>275</td> <td>175</td> <td>200</td> <td>900</td> </tr> <tr> <td>Ledbury</td> <td>180</td> <td>350</td> <td>210</td> <td>60</td> <td>800</td> </tr> <tr> <td>Bromyard</td> <td>120</td> <td>125</td> <td>125</td> <td>130</td> <td>500</td> </tr> </tbody> </table>		2011-16	2016-21	2021-26	2026-31	Total	Hereford	1000	1500	2000	2000	6500	Leominster	300	500	700	800	2300	Ross-on-Wye	250	275	175	200	900	Ledbury	180	350	210	60	800	Bromyard	120	125	125	130	500
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Hereford	1000	1500	2000	2000	6500																																	
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Ledbury	180	350	210	60	800																																	
Bromyard	120	125	125	130	500																																	

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			Kington	30	40	60	70	200	
			Rural Areas	1120	1460	1230	1490	5300	
			Herefordshire	3000	4250	4500	4750	16500	
MM08.	SS4	<p>SS4 – Movement and transportation</p> <p>New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</p> <p>Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car. Alternatively, such developments will be required to demonstrate that they can be made sustainable by reducing unsustainable transport patterns and promoting travel by walking, cycling and public transport</p> <p>“Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded <u>as required in future local or neighbourhood development plans</u> and developer contributions, <u>which meet the statutory tests</u>, sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.”</p> <p>“Herefordshire Council will work with the Highways Agency, national organisations <u>Network Rail, bus and train operators</u>, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices, including the provision of the following major schemes:</p> <ul style="list-style-type: none"> • ESG Link Road (safeguarded route) and Transport Hub; • Hereford Relief Road; • Southern <u>Leominster</u> Relief Road; • Connect 2 Cycleway in Hereford; • Park and Ride schemes; and • other schemes identified in the Local Transport Plan and Infrastructure Delivery Plan. 							

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		Proposals which enable the transfer of freight from road to rail will be encouraged. Development proposals incorporating commercial vehicular movements that could detrimentally impact on the environmental quality, amenity, safety and character of the surrounding locality will be expected to incorporate evidence demonstrating how the traffic impacts are to be mitigated.
MM09.	3.72	Add to end of para: <u>The county has a high proportion of small and medium sized enterprises and the council will offer continuing support for such businesses in future.</u>
MM010.	3.76	<i>The Employment Land Study 2012</i> states that the emerging Core Strategy has an overall target of 148 hectares (ha) of available employment land over the plan period, which includes a rolling five year reservoir of 37 ha. Based on the output of projecting past completion rates, the overall target of 148 ha outlined in the emerging Core Strategy would provide a robust level of supply and would enable a wide range and choice of employment sites across the county to be provided throughout the plan period. Higher quality land referred to in this policy is that defined as “best” and “good” in the 2012 Study and is subject to more detailed discussion in policy E2. <u>Appendix 6 sets out details regarding the provision of strategic employment land and its delivery and monitoring and review</u>
MM011.	SS6	<p>Policy SS6 – Environmental quality and local distinctiveness</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:</p> <ul style="list-style-type: none"> ▪ landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; ▪ biodiversity and geodiversity <u>especially Special Areas of Conservation and Sites of Special Scientific Interest</u> ; ▪ historic environment and heritage assets <u>especially Scheduled Monuments and Listed Buildings</u> ▪ the network of green infrastructure; ▪ local amenity, including light pollution, air quality and tranquillity; ▪ agricultural and food productivity and soils; ▪ physical resources, including minerals, <u>soils</u>, management of waste, the water environment, renewable energy and energy conservation. <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to <u>the determination of</u> relevant development proposals. Furthermore assessments of local features, areas and sites <u>defining local</u></p>

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		<p>distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents where undertaken to define local distinctiveness should inform decisions upon proposals</p> <p>Where the benefits of proposals are considered to outweigh the adverse effects on the environment, or there are competing environmental objectives and full mitigation is not possible, compensatory measures should be advanced</p>
	3.102	<p>The location of new development proposed should deliver sites that, in almost all cases, protect and/or enhance Herefordshire's natural, built, historic heritage and cultural assets in the county's cathedral city, historic market towns, smaller settlements and distinctive countryside. In addition Natural England has prepared conservation objectives for each Special Area of Conservation within the county; it is also consulted upon proposals that might affect Sites of Special Scientific Interest and will be aware of management principles that may be relevant to the maintenance and achievement of their favourable conservation status. Management Plans have been prepared for both the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty. These documents will be relevant to the assessment of effects of development upon these important assets. The most rigorous approaches to assessing the effect of development should be taken for those areas with national or <u>and</u> international environmental designations, including <u>proposals in areas outside but adjacent to having an effect upon them,</u> in accordance with the protection afforded to such areas in the National Planning Policy Framework. <u>Sites and features of local importance should also receive an appropriate level of protection when determining the effects of proposals upon the environment and local distinctiveness. Subsequent policies set out the approach that should be applied in relation to these and a number of supplementary planning documents are also referred in their supporting statement which will also be relevant. Appendix 8 provides lists of those which have been identified at the time of drafting this Core Strategy. However, locally important sites and features should also receive appropriate levels of care when determining the effect of development proposals upon them.</u></p>
MM012.	SS7	<p>Development proposals will be expected <u>required</u> to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> • focussing development to the most sustainable locations; • delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport; • designing developments to reduce carbon emissions and use resources more efficiently; • promoting the use of decentralised and renewable or low carbon energy where appropriate;

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		<ul style="list-style-type: none"> • supporting affordable, local food production, processing and farming to reduce the county’s contribution to food miles*; • protecting the best agricultural land where possible; <p>Key considerations in terms of responses to climate change include:</p> <ul style="list-style-type: none"> • taking into account the known physical and environmental constraints when identifying locations for development; • ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading; • minimising the risk of flooding and making use of sustainable drainage methods; • reducing heat island effects (for example through the provision of open space and water, planting and green roofs); • reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and • developments must demonstrate water efficiency measures to reduce demand on water resources. including through the use of efficient appliances and exploration of the potential for rainwater recycling <p>Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.</p>
Place Shaping - Hereford		
MM013.	4.2.7	<p>Amend paragraph to read: To achieve this vision, the following policies will ensure that Hereford maintains and enhances its role as a strategic centre. <u>Within the context of the wider Plan in general, and Policies HD1 to HD6 in particular “Hereford” should be regarded in policy terms as the area to be identified within the Hereford Area Plan.</u> They policies reflect its capacity to accommodate additional development without significant harm to local communities and in sustainable locations. Concentrating the largest portion of the county’s development in Hereford will help to develop and support the regeneration of the city in the long term, by capitalising on existing services and other infrastructure and providing greater opportunities for improving and increasing them. Policies HD2, HD4, HD5 and HD6 and the supporting text explain the requirements for the development at the urban extensions in terms of associated infrastructure and facilities</p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
MM014.	HD1 TEXT CHANGE	<p>Policy HD1- Hereford</p> <p>Hereford will accommodate around <u>a minimum of</u> 6,500 new homes within the plan period and a minimum of 15 ha of new employment land. Major residential development will take place in the following locations:</p> <ul style="list-style-type: none"> • Around 800 new dwellings in Hereford City Centre (HD2) • Around 500 dwellings at the Northern Urban Expansion Area (HD4) • Around 1,000 dwellings at the Western Urban Expansion Area (HD5) • Around 1,000 dwellings at the Southern Urban Expansion Area (HD6) <p>The remaining housing requirement of around 3,200 dwellings will be provided through the implementation of existing commitments, windfall development and <u>the development of non-strategic sites allocated through the <u>production of the</u> Hereford Area Plan</u> or Neighbourhood Development Plans.</p> <p>Major employment development will take place in the following locations:</p> <ul style="list-style-type: none"> • 10ha of employment land at the Western Urban Expansion area • Around 5ha of employment land at the Southern Urban Expansion area. <p>Further employment land provision will be made in accordance with Policy HD7</p>
MM015.	HD2	<p>Policy HD2 – Hereford city centre</p> <p>The city centre will accommodate around 800 new homes, <u>the majority</u> to be located within a new urban village. Further residential development will take place through the implementation of existing commitments, re-development of existing brownfield sites, re-use of upper floors above commercial premises, infill development and site allocations through the Hereford Area Plan. A target of 35% of these new homes will be mixed tenure affordable with a density that is compatible with the sustainable urban location of the site.</p> <p>The urban village will be served by safe and attractive pedestrian and cycle links to other areas of the city, the new transport interchange, the Courtyard Arts Centre and nearby areas of green space. A new Link Road will also serve development parcels forming part of the urban village connecting Edgar Street to the west and Commercial Road to the east (with a spur linking Blackfriars Street to the south), as well as assisting in reducing traffic within the core of the city.</p> <p>Newmarket Street, Blueschool Street and Commercial Square will be re-designed to become safe and attractive routes for pedestrian and cyclists, with improved public transport facilities and enhanced connectivity between the historic city centre and regeneration area partly facilitated by the construction of the new link road.</p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<p>The urban village will be complemented by other uses and infrastructure forming part of the wider regeneration area creating a sustainable mixed use development, <u>which respects and where possible enhances the historic environment.</u> These include the following:</p> <ul style="list-style-type: none"> • a canal basin forming the terminus of the Herefordshire and Gloucestershire Canal will be created <u>land and contributions towards a canal basin forming the terminus of the Herefordshire & Gloucestershire Canal, which is being delivered by the Hereford & Gloucester Canal Trust;</u> • <u>each stage of development which adjoins Widemarsh Brook will be</u> be <u>maximise opportunities for</u> enhanced for biodiversity, to provide flood relief and sustainable surface water drainage solutions and optimised as a green infrastructure link; • <u>Herefordshire Council in partnership with public transport operators will deliver</u> an integrated transport interchange will be developed close to the railway station to maximise opportunities for sustainable travel; • opportunities for new commercial, tourism, education (<u>including tertiary facilities</u>) leisure, health, civic and police and fire uses will be available to meet any identified need; • <u>Herefordshire Council will work with the tenant(s) of Edgar Street football stadium to explore opportunities for the a sports led mixed-use redevelopment of parts of Hereford United Football Ground, incorporating new spectator stands, will be sought;</u> and • new public car parking facilities. <p>In order to maintain and enhance the viability and vitality of the city centre, new retail uses will be focused to the core of the city centre as defined below. Any identified need for further major retail development over the plan period will be met through further development within the Eign Gate <u>and that part of the Edgar Street regeneration area which lies within the defined town centre,</u> including the former livestock market site <u>Old Market,</u> along Blueschool Street and through the refurbishment and re-development of the Buttermarket.</p> <p>Within Hereford city centre, new developments including changes of use will be approved where they:</p> <ul style="list-style-type: none"> • provide new commercial and office space in appropriate city centre locations including above existing retail and commercial premises; • maintain and enhance the vitality and viability of the city centre. Proposals for town centre uses outside the defined town centre will be subject to the sequential test and applications for development over 1,250 <u>700</u> m² gross floor space will require an impact assessment to determine whether there could be any adverse impacts on the town centre; • improve overall accessibility by walking, cycling and public transport; • provide new, or enhanced sport, recreation and leisure facilities for local residents and visitors; • provide new and improve existing cultural and tourism attractions and facilities, which respect the city's historic character and local distinctiveness;

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<ul style="list-style-type: none"> enable the provision of a canal basin with associated wharfage and visitor centre; enable the protection, <u>conservation</u> restoration and enhancement of Hereford's natural and heritage assets <u>there significance and setting</u>, including archaeology, with particular regard to the historic street patterns and the skyline.
4.2.16		<p>Amend paragraph to read: The development of the urban village will provide <u>the majority of the</u> around 800 new homes in the city centre. These will comprise a mixture of apartments and family housing at a minimum average density of 50 dwellings per hectare. 35% of these homes will be affordable, with different types of tenures available, to satisfy identified local needs. Housing will be delivered that meets the needs of all sections of the community, including housing for older persons – a need highlighted in the study of the <i>Housing and Support Needs of Older People in Herefordshire 2012</i>. All homes will be constructed to high energy efficiency standards in accordance with other policies in this plan</p>
4.2.21		<p>Proposals for office uses outside the city centre will be subject to the sequential approach, as outlined in policy E5. Proposals for offices which have a gross floor space of 1,250 <u>700</u> m² or over, outside the city centre will be required to provide an impact assessment which meets the requirements of the National Planning Policy Framework and policy E5</p>
4.2.27		<p>Community and Education facilities Contributions and/or community infrastructure levy monies will be sought from new development for the enhancement of primary and secondary education facilities to accommodate increased demand from new residents. <u>The city centre will play a role in providing greater access to higher education. At the time of adoption there is an ambition to create a University in Hereford, the principal of which is fully supported by Policy SC1</u></p>
4.2.31		<p>The city centre of Hereford, referred to as 'town centre' for purposes of Policy E5, is defined in Figure 4.3 and includes primary and secondary frontages <u>which will be defined by the Hereford Area Plan (HAP)..</u> Retail development will be concentrated in the town centre. Applications for proposals which have a gross floor space of 1,250-700 m² or over, outside the defined centre as defined by the HAP, will be required to provide an impact assessment which meets the requirements of the National Planning Policy Framework and policies E5 and E6</p>
4.2.37		<p>Any proposals for leisure uses outside the city town centre, having a gross floor space of 1,250 <u>700</u> m² or over, will be subject to the sequential test and be required to provide an impact assessment which meets the requirements of the National Planning Policy Framework and policy E5.</p>
Fig 4.3		<p>Delete Figure 4.3, and replace with a new map showing the Old Market and Link Road to set the city centre into proper context at time of adoption</p>
MM016.	HD3	<u>Policy HD3 - Hereford movement</u>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<p>Herefordshire Council will:</p> <ul style="list-style-type: none"> • maintain and improve Hereford's <u>economy by increasing connectivity</u> to the national and local transport networks by reducing congestion and improving journey time reliability using a range of funding mechanisms including council funding, public funding, European funding, developer contributions and/or community infrastructure levy monies to fund the following: • <u>improve health, wellbeing and the environment by improving air quality and reducing noise through maximising opportunities for the use of sustainable transport modes, particularly for short distance journeys.</u> <p><u>Herefordshire Council will use a variety of funding mechanisms to deliver the following:</u></p> <ul style="list-style-type: none"> • packages of transport improvements focussing on key routes into the city delivering a range of public realm improvements and improving access and connectivity for pedestrians, cyclists and bus sustainable mode users; • <u>Behavioural change campaigns which will complement infrastructure delivery to encourage sustainable mode use and healthy lifestyles.</u> • reduced reliance on car use by incorporating walking, cycling and bus <u>sustainable mode</u> routes within new developments and connecting them with existing networks; • improvements to public transport infrastructure enabling improved access and integration between bus and to rail services; • <u>convenient, safe and secure</u> car parking facilities which attract shoppers and visitors and deter commuter parking in the city centre, through the development of Park and Ride, Park and Share and Park and Cycle <u>Park and Choose</u> sites; and • a western <u>Relief Road to the west of Hereford</u> to reduce the volume of traffic from the city centre and enable the delivery of walking, cycling and bus improvements on the existing highway network. The road will be designed and developed in such a way which avoids and mitigates adverse impacts or physical damage to or loss of habitats, noise pollution and vibration, light pollution, air pollution, flood risk and water quality on the River Wye SAC, as well as residential amenity and business interests. Consideration of the impact of the road on heritage assets, their significance and setting, as well as the historic character of the wider landscape will also be required. <u>Further assessments will be undertaken as part of the Hereford Area Plan and subsequent planning application(s).</u> <u>The pace of delivery of transport and movement infrastructure will be aligned with that of housing provision in accordance with policy SS3."</u>
MM017.	HD4	<p>Policy HD4 – Northern Urban Expansion (Holmer West)</p> <p><u>Land at Holmer west will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The development will be expected to provide:</u></p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<p>Land at Holmer west will deliver a comprehensively planned sustainable urban expansion incorporated into the urban fabric of Hereford, which meets high design and sustainability standards. New developments will be sensitively integrated into the existing landscape. Any potential impacts on the local environment, heritage assets or biodiversity should be mitigated and measures taken to conserve and enhance areas of important environmental, historic and landscape quality. The development will be expected to provide:</p> <ul style="list-style-type: none"> • Around 500 new homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the <i>Herefordshire Local Housing Market Assessment</i>; • a target of 35% of the total number of dwellings shall be affordable housing; • a minimum of a 350-space Park and Ride <u>Choose</u> site (land and infrastructure) adjacent to the western side of the A49 in close proximity to the Hereford Relief Road and land or a contribution to facilitate the construction of the adjoining phase of the Hereford Relief Road; • walking and cycle routes and green infrastructure corridors linking to the Park and Ride site, the existing public right of way network and existing education and community facilities and employment sites in the locality; • appropriate new green buffers and linear green routes, particularly along Ayles Brook; • measures to mitigate flood risk both for the new homes within the expansion area and for the benefit of existing residents and businesses in other parts of the city through the incorporation of sustainable urban drainage solutions, as part of the green infrastructure network and measures to control water levels within Ayles Brook; • appropriate provision of and contributions towards indoor and outdoor sports and play facilities, open space and allotments; • <u>where appropriate a contribution towards</u> a pre-school facility and provision of contributions towards the enhancement of existing primary and secondary school provision in the locality and any identified need for other community infrastructure/facilities; and • sustainable standards of design and construction. <p><u>This expansion area will be accessed primarily off the A4103 Roman Road. The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure. This expansion area will be accessed primarily off the A4103 Roman Road but is also dependent on the expanded capacity of the A49 by the provision of sustainable transport measures and the construction of future phases of a Hereford Relief Road. Contributions will be required from the development for Hereford transportation improvements including new infrastructure and sustainable transport measures. A detailed masterplan will be required to show the layout of development and the required infrastructure. This will be progressed and finalised within the Hereford Area Plan</u></p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
	4.2.55	<p>Amend paragraph to read: <u>This policy will deliver a minimum of</u> Around 500 new homes will be provided within the Holmer west area. All will be built to high energy efficiency standards. A target of 35% will be affordable. Housing will be delivered that meets the needs of all sections of the community including housing for older persons – a need highlighted in the study of <i>the Housing and Support needs of Older People in Herefordshire 2012</i>. The design and styles of the new housing will complement the built and landscape character of the locality and the scale and density will be reflective of the topography and prominence of the area. The development will need to be laid out and all homes and community buildings constructed to a high sustainability standard to ensure energy and water usage is minimised and sustainably sourced materials are used where practicable. This will include the use of renewables and other low carbon energy sources</p>
MM018.	HD5	<p>Policy HD5 – Western Urban Expansion (Three Elms)</p> <p><u>The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure</u> Land north west of the city centre is identified for a sustainable mixed use urban expansion to be comprehensively masterplanned to form a series of inter-related new neighbourhoods. The development will be expected to provide:</p> <ul style="list-style-type: none"> • a minimum of <u>a minimum of</u> around 1,000 homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the <i>Herefordshire Local Housing Market Assessment</i>; • a target of 35% of the total number of dwellings shall be affordable housing; • delivery of land and infrastructure to facilitate the construction of the adjoining phase of the Hereford Relief Road; • a minimum of 10 hectares of employment land, comprising predominantly of a mixture of use class B1, B2 and B8 located near to the new livestock market with access to the Hereford Relief Road and Roman Road; • <u>Park & Choose site (land and infrastructure);</u> land and infrastructure for a transport interchange or around 150 spaces; • a new linear park along the Yazor Brook corridor connecting with the existing green infrastructure links east of the expansion area, the public rights of way network within and adjoining the expansion area and informal recreation space; • a series of new green infrastructure connections which enhance the biodiversity value of the area and also serve as pedestrian cycle links through the development, including optimising the use of the disused railway line to connect with the transport interchange, schools, community facilities, employment land and the remainder of the city; • provision for new bus links through the expansion area; • development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and contributes to the distinctiveness of the site and surrounding environment; • the provision on site of appropriate sports and play facilities, formal and informal open space, community orchards, woodland

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<p>planting and allotments;</p> <ul style="list-style-type: none"> • integration of Huntington village into the development area in a way which respects <u>preserves</u> and, where possible, enhances the setting of the Conservation Area <u>and heritage assets</u>; • a new 210 place primary school <u>places</u> with additional pre-school accommodation on the development; • an extension of Whitecross High School to increase capacity from a 6 form entry to 7 form entry school, with commensurate school playing field provision; • a neighbourhood community hub to meet any identified need for small scale convenience retail, community meeting space, health provision, indoor sports and other community infrastructure/facilities <u>where appropriate</u>; • sustainable urban drainage and flood mitigation solutions to form an integral part of the green infrastructure network; • opportunities to mitigate flood risk arising from Yazor Brook for existing residents and businesses within the city; and • sustainable standards of design and construction. <p><u>The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure. This location is also dependent on the expanded capacity of the A49 and local highway network by the provision of sustainable transport measures and/or the construction of future phases of the Hereford Relief Road. Contributions will be required from this development for Hereford transportation improvements including new infrastructure and sustainable transport measures and other infrastructure improvements identified in the <i>Infrastructure Delivery Plan</i></u></p>
	4.2.67	<p>Amend paragraph to read: <u>This policy will deliver a minimum of</u> Around 1,000 new homes will be provided within the western expansion area. Around 35% of the total number of dwellings will be affordable housing to be distributed in small clusters across the development. Housing will be delivered that meets the needs of all sections of the community, including housing for older persons – a need highlighted in the study of the <i>Housing and Support needs of Older People in Herefordshire 2012</i>.</p>
MM019.	HD6	<p>Policy HD6 - Southern Urban Expansion (Lower Bullingham) <u>Land at Lower Bullingham will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. Land located south west of Rotherwas Enterprise Zone and north of the B4399 (Rotherwas Access Road) is identified for a sustainable mixed use urban expansion.</u> The development will be expected to provide:</p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<ul style="list-style-type: none"> • a minimum of around 1,000 new homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the <i>Herefordshire Local Housing Market Assessment</i>; • a target of 35% of the total number of dwellings shall be affordable housing; • around 5 hectares of employment land comprising a mixture of use class B1, B2 and B8 to complement Hereford Enterprise Zone; • suitable vehicular access to the site principally from the B4399; • a minimum of a 350 space Park and Ride Choose site (land and infrastructure) adjacent to the A49/ Rotherwas Access Road roundabout; • green infrastructure corridors through the area to include strategic greenways along Red Brook and Norton Brook and links with Withy Brook; • creation of a country park to incorporate new footpaths linking with the existing public right of way network in the locality, woodland and orchard planting; • development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and contributes to the distinctiveness of the site and surrounding environment; • the provision on site of appropriate sports and play facilities, open space, community orchards and allotments; • a new 210 place primary school <u>places and where appropriate contributions towards new</u> with additional pre-school accommodation facilities; • a neighbourhood community hub, including small scale convenience retail and provision of and/or contributions towards any identified need for other community infrastructure/facilities, including community meeting space and health provision, indoor and outdoor sports <u>where appropriate</u>; • sustainable urban drainage and flood mitigation solutions to form an integral part of the green infrastructure network; • new direct walking, cycling and bus links from the urban extension to the Park and Ride Choose to the west, Hereford Enterprise Zone to the east and existing communities and the city centre to the north; • sustainable standards of design and construction; and • the <u>protection</u> conservation and, where possible, enhancement of the heritage assets <u>their significance and setting. An evaluation of the archaeological importance of the area should be provided to ensure appropriate protection of heritage assets and inform detailed development proposals in this area.</u> <p><u>The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion area and the provision of key new infrastructure This location is also dependent on the expanded capacity of the A49, by the provision of sustainable transport measures and the construction of future phases of the Hereford Relief Road. Contributions will be required from this development for Hereford transportation improvements including new infrastructure and</u></p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		sustainable transport measures
	4.2.84	This policy seeks to deliver around a minimum of 1,000 new homes of one to five bedrooms in size, A with a minimum of 35% of the total number of dwellings will be affordable housing, to be distributed in small clusters across the development. Housing will also be delivered that meets the needs of all sections of the community including housing for older persons – a need highlighted in the study of the <i>Housing and Support needs of Older People in Herefordshire 2012</i> . The housing will be predominantly two storeys in height, reflecting the residential character of the locality.
Place Shaping: Bromyard:		
MM020.	BY1	<p>Policy BY1 – Development in Bromyard</p> <p>Amend first paragraph:</p> <p>Bromyard will accommodate around a minimum of 500 new homes together with around 5 hectares of new employment land during the plan period. The majority of new development will be located in the north western areas of the town with a total of around a minimum of 250 new homes. Around 5ha of employment land will also be required to come forward through the Neighbourhood Bromyard Development Plan process. Further development will take place through the implementation of existing commitments, windfall development and sites allocated through a Neighbourhood Development Plan or other Development Plan Document. the <u>Bromyard Development Plan.</u></p>
MM021.	BY2	<p>Policy BY2 – Land at Hardwick Bank</p> <p>Delete first line and first bullet point of policy and replace as follows:</p> <p>Development proposals at Land at Hardwick Bank will be expected to bring forward the following to achieve a sustainable urban extension of the town:</p> <ul style="list-style-type: none"> • a comprehensively planned, mixed use development of around a minimum of 250 new homes at an average density of up to 35 dwellings per hectare comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment; <p><u>Land at Hardwick Bank will deliver a comprehensively planned sustainable urban extension to the town and will be expected to deliver:</u></p> <ul style="list-style-type: none"> • <u>a minimum of 250 new homes at an average density of up to 35 dwellings per hectare comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment”</u> • a target of 40% of the total number of dwellings shall be affordable housing; • a new formal park to form part of the residential development complemented by new play and sports facilities and allotments; • “the development areas should be linked by a suitable vehicular access, likely to take the form of a roundabout, onto the A44. The

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<p>development areas should also be serviced by a residential road which will allow for opportunities to extend development beyond the plan period and serve as a future link road <u>route</u> to other parts of the local highway network.</p> <ul style="list-style-type: none"> • the residential roads leading off Winslow Road should be utilised to provide sustainable links to the town (including pedestrian and cycle links) as well as public transport links between the area and the town centre; • the provision of and contributions towards any identified need for new/improved community facilities. This shall include improvements to classroom provision for the local primary school which should incorporate publicly accessible youth facilities; • a high standard of design and layout which respects the townscape, landscape and green infrastructure of the area; • sustainable standards of design and construction; • incorporate significant landscape buffers to mitigate the impacts of the development areas on the wider landscape; • an evaluation of the archaeological importance of the area in order to ensure appropriate protection of heritage assets and inform the detailed development proposals; and • a comprehensive sustainable urban drainage system which includes measures such as rain gardens and swales to manage ground and surface water drainage and safeguard against any increased flood risk.
4.3.3		<p>Delete and replace first word of paragraph: Around <u>A minimum of</u> 250 new homes will be provided within the Hardwick Bank area, north-west of the town.</p>
4.3.4		<p>Add a new sentence prior to the penultimate sentence to read:</p> <p>The policy to deliver around 5 hectares of employment land through a Neighbourhood <u>Bromyard</u> Development Plan will help create greater and more diverse employment opportunities for Bromyard. Any employment development is likely to need significant landscaping to mitigate any visual impact. If employment land is adjacent to existing housing, it will be necessary to co-ordinate both developments to achieve greater economies of scale and ensure neighbouring land uses are compatible. This may include the restriction of the employment areas next to the residential to use class B1 or suitable live/work units. <u>The Bromyard Development Plan will seek to identify the required employment land of five hectares. Given the level of constraints in Bromyard the delivery of employment land over the plan period will be closely monitored and reviewed if necessary.</u> The policy enabling small scale employment/mixed use opportunities as part of housing development will allow for a more sustainable development reducing the need to travel. Further small scale sites for employment use will be identified through a Neighbourhood Development Plan and/or other Development Plan Documents <u>the Bromyard Development Plan.</u></p>
4.3.6		<p>Amend paragraph: The highway infrastructure within the new development area should also facilitate a new road link on the periphery of the development <u>a connection for vehicular access</u> which will serve the proposed new land uses over the plan period but. <u>It</u> must also be designed so as not to prejudice the delivery of additional development beyond the plan period and the eventual completion of a full road link <u>connection</u> from the A44 to Tenbury Road.</p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification
MM022.	4.3.14	The town retains a modest amount of comparison goods expenditure from existing residents and any opportunity to increase this part of the offer will be dependent upon the market having the necessary confidence in the town. New homes in Bromyard with enhanced means of access into town should strengthen support for the town centre’s vitality and viability. The town centre is defined in Figure 4.6 and relates to Policy E5. The size threshold of 200 m2 set out in Policy E5 indicates when impact testing will be required.
	Fig 4.6	Delete figure 4.6.
Place Shaping Kington		
MM023.	KG1	<p>Policy KG1 – Development in Kington</p> <p>Kington will accommodate around 200 new homes during the plan period with the location of sites being identified through a Neighbourhood Development Plan or other Development Plan Document. <u>A Neighbourhood Development Plan will allocate sites to meet this level of housing.”</u></p> <p>In addition, provision for new employment uses should be brought forward to meet needs from within the Kington and West Herefordshire Housing Sub-Market Area.</p> <p>Development proposals for Kington will be encouraged where they:</p> <ul style="list-style-type: none"> • deliver affordable housing in accordance with the requirements of Policy H1; • provide a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the <i>Herefordshire Local Housing Market Assessment</i>; • enable an overall density of up to 35 dwellings per hectare; • enable home working; • make available small scale employment sites, brought forward in balance with housing within the Kington and West Herefordshire Housing Sub-Market Area; • maintain and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 200m² in gross floor space and located outside the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework, to determine whether there could be any adverse impacts on the vitality and viability of the Kington town centre; • make provision for green infrastructure and amenity space, including play facilities, community access to open space, and the linking of habitats into ecological networks within and surrounding the town; • make provision for or improve walking and cycling links to the town centre, schools, shopping and employment; • maintain protect, conserve and where necessary possible, enhance the <u>historic</u> character of Kington, in particular the features that contribute to the <u>Conservation Area</u>; and its significance and setting, including particular features, <u>its heritage assets</u>, important buildings, scenic views and landscape features surrounding the town;” • have demonstrated engagement and consultation with the community including the town/parish council.

Ref No	Policy/ Para/ Figure	Proposed Main Modification
	4.4.3	Amend paragraph to read: Approximately 200 new homes will be delivered in Kington between 2011 and 2031, with sites allocated through a Neighbourhood Development Plan or other Development Plan Document . Sites within the existing confines of the town are constrained in terms of flooding. Developing peripheral sites will require compromise in terms of effect upon the landscape. Choice of sites should seek those with least impact and where the provision of significant landscape and townscape mitigation measures can best be achieved. Phasing may <u>will</u> be necessary where this is required to enable time to overcome current infrastructure constraints. <u>Given the level of constraints in Kington, the delivery of housing over the plan period will be closely monitored. If this monitoring process indicates that it will not be possible to deliver the required level of housing, the Council will use appropriate mechanisms to address the situation in accordance with policy SS3. This may include a review of this policy.</u>
	4.4.5	The policy encourages the development of small scale employment opportunities at Kington. Hatton Gardens Industrial Estate was developed as a rural development initiative and is currently thriving. An additional similar facility which would benefit both the town and its hinterland <u>surrounding rural area</u> . It may not be possible for such provision to be located within or even immediately adjacent to the existing town. <u>The consideration of such sites should not adversely affect the town's setting and other environmental features but should be within walking distance and should ensure the town's setting and other environmental features are not adversely affected.</u> Enabling working from home in accordance with Policy E3 – Home Working may reduce the level of need although the provision for small scale employment opportunities is expected to remain.
MM024.	4.4.7	Herefordshire Town Centre Town Centres Study Update 2012 suggests the expenditure forecast for Kington over the plan period is unlikely to be of a scale to require proposals for further convenience floor space. Many of the smaller units within the town could absorb more turnover within existing floor space. The town centre area for the town is reflected in Figure 4.8 and the viability and vitality of this area should be protected. The size threshold of 200 m2 indicates when impact testing will be required. The Neighbourhood Development Plan or other Development Plan Documents <u>should will</u> determine the level of flexibility given to uses within the town centre area.
	Fig 4.8	Delete Figure 4.8
Place Shaping Ledbury		

MM025.	LB1	<p>Policy LB1- Development in Ledbury</p> <p>Ledbury will accommodate around a minimum of <u>around a minimum of</u> 800 new homes balanced with approximately a minimum of <u>approximately a minimum of</u> 15 hectares of new employment land during the plan period. The majority of new housing development will be focussed to the north of the town as set out in Policy LB2 and the strategic location for new employment <u>of around 12 hectares</u> is to the west of the town, south of Little Marcle Road. Further development will take place through the implementation of existing commitments, infill development, and sites allocated through a Neighbourhood Development Plan or other Development Plan Document. A number of sites which have future potential for development have been identified in the <i>Strategic Housing Land Availability Assessment (SHLAA)</i>.</p> <p>Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> • allow for suitable small scale employment sites including live work opportunities within or adjoining the town; • maintain and enhance the vitality and viability of the existing town centre. Proposals for new retail, leisure or office development of over 500 <u>400</u>m² in gross floor space and located outside the town centre will need to be supported by an impact assessment to determine whether there could be any adverse impacts on the town centre; • improve accessibility within Ledbury by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, new employment areas and the town centre; • contribute to addressing deficiencies in community facilities and/or allow for infrastructure improvements (including broadband) in the town, to promote sustainable development; • reflect and enhance the characteristic built historic elements of Ledbury, such as its stone, brick and timber-framed buildings, medieval plan form, conservation areas and setting overlooking the Leadon Valley; • protect and enhance its green infrastructure, including connections to the public right of way network and biodiversity, particularly the Malvern Hills Area of Outstanding Natural Beauty to the east and the Leadon valley to the west; • incorporate mitigation measures to <u>incorporate mitigation measures to</u> protect and enhance the setting of the town from eastern and western viewpoints <u>and where this is not possible incorporate appropriate mitigation measures</u>; and • have demonstrated engagement and consultation with the community including the town council.
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MM026.	LB2	<p>Policy LB2 - Land north of the Viaduct</p> <p>Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> • a mixed use development of around 625 new homes, at an average density of around 40 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment; • Around 3 hectares of employment land, restricted to Use Class B1, to be located along the northern and eastern boundary adjoining existing businesses; • a target of 40% of the total number of dwellings to be affordable housing; • land and contributions to facilitate a restored canal to be delivered in partnership with the Herefordshire and Gloucestershire Canal Trust; • a new linear informal park to link to the existing town trail, riverside walk, recreational open space and existing allotments; • the provision of and <u>developer</u> contributions towards any identified need for new/improved community facilities/infrastructure improvements. This shall include a new 210 place primary school within the development (or an expansion of the existing primary school) and new recreational open space, play, indoor and outdoor sport facilities delivered through developer contributions; • primary vehicular access to the development will be from <u>either</u> the Hereford Road under the viaduct with the option of a secondary access <u>or</u> from the Bromyard Road to the north; • appropriate mitigation to safeguard the amenity of future occupants from unacceptable levels of noise and to safeguard the continued operation of existing businesses adjoining the area; • development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and that contributes to the distinctiveness of this part of Ledbury and respects the setting <u>and significance</u> of the listed viaduct and the Malvern Hills Area of Outstanding Natural Beauty; • safeguards to ensure there is no adverse impact on water quality and quantity in the River Leadon; • new walking, cycling and bus links from the urban extension directly to the town trail and riverside walk under the viaduct, the railway station and town centre to create linkages to nearby development and existing community facilities; • sustainable standards of design and construction; and <p>a comprehensive sustainable urban drainage system which includes measures such as rain gardens and swales to manage ground and surface water drainage and safeguard against any increased flood risk.</p>
	4.5.7	<p>Amend first sentence:</p> <p>Vehicular, pedestrian, cycle and bus access to the housing site will primarily be under the viaduct <u>will need to be provided</u>, with additional sustainable transport links to the north linking with the station. If required, the provision of a secondary vehicular access on to the Bromyard Road would also then enable the creation of a road link. A reduction in the speed limit along the Bromyard Road and improvements to the Hereford Road/Bromyard Road junction are also likely to be required to improve the design, safety and efficiency of this road and junction. These, and other highway improvements, will be informed by a traffic assessment.</p>

MM027.	4.5.14	The policy for shopping in Ledbury, based on the evidence in the <i>Town Centres Study Update 2012</i> , is to maintain the existing, thriving centre which is based on a mixture of popular high street and independent stores. New homes and households in Ledbury will strengthen this support for the town centre and improvements to sustainable modes of transport into the town centre via the existing town trail will also support this approach. A town centre area is defined in Figure 4.11 and relates to Policy E6.
	Figure 4.11.	Delete figure. 4.11
Place Shaping - Leominster		
MM028.	LO1	<p>Policy LO1 – Development in Leominster</p> <p>Leominster will accommodate a minimum of 2,300 new homes throughout the plan period, (2011-2031) of which approximately a minimum of <u>1,500 dwellings</u> will be provided in a single strategic urban extension to the south-west of the town. The remaining dwellings will be provided through existing commitments, smaller scale non-strategic sites within the existing built up area; those which come forward through the Leominster Neighbourhood Development Plan or other Development Plan Documents, or sites judged as having development potential which are identified in the Strategic Housing Land Availability Assessment.</p> <p>The Leominster Enterprise Park will continue to serve the employment needs of Leominster, which will include a further extension of up to 10ha to the south of the enterprise park. The release of the additional land will be phased across the plan period depending upon the availability or otherwise of land within the existing enterprise park.</p> <p>In Leominster new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> • continue the development of the Leominster Enterprise Park and encourage proposals for suitable small scale employment sites within the town; • maintain and enhance the viability and vitality of the town centre. Proposals for new retail, leisure or office development of over 500 <u>400</u>m² in gross floor space and located outside of the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework to determine whether there could be any adverse impacts on the vitality and viability of Leominster town centre; • ensure that developments do not exacerbate air pollution levels within the designated air quality management area at Bargates; • ensure that development does not undermine the achievement of water quality targets in accordance with Policy SD3 and SD4; and • have demonstrated engagement and consultation with the community including the town/parish council.
MM029.	LO2	<p>Policy LO2 – Leominster urban extension</p> <p>Development proposals at Leominster urban extension will be expected to bring forward Land south west of Leominster will deliver a comprehensively planned sustainable urban extension and will be expected to deliver:</p> <ul style="list-style-type: none"> • around <u>a minimum of</u> 1,500 new homes at an average density of up to 35 dwellings per hectare comprising a mix of market and

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<p>affordable house sizes and types that meet the requirements of Policy H3, and the needs identified in the latest version of the <i>Herefordshire Local Housing Market Assessment</i>;</p> <ul style="list-style-type: none"> • an affordable housing target of 25% will be required as an opportunity to address the range of homes currently available in the town; • a southern Leominster relief road linking the Worcester Road roundabout directly to the A44, to help relieve traffic congestion within the town and improve air quality in the Bargates area; • small scale neighbourhood retail facilities; • potential for employment opportunities as demand arises in the form of use class B1 and live/work units; • provision of appropriate community and youth facilities within a community hub; • provision of a new 420 place primary school and pre-school facilities; • appropriate provision of on-site open space, sports and recreation provision (in addition to Cockcroft Hill). This shall include fully accessible semi-natural and natural greenspace; play provision for all age groups, indoor and outdoor sports provision (some of which may be off site); allotments and new orchard planting; • new green infrastructure walking and cycling links to the town centre, schools, the Enterprise Park and local public right of way network; • retention of the highly sensitive landscape areas and geological features of Cockcroft Hill (which encompasses Ryelands Croft) by retaining this site as natural open space; • sustainable standards of design and construction; • a comprehensive sustainable urban drainage system which includes measures such as rain gardens and swales to manage ground and surface water drainage and safeguard against any increased flood risk; and • an evaluation of the archaeological importance of the area in order to ensure appropriate protection of heritage assets and inform the detailed development proposals. <p>The land available for development to the south-west of Leominster will also enable the housing needs of the town to be met beyond the plan period.</p>
	4.6.5	<p>Amend second sentence: Around <u>A minimum of</u> 1,500 homes will be provided within the urban extension up to 2031 together with a range of other facilities to enable the development to meet the needs of its residents and integrate with the existing town.</p>
MM030.	4.6.20	<p>The need for comparison retail proposals is more limited with a modest capacity towards the end of the plan period. The study indicated that the priority should be to steer any new floorspace to the town centre as far as this is practical, and only to permit out-of-centre facilities if they would materially enhance the retail offer of the town and assist in retaining catchment residents' expenditure The study indicates that an impact assessments will <u>should</u> be required for developments of 500m² <u>400m²</u> of floorspace and greater and this is reflected in Policy E5.</p>

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	4.6.22	Delete following words from the end of the sentence and add new sentence: More detailed assessment of the need for future retail provision for Leominster, including the need to allocate sites will be provided through the preparation of a Neighbourhood Development Plan and/or other Development Plan Documents . <u>The extent of the town centre and the primary shopping area, (made up of the primary and secondary frontages) will be defined as part of the Neighbourhood Development Plan</u>
	Fig 4.14	Delete Figure 4.14
MM031.	4.6.24	Add new paragraph to follow paragraph 4.6.24: <u>“Sections of the River Wye SAC where the water quality targets are already exceeded will be subject to measures to reduce nutrients in line with the targets. All new development proposals including the Leominster urban extension must not compromise the ability of the Nutrient Management Plan to deliver the necessary overall reductions along these stretches.”</u>
Place Shaping – Ross-on-Wye		
MM032.	RW1	<p>Policy RW1 – Development in Ross-on-Wye</p> <p>Ross-on-Wye will accommodate around a minimum of <u>a minimum of</u> 900 new homes, balanced with approximately 10 hectares of existing allocated employment land during the plan period, in accordance with the spatial strategy. A strategic housing location will focus new residential development <u>a minimum of 200 new homes</u> to the south east of the town. Further development will take place through the implementation of existing commitment, infill development and peripheral town sites allocated through a Neighbourhood Development Plan or other Development Plan Document. <u>The remaining requirement for homes will be delivered on sites allocated through a Neighbourhood Development Plan.</u></p> <p>Within Ross-on-Wye, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> • allow for suitable employment sites, including live-work opportunities within or adjoining the town; • maintain and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 500 <u>400</u>m² gross floor space and located outside the town centre will need to be supported by an impact assessment to determine whether there could be any adverse impacts on the town centre; • improve accessibility within Ross-on-Wye by walking, cycling and public transport, particularly where they enhance connectivity with local facilities, the town centre and existing employment areas; • contribute to deficiencies in <u>towards new or improved</u> community facilities and/or allow for infrastructure improvements in the town to promote sustainable development; • reflect and enhance the characteristic natural and built historic elements of Ross-on-Wye, such as its red sandstone and timber framed Tudor buildings and boundary walls, the medieval plan form, conservation area and natural setting overlooking the River Wye;

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		<ul style="list-style-type: none"> • enhance green infrastructure and biodiversity, particularly the Wye Valley Area of Outstanding Natural Beauty and the River Wye; and • have demonstrated engagement and consultation with the community including the town/parish council.
MM033.	RW2	<p>Policy RW2 – Land at Hildersley</p> <p>The strategic residential development proposal on land to the south east of Ross-on-Wye at Hildersley will be required to bring forward <u>include</u> the following to achieve deliver a <u>comprehensively planned</u> sustainable urban extension of the town:</p> <ul style="list-style-type: none"> • around a minimum of 200 new homes at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment; • a target of 40% of the total number of dwellings shall be affordable housing; • the provision of and contributions towards any identified need for new/improved community facilities/infrastructure improvements. This shall include contributions towards the provision of: additional pre-school places; additional classrooms at John Kyrle High School for secondary, post 16 and youth/community infrastructure and further special educational needs provision; • the provision of a sport/recreation space either on or off site as an alternative to the existing on site John Kyrle High School playing field; • the creation of new green infrastructure within the development area to benefit residents, local bat populations and other flora and fauna; • new pedestrian and cycle links from the area towards the town and nearby employment sites, to ease road congestion and limit CO₂ emissions; • appropriate mitigation measures to be implemented, which ensure that acoustic and safety issues relating to the proximity of the adjacent firing range are satisfactorily addressed; • adverse impacts on the Water Source Protection Zone should be avoided or mitigated, including through the incorporation of sustainable urban drainage solutions such as rain gardens and swales; and the production by the developer of a Surface Water Management Plan; • avoid and mitigate adverse impacts from noise and air pollution and vibration (during both construction and occupation of new homes) on the River Wye SAC, Wye Valley Woodlands SAC and the Wye Valley and Forest of Dean Bat Sites <u>SAC</u>; and • development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and that contributes to the distinctiveness of this part of Ross-on-Wye and enhances the setting of the adjacent Wye Valley Area of Outstanding Natural Beauty.

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MM034.	New Para	Insert new paragraph after 4.7.10 <u>*.*.** The need for additional employment land to serve the needs of Ross-on-Wye and surrounding areas will be monitored during the Plan period. Any identified additional need will be addressed through: development coming forward in accordance with policies SS5, RW1, E1 and E3 of the Plan; a review of the Local Plan Core Strategy; or a Neighbourhood Development Plan or other Development Plan Document for the area."</u>
MM035.	4.7.19	Amend paragraph to read: A town centre is identified in Figure 4.17 and relates to Policy E5 and E6. This map draws a line around the main shopping streets and ensures that previously underused, often vacant retail units are available for alternative forms of development, such as residential, which will drive an improvement in the environmental quality of such areas. The town centre for Ross-on-Wye is identified on the 'saved' Herefordshire Unitary Development Plan proposals map. This will be reviewed through the identification of Primary Shopping Areas in the Neighbourhood Development Plan. Saved policies can be viewed in Appendix 1.
	Fig 4.17	Delete Fig 4.17 Ross-on-Wye Town Centre
Revisions to rural development policies RA1 to RA6 and supporting text		
MM036.	4.8.6	'By virtue of these attributes, The rural area of each HMA has differing future housing needs and requirements. which this locally incorporated The approach adopted in this plan sets out aims to respond to these needs and requirements in a flexible and responsive way more closely. Together with the roll out of the neighbourhood planning agenda, this strategy will empower more communities to benefit from meaningful development, continuing to evolve as sustainable places whilst respecting the their fundamental rural character of Herefordshire.'
	4.8.9	The Housing development in rural areas will be delivered through Neighbourhood Development Plans, any required Rural Areas Site Allocations Development Plan Document and a combination of existing commitments, and windfall development. and sites enabled through Neighbourhood Development Plans. For those communities not committed to the advancement of a Neighbourhood Development Plan, Herefordshire Council may consider allocating housing through Development Plan Documents in order to ensure the delivery of rural housing sites. The council's Strategic Housing Land Availability Assessment indicates there is potential for this the level of development proposed in this policy. in Herefordshire's rural villages.
	4.8.11	The indicative minimum rural HMA target will underpin assist in informing the scale of development in the settlements villages identified in each HMA. The target represents a level of growth for villages, as a percentage, and which that is considered proportionate to existing HMA characteristics. and reflective of future housing needs and requirements within that area. For individual villages of each HMA this is translated

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		as a percentage of the total number of dwellings in the village core (not parish). For example, the growth target for a village of 100 dwellings located within Bromyard HMA (which has a 15% target) would be approximately 15 new dwellings over the plan period 2011 to 2031.
Paragraph 4.8.13 (below 4.8.12)		<p>On this basis, all villages <u>All settlements</u> identified in Figures 4.20 and 4.21 will have the opportunity for <u>sensitive and appropriate</u> housing growth. that is proportionate to their existing size. The primary focus for this housing will be <u>in those settlements highlighted in Figure 4.20. those villages that in the context of the rural HMA within which they are set and function are the most locally sustainable to accommodate new development (Figure 4.20).</u> In the remaining, often typically smaller settlements <u>villages of each HMA, as set out in Figure 4.21</u> <u>proportional housing growth will be restricted to smaller market housing (or affordable housing) which meets the needs of people with local connections, whom would not otherwise be able to live in their area (Figure 4.21).</u> <u>particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned. By virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive.</u></p>
4.8.14		<p>Therefore, the target provides individual communities with a starting objective which they should aim to meet or potentially exceed over the plan period in a locally determined manner and depending on their particular aspirations. The environmental and infrastructure constraints of an area will be significant in shaping a Neighbourhood Development Plan (and other Development Plan Documents). With regard to infrastructure, Neighbourhood Development Plans will particularly need to consider the capacity of the drainage network in their area and the impact of future development on water quality in accordance with Policy SD4.</p>
RA1		<p>Policy RA1 – Rural housing <u>distribution strategy</u></p> <p>In Herefordshire’s rural areas around a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to help meet contribute to the county’s housing needs. with the development of affordable housing being a priority. The development of rural housing will contribute towards the wider regeneration of the rural economy. will be promoted and supported, and the unique local environment will be protected and, where appropriate, enhanced.</p> <p><u>New dwellings will be broadly distributed across the county’s rural areas on the basis of <u>seven</u> 7 Housing Markets Areas (HMA)s – as illustrated in Figure 4.18) This <u>acknowledges</u> that different areas of Herefordshire have different <u>future</u> housing needs and requirements. <u>Proportionate to rural HMA characteristics and reflective of future housing needs and requirements within each area, a growth target (%) will assist to inform the level of housing development within the villages identified in each HMA. All Neighbourhood Development Plans shall aim to provide levels of housing to meet these targets in a locally focused way.</u></u></p> <p><u>The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of</u></p>

Ref No	Policy/ Para/ Figure	Proposed Main Modification																											
		<p>the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.</p> <table border="1" data-bbox="414 323 1507 1018"> <thead> <tr> <th data-bbox="414 323 779 408">Rural HMA</th> <th data-bbox="779 323 1144 408">Approximate number of dwellings 2011 - 2031</th> <th data-bbox="1144 323 1507 408">Indicative housing growth target for the villages(%)[*]</th> </tr> </thead> <tbody> <tr> <td data-bbox="414 408 779 485">Bromyard</td> <td data-bbox="779 408 1144 485">364</td> <td data-bbox="1144 408 1507 485">15</td> </tr> <tr> <td data-bbox="414 485 779 561">Golden Valley</td> <td data-bbox="779 485 1144 561">304</td> <td data-bbox="1144 485 1507 561">12</td> </tr> <tr> <td data-bbox="414 561 779 638">Hereford</td> <td data-bbox="779 561 1144 638">1870</td> <td data-bbox="1144 561 1507 638">18</td> </tr> <tr> <td data-bbox="414 638 779 715">Kington</td> <td data-bbox="779 638 1144 715">317</td> <td data-bbox="1144 638 1507 715">12</td> </tr> <tr> <td data-bbox="414 715 779 791">Ledbury</td> <td data-bbox="779 715 1144 791">565</td> <td data-bbox="1144 715 1507 791">14</td> </tr> <tr> <td data-bbox="414 791 779 868">Leominster</td> <td data-bbox="779 791 1144 868">730</td> <td data-bbox="1144 791 1507 868">14</td> </tr> <tr> <td data-bbox="414 868 779 944">Ross on Wye</td> <td data-bbox="779 868 1144 944">1150</td> <td data-bbox="1144 868 1507 944">14</td> </tr> <tr> <td data-bbox="414 944 779 1018"></td> <td data-bbox="779 944 1144 1018">5300</td> <td data-bbox="1144 944 1507 1018"></td> </tr> </tbody> </table> <p>[*]Targets for villages are indicative and provided as a starting point for work on Neighbourhood Development Plans or other Development Plan Documents. Local evidence will determine the scale of development which may fall above or below the indicative target.</p>	Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target for the villages(%) [*]	Bromyard	364	15	Golden Valley	304	12	Hereford	1870	18	Kington	317	12	Ledbury	565	14	Leominster	730	14	Ross on Wye	1150	14		5300	
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MM037.	4.8.18	<p>As set out earlier in this section, Eeach rural HMA was evaluated through combining the application of a localised benchmark (median <u>village settlement</u> size in each rural HMA), together with an assessment of services. This dual analysis targets development at locally significant villages which act as a focus for the wider community through the presence of existing services and facilities that can include schools, shops, public houses and businesses. It also<u>This approach will</u> enables those villages with a sizeable population basis (in the context of the HMA) and potential to evolve to become more sustainable to be included. Across many areas of all rural HMAs, communities experience</p>																											

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		<p>difficulty in accessing services and parishes understand not only the need to support current services and facilities, but to enhance their provision. all settlements in the rural areas to accommodate appropriate and environmentally sensitive sustainable housing development in accordance with the National Planning Policy Framework. A number of villages have a sizeable population basis but limited services. By enabling some housing growth within these communities, facilities become more viable and identified needs and community aspirations are more likely to be realised.</p>
4.8.19		<p>A total of 119 villages. One hundred and nineteen settlements have been identified across the county all HMAs to be the main focus of proportionate housing development in Herefordshire's the rural areas. and tThese are listed in Figure 4.20. Within these villages settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted. only where residential proposals are locally appropriate to ensure villages retain their separate, distinctive and varied characters.</p>
4.8.20		<p>Residential development will be located within or adjacent to the main built up area(s) of the village settlement (with priority being given to the development of suitable and available brownfield sites) to guard against. This will ensure that unnecessary linear, detached or surrounding countryside— isolated, non-characteristic and discordant dwellings do not arise in the surrounding countryside which would adversely damage affect the character and setting of a village settlement and its local environment. Development of locally defined sensitive sites will not be acceptable’.</p>
4.8.22		<p>Residential development will be expected to contribute to the future housing needs of each HMA by providing an appropriate mix of dwelling types and sizes having regard to the Local Housing Market Assessment and other relevant evidence sources... Developments should be sensitively and inclusively designed to reflect the lifelong housing needs of the local community contributing. They should also contribute, where appropriate to the provision of much needed infrastructure, affordable homes and improving community cohesion.</p>
4.8.25		<p>‘Therefore, in the villages identified in Figure 4.21, proportional levels of housing will be focused on providing smaller market homes which meet the needs of people with local connections, who would not otherwise be able to afford a house to live in their local area. In addition, proposals for affordable housing in line with criteria 1 to 4 of Policy H2 will be supported in these villages. It is important that these housing schemes should be needs led, the starting point being a need for a house or housing in a particular village, rather than the availability of a particular site. On this basis, housing proposals will be expected to reflect the range that is required in the settlement concerned. In relation to proposals that seek specifically to meet identified local housing needs, those proposed developments must be based on appropriate, compelling evidence of how the proposal meets that need. the identified local housing need, all of which must be clearly demonstrated to the satisfaction of Herefordshire Council. A planning obligation will restrict the occupation of dwellings on this basis to ensure their long term availability for those with local housing needs’.</p>
4.8.26		<p>Smaller houses, predominantly two and three bedroom properties, continue to be required across all rural areas. To address this need and</p>

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		<p>ensure that house values remain at the lower end of the house price range in the area, the size of any new dwelling and plot size will be restricted for those villages in Figure 4.21. Dwelling size is the net internal floor area, measured from internal wall finish to internal wall finish of the unit, with no space or rooms discounted. The size of any one dwelling will be limited to a maximum net internal floor space of 80sq.m in a case of a one or two bedroom house, 90sq.m for a three bedroom house and 100sq.m in the case of a four bedroom house. These figures are based on the internal floorspace allowances made by registered providers when applying to the Homes and Communities Agency for funding utilising their Housing Quality Indicators system. In the event that medical needs necessitate the provision of specific facilities, any resulting additional floor area requirements shall be justified on a case by case basis through the submission of a needs appraisal that includes evidence from a medical professional. Permitted development rights will also be removed to limit the enlargement of such developments, with a consequent increase in value and price.</p> <p><u>A proactive approach has been taken to neighbourhood planning within the county. At February 2015, there are 88 designated neighbourhood areas in the county and significant progress is being made in the production of neighbourhood development plans. These plans will be the principal mechanism by which new rural housing will be identified, allocated and managed. The proportional growth target within policy RA1 will provide the basis for the minimum level of new housing that will be accommodated in each neighbourhood plan. The target represents a level of growth for settlements, as a percentage, that is proportionate to existing HMA characteristics. For individual settlements in each HMA, this will be reflected as a percentage of the total number of dwellings in the parish concerned. In parishes which have more than one settlement listed in Figure 4.20 and 4.21 the relevant neighbourhood development plan will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors. This approach will accord with paragraph 55 of the NPPF which indicates that where there are groups of smaller settlements in rural areas, the development in one location may support services in a location nearby. The adoption of this approach will allow distinctive solutions which reflect the varied geographies in the county.</u></p>
	RA2	<p>Policy RA2 – Herefordshire’s villages Housing in settlements outside Hereford and the market towns.</p> <p>To maintain and strengthen a network of locally sustainable communities across the rural parts of Herefordshire, there will be opportunities for sustainable housing growth will be supported in those villages settlements identified in Figures 4.20 and 4.21. This will enable development that has the ability to best able to support development, bolstering existing service provision, improving facilities and infrastructure and meeting the needs of their communities concerned.</p> <p>The growth target for the villages (%) of each rural HMA will assist to inform the level of housing development in the villages identified in Figures 4.20 and 4.21. All Neighbourhood Development Plans shall aim to provide levels of housing to proportionally meet these targets in a</p>

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		<p>locally focused way.</p> <p><u>The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.20 and 4.21. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets.</u></p> <p>Housing growth will vary between the villages identified in a proportionate manner and will be permitted only where the residential development proposal is considered to be locally appropriate by:</p> <ol style="list-style-type: none"> 1- ensuring the proposal reflects the size, role and function of each village and is located within or adjacent to the main built up area(s) of the village so as to not result in free standing, individual or small groups of dwellings which are obviously detached from, or peripheral to, the main built up area(s); 2- giving priority to the development of suitable brownfield sites; 3- being of a high quality sustainable design which is appropriate to its context and makes a positive contribution to the surrounding environment and rural landscape; 4- contributing to the delivery of an appropriate mix of dwelling types and sizes, including affordable housing, to meet the housing needs of all sectors of the community; and 5- where there is no Neighbourhood Development Plan, by undertaking community consultation. <p><u>Housing proposals will be permitted where the following criteria are met:</u></p> <ol style="list-style-type: none"> <u>1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.21 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement; and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;</u> <u>2. Their locations make best and full use of suitable brownfield sites wherever possible;</u> <u>3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and</u> <u>4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlement, reflecting local demand.</u> <p><u>Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.</u></p> <p>In the villages identified in Figure 4.21 proportional residential growth will be limited to the provision of smaller market housing, where the</p>

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		<p>residential development proposal satisfies criteria 1–5 above; and:</p> <p>6. through the submission of appropriate evidence to demonstrate the development meets an identified local housing need. Residential development will be considered to contribute towards meeting an identified need, where it will provide accommodation for any of the following:</p> <ul style="list-style-type: none"> • Existing residents of the parish requiring separate accommodation; • Persons who have current and long standing family links (immediate family only e.g. parent, sibling or adult child) with the parish; • Grandparents, grandchildren, aunts or uncles will be included only where the council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative; • Persons with permanent, full time employment based mainly within the parish. <p>7. the dwelling size is limited to a net internal floor area of 80sq.m (1 or 2 bedroom house) or 90sq.m (3 bedroom house) or 100sq.m (4 bedroom house). Only where medical needs necessitate the provision of specific facilities will any resulting additional floor space requirements be considered; and</p> <p>8. the plot size is limited to a maximum area of 350sq.m unless site characteristics or configuration render this impractical.</p> <p>Permission granted in these cases will be subject to planning obligations that safeguard occupation of the development for identified local housing needs and will continue to do so in perpetuity. To achieve this policy, planning permissions will be subject to a condition removing permitted development rights for the erection of any extension or detached buildings within the curtilage and a condition restricting the conversion of an ancillary garage in to habitable accommodation. Applications for such developments in variation of these conditions will only be approved in exceptional circumstances.</p> <p>Proposals for affordable housing in the villages identified in Figure 4.21 will also be supported where the development is in line with criteria 1 to 4 of Policy H2.</p>
MM038.	4.8.28	<p>The settlement boundaries for those places <u>villages detailed listed in Policy RA2</u> will be defined in either neighbourhood development plans or the Rural Areas Site Allocation DPD. Outside of the <u>villages these settlements</u> new housing will be <u>restricted strictly controlled</u> to avoid unsustainable patterns of development. Isolated development in the countryside will not be permitted in order to protect the landscape and wider environment. <u>In the period leading up to the definition of appropriate settlement boundaries the Council will assess any applications for residential developments in Figure 4.20 and 4.21 against their relationship to the main built up form of the settlement.</u> Residential</p>

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		development will therefore be limited to those proposals which meet the criteria listed in Policy RA3. <u>Proposals should seek to make use of existing buildings through conversion and adaption in preference to new development. This approach accords with Paragraph 55 of the NPPF.</u> Proposals should be sited within or adjoining a settlement and seek to make use of existing buildings through conversion and adaption in preference to new development.
	RA3	<p>Policy RA3 – Herefordshire’s countryside</p> <p>In rural locations <u>outside of settlements, as to be defined in either neighbourhood development plans or the rural areas site allocations DPD, away from Herefordshire’s villages,</u> residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or 2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or 3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or 4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5; or <u>and leads to an enhancement of its immediate setting;</u> or 5. is rural exception housing in accordance with Policy H2; or 6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or 7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.
4.8.29		‘Occupancy controls will be applied to dwellings arising from the expansion of rural business enterprises, as well as to agricultural and forestry dwellings (Policy RA4). To make the stock of occupational dwellings more flexible than in the past and respond to local housing needs, the occupation of such dwellings and will be secured from the start by a Section 106 Agreement that also encompasses local housing needs.. As such, in the event that there is no longer a functional requirement either from the original rural business or from other rural enterprises in the locality, the dwelling will default to local housing needs rather than being lost from the stock of smaller affordably priced rural housing.
4.8.30		Replacement dwellings will only be permitted provided that the existing building has established and continuing residential use rights and has not been abandoned. Proposals should ordinarily be sited in the same <u>a similar</u> position as the original dwelling unless there is technical justification to consider an alternative location within the existing lawful domestic curtilage. To safeguard the character and appearance of the rural landscape from the visual impact of large buildings, the size of any replacement dwelling will be of a comparable total cubic volume

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		(measured externally) to the existing dwelling. To minimise the impact of the proposal on the surrounding area, the design of the dwelling and any associated development should respect the local character of the area and/or make a positive contribution to the rural landscape. As such the mass, scale, height and external appearance of the resultant development should be taken into account. Permitted development rights will generally <u>may</u> be removed from replacement dwellings located in the countryside.
MM039.	RA4	<p>Policy RA4 – Agricultural, forestry and rural enterprise dwellings</p> <p>Proposals for dwellings associated with agriculture, forestry and rural enterprises arising under Policy RA3 will only be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:</p> <ol style="list-style-type: none"> 1. demonstrate that the accommodation could not be provided in an existing building(s); 2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings; 3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape; and 4. should be of a size no greater than a net internal floor area of 100 sq.m, only utilising the additional 20% allowance where the nature and needs of the enterprise require and can be justified. <p>Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise is not yet established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings.</p> <p>Dwellings permitted in accordance with this policy will be subject to occupancy controls (encompassing local housing needs occupancy set out in Policy RA2 as a default) secured through a Section 106 Agreement. In some situations it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit. In appropriate circumstances legal agreements may be used to tie a rural enterprise dwelling to adjoining buildings and land to prevent them being sold separately.</p> <p>Applications for the removal of occupancy conditions (or section 106 Agreements) which pre-date adoption of the Core Strategy will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price (for rent or sale) which has been independently verified.</p>
	4.8.35	All applications will be required to demonstrate that a dwelling at the enterprise is essential by showing a functional need for the occupier to be present at the business for the majority of the time. Therefore, full supporting information appraising the need, including a functional

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		<p>assessment, prepared by an appropriate and qualified person should accompany all applications. Any functional need established can only be sustained where it is an essential part of an economically sustainable enterprise. Financial information as to the economic sustainability of the enterprise in the form of accounts and which gives further evidence of the need should also be submitted to support all applications. Businesses should have been established for at least three years, have been profitable for at least one year, be currently financially sound and have a clear prospect of remaining sustainable. The supporting information should also clearly demonstrate why existing accommodation in the locality, either on the farm or within existing settlements, is unsuitable or unavailable, and explore any other means of meeting the need.</p>
	4.8.37	<p>Amend first two sentences: To avoid a proliferation of dwellings in the countryside, occupancy controls (encompassing local housing needs as introduced in RA2) will be secured through Section 106 Agreements attached to dwellings advanced through this policy. This is to ensure if the dwelling concerned is no longer required by the original business, it is firstly kept available to meet the essential needs of rural enterprises in the locality, subsequently defaulting to local housing needs. Where a second dwelling is necessary for the essential management of a rural enterprise, the council will restrict the occupation/separate sale of any existing dwellings on the holding which are in the ownership or control of the applicant or their registered business/partners. Similarly, where appropriate, planning obligations may be used to prevent the future separation of a farmhouse(s) from any adjoining farm buildings and land. These measures may be taken to ensure that new proposals for additional dwellings do not allow existing farm dwellings to be removed from the rural worker housing stock, protect the countryside against the pressure for new homes and to prevent the original justification for the additional dwelling being undermined.”</p>
	4.8.38	<p>Where the need for a dwelling is established on the basis of proven essential need, preference should be given to the use of suitable existing buildings through conversion. Where this is not possible, any new development should relate closely to the activities for which there is a need. In most cases this will mean that the new dwelling should be sited in close proximity to existing buildings. Isolated locations or locations that could encourage farm fragmentation in the case of dwellings for agricultural enterprises should be avoided and an underlying regard to potential future occupancy on the basis of local housing needs should be considered. The location and siting of temporary accommodation will itself be considered on the basis of permanent accommodation being provided. Where other development relating to the enterprise is being proposed at the same time as part of an overall scheme, siting of all development will be considered on a comprehensive basis.</p>
	4.8.39	<p>Taking into account the need of many rural workers for a property that is affordable, together with the introduced default to local housing needs occupancy, proposals for rural worker dwellings should aim to be a size of no greater than a net internal floor area (measured from wall finish to wall finish of the unit) of 100sq.m. This is for consistency with local housing needs criteria set out in Policy RA2 that is based upon allowances made by registered providers when applying to the Homes and Communities Agency for funding. Notwithstanding this, depending upon the nature of the enterprise with which the dwelling is associated, additional floor space needs may exist, including for a wet room or farm office. An allowance of up to a further 20% (20sq.m) may be utilised where such needs can be justified. Permitted development rights for</p>

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		 dwellings approved under this policy will be removed
	4.8.40	Where applications are made to remove occupancy conditions (or obligations) on dwellings when an essential on-site worker is no longer required that pre-date the default to local needs housing introduced by the Core Strategy , applications will be required to demonstrate that the condition is no longer appropriate. Accordingly applicants should demonstrate there is no functional need and thus the dwelling is surplus to both the current and sustainable needs of the original rural enterprise, as well as other rural enterprises in the locality. Evidence should be provided that genuine attempts have been made to market the property for sale <u>or rent</u> at a realistic price that reflects its occupancy restriction for a period of at least 12 months. The council will require the marketing price to be independently verified by the District Valuer prior to the commencement of marketing.
	4.8.41	For those dwellings approved under the application of this policy, first and foremost the dwelling should continue to provide accommodation on the basis it was approved so not to readily diminish the stock of lower priced accommodation available to essential rural workers, particularly the farming community. Where there is no longer a functional requirement from the original business or other rural enterprises, evidence will be required to be submitted to demonstrate compliance with identified local housing needs criteria (Policy RA2) and thus satisfy clauses set out in the Section 106 Agreement before occupation of the dwelling on a local needs basis can lawfully commence.
MM040.	4.8.42	Recent changes to planning legislation mean that in certain circumstances permitted development rights will allow the change of use of agricultural buildings to residential or to specified education facilities subject to prior approval. Policy RA5 applies to proposals for re-use of rural buildings that are not covered by this new legislation and that will require planning permission. It recognises that the re-use of existing rural buildings has an important role to play in promoting economic prosperity and sustainable development in rural areas. <u>through the Such proposals can result in the creation of local accessible jobs, the provision of providing premises for business start-ups and/or expansions, improving business networks and supporting farming through diversification schemes.</u> The re-use of buildings can also provide environmental benefits by making use of existing resources and at the same time conserving buildings of heritage value. Redundant rural buildings are often located away from villages in locations that are considered to be unsuitable for residential development. Therefore this policy, where planning permission is required, seeks to encourage re-use for residential uses in villages in line with Core Strategy unless certain criteria are met which would allow it to take place away from the villages. Evidence will be required to demonstrate that the building is no longer required for its former use'
	RA5	<p>Policy RA5 – Re-use of rural buildings</p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units), <u>or which otherwise contributes to or is essential to the social well being of the countryside</u>, will be permitted where:</p> <ol style="list-style-type: none"> 1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;

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		<p>2. design proposals make adequate provision for protected and priority species and associated habitats;</p> <p>3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;</p> <p>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</p> <p>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</p> <p>The sustainable re-use of rural buildings for residential use in villages identified in Policy RA2 will be permitted where the application meets the requirements of criteria 1-5. In rural locations away from villages, proposals for the re-use of buildings for residential use will only be permitted where the proposal meets the criteria 1-5 listed above and</p> <p>a) it is in accordance with Policy RA4 regarding rural workers; or</p> <p>b) where the redundant building is a heritage asset and the applicant has demonstrated that other non-residential uses are not viable; or</p> <p>c) it will result in an enhancement of the building(s) and immediate setting where their current appearance detracts from local amenity and/or quality of the local environment.</p> <p><u>Any planning permissions granted pursuant to the policy</u> will be subject to a condition removing permitted development rights for future alterations, extensions and other developments</p>
MM041.	RA6	<p>Policy RA6 -Rural economy</p> <p>Employment generating proposals which help diversify the rural economy in rural areas such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. where they are of an appropriate scale for their location, accessible by a choice of transport modes and of a form which protects and respects the environmental and landscape quality. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> •support and strengthen local food and drink production in appropriate locations; •support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses; •involve the small scale expansion or extension of existing businesses in rural areas in appropriate locations; •promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 -Tourism;

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		<ul style="list-style-type: none"> •recognise that there are economic benefits of utilising Herefordshire’s natural and historic environment as an asset to be valued, conserved and enhanced <u>promote the sustainable use of the natural and historic environment as an asset which is valued and conserved;</u> •support the retention of existing military sites <u>to remain viable;</u> •support the retention and/ or diversification of existing agricultural businesses <p><u>Planning applications which are submitted in order to diversify the rural economy will be permitted where they;</u></p> <ul style="list-style-type: none"> • where possible, involve the change of use and redevelopment of existing redundant buildings in accordance with Policy RA5 — Re-use of rural buildings. The redevelopment of isolated brownfield sites which no longer have existing buildings will not be supported •ensure that the development is of a scale which would <u>be commensurate with it location and setting not threaten the vitality and viability of a nearby centre;</u> •are of an appropriate scale and/or use which <u>does do not</u> cause unacceptable adverse impacts to the amenity of nearby residents <u>by virtue of design and mass, noise, dust, lighting and smell;</u> •ensure that traffic generated <u>do not generate traffic movements that cannot by the proposal can be safely be</u> accommodated safely within the local road network, and <u>does not result in the need to widen roads or the removal of hedgerows;</u> and •ensure that development <u>does do not</u> undermine the achievement of water quality targets in accordance with Policyies SD3 and SD4.
4.8.51		<p>It is important to help strengthen theThe rural economy <u>will be strengthened</u> by providing flexibility for new and expanding rural businesses <u>subject to them being</u>. Policy RA6 sets out a range of criteria that will need to be met to ensure that resulting developments are of an appropriate scale and location and <u>ensuring that they</u> do not significantly impact upon the environmental quality of the area.</p>
4.8.52		<p>Herefordshire contains The Wye Valley AONB and the Malvern Hills AONB which are recognised by the National Planning Policy Framework as areas where development should be restricted. In these designated areas, development will be restricted which has the potential to cause adverse impacts to the AONB, for example polytunnels. Guidance on proposed developments in AONBs is set out in <u>Paragraph 116 of the NPPF</u>. Policy LD1 of this plan also sets out guidance on how development proposals should seek to safeguard the character and appearance of <u>these areas</u>.</p>
General Policies – Social Progress		
Revisions to Policy H1 upon affordable housing policies to reflect recent changes in national policy guidance		
MM042.	H1	<p>All new open market housing proposals on sites <u>of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm</u> above the thresholds set out below will be expected to contribute towards meeting affordable housing needs.</p> <p>Within and adjoining the urban areas of Hereford and the market towns, proposals of 15 or more dwellings or 0.5 hectares will be expected to</p>

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		<p>contribute to affordable housing provision. In rural areas, all new housing developments will be expected to make a contribution whereby:</p> <ul style="list-style-type: none"> i) on sites of 3 or more dwellings, the affordable housing will be expected to be provided on-site unless developers can clearly demonstrate that a financial contribution would be more appropriate; ii) on sites of 1 or 2 dwellings, developers will be required to provide a financial contribution to the provision of affordable housing off-site. <p>The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need, <u>as identified through the latest housing market assessment and where appropriate, an assessment of the viability of the development.</u> The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value areas:</p> <ol style="list-style-type: none"> 1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas; 2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard); 3. a target of 25% affordable housing provision on sites in the Leominster housing value area. <p>Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need. In order to ensure an appropriate balance of affordable housing is provided, the evidence for each housing market area and housing value area will form the basis for determining the mix of tenure types on specific sites.</p>
5.1.10		<p>The findings of the <i>Local Housing Market Assessment 2013</i> (LHMA) have also been taken into account so that the resultant policies on affordable housing are locally relevant and viable. <u>The supporting evidence will be maintained by updating the housing market assessment work and viability and housing value areas on at a three yearly basis.</u></p>
5.1.12		<p>Delete paragraph</p> <p>5.1.12 In rural areas the majority of new housing is delivered on small sites of fewer than 5 dwellings and therefore to ensure the maximum provision of new affordable housing a threshold of one house is justified. Where there are sites that are capable of delivering 3 dwellings or more, the council will expect the affordable housing to be provided on-site, unless the developer can demonstrate that the requirement for affordable housing would be better met through contributions to off-site provision. There must however be a realistic prospect that the off-site provision would meet the identified need, and come forward in a reasonable timescale. Where rural developments of one or two dwellings are</p>

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		proposed it is accepted that an on-site contribution may not be possible, and therefore in such a case an off-site contribution will be required. Where new dwellings are provided as part of proposals for the re-use of rural buildings, an element of affordable housing should also be provided in accordance with Policy H1.
MM043.	H2	<p>Policy H2 - Rural exception sites</p> <p>Proposals for small affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> 1. the proposal could assist in meeting a proven local need for affordable housing; and 2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and 3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2. 4. the internal floor area of the dwellings are consistent with the size limits required by policy RA2. <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</p>
MM044.	H3	<p>Policy H3 – Ensuring an appropriate range and mix of housing</p> <p>Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites <u>of more than 50 dwellings</u> not entirely intended to meet a specialist need, developers will be expected to:</p> <ol style="list-style-type: none"> 1. provide a range of house types and sizes to meet the needs of all households, including younger single people; 2. provide housing capable of being adapted for people in the community with additional needs; and 3. provide housing capable of meeting the specific needs of the elderly population by: <ul style="list-style-type: none"> - providing specialist accommodation for older people in suitable locations; - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population; - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation. <p><u>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.</u></p>
MM045.	3.39	<p>Amend paragraph to read:</p> <p>The Gypsy and Travellers and Travelling Showperson Accommodation Assessment, 2015 The Gypsy and Travellers Assessment 2013 highlighted a need for further permanent pitches in the county. A <u>Travellers’ Sites separate Development Plan</u> Document will be prepared following on from the Core Strategy to allocate pitches, but in the meantime an interim policy is set out in the policies on social progress in the General Policies section of this document.</p>

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	H4	<p>Delete first paragraph and amend remaining policy to read:</p> <p>Policy H4 – Traveller Sites</p> <p>Herefordshire Council will provide for the site needs of travellers through the preparation of a Travellers’ Development Plan Document (DPD), which will include site allocations. Sites for at least 31 new residential pitches for gypsies and travellers will be provided by 2017, with the target for the remainder of the period up to 2027 being established in the Traveller DPD. The 2017 target will be in addition to maintaining provision for the current level of long-term unauthorised sites either through their retention where they comply generally with the criteria listed below or through the release of additional sites where such unauthorised sites are no longer available.</p> <p><u>The accommodation needs of travellers will be provided for through the preparation of a Travellers’ Sites Document (DPD), which will include site specific allocations.</u></p> <p>In the absence of an adopted DPD, or where proposals for sites are brought forward on non-allocated land supported by evidence that they meet a local need, proposals will be permitted <u>supported</u> where:</p> <ol style="list-style-type: none"> 1. sites afford reasonable access to services and facilities, including health and schools, in particular avoiding long distance travel; 2. adequate appropriate screening and landscaping is included within the proposal in order to ensure that the proposal does not result in an adverse effect upon the character and amenity of the landscape, historic assets and/or neighbouring properties; to protect local amenity and the environment 3. <u>they promote peaceful and integrated co-existence between the site and the local community</u> 4. in the case of proposals for they enable mixed business and residential accommodation (providing for the live-work lifestyle of travellers), local amenity is not adversely affected; 5. the number of pitches at any location should not overload local infrastructure; they avoid undue pressure on local infrastructure and services 6. <u>in rural areas, the size of the site should reflect surrounding population size and density so that sites do not dominate nearby settled communities; and</u> 7. they are capable of accommodating on-site facilities that meet best practice for modern traveller site requirements, including play areas, storage, provision for recycling and waste management, and where necessary, work areas. <p>In rural areas, where there is a case of local need for an affordable traveller site, but criterion 1 above cannot be fulfilled, then an exception may be made and proposals permitted, provided such sites can be retained for that purpose in perpetuity.</p>
	5.1.24	<p>The Traveller Development Plan Travellers’ Sites Document which is programmed in the Council’s Local Development Scheme(2015), for adoption in spring 2016, will include the following:</p> <ul style="list-style-type: none"> • provision of residential sites for at least 31 new pitches for ‘gypsies and travellers’ by 2017, and establish a longer term target for the period up to 2027 and beyond if possible;

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		<ul style="list-style-type: none"> • identification of broad locations for further developable residential sites for 'gypsies and travellers' over the periods 2017-2031; • identification of need for, and approach to, the provision of transit sites; • consideration of the need for some provision for travelling show people within the county, with the location of plots being judged against the criteria in policy H4 above; • an urgent re-assessment of current need with an indication of the process for updating need on a regular basis; • an increased provision of private sites during the plan period; • <u>an assessment of current need for permanent residential pitches with an indication of the process for updating need on a regular basis;</u> • <u>pitch targets for travellers;</u> • <u>deliverable sites for residential pitches for the period 2014-19 to set against targets;</u> • <u>identification of broad locations for further developable residential sites for travellers over the period 2019-2031;</u> • <u>identification of need for, and approach to, the provision of transit sites for the plan period;</u> • <u>consideration of the need for, and approach to, provision for travelling showpersons within the county for the plan period;</u> • consideration of the need for a rural exceptions policy to enable sites to be brought forward solely as affordable gypsy and traveller sites; and • consideration of support for the authorisation of long-term unofficial sites where they meet the criteria in policy H4 above or the making available of alternative provision where they are lost for whatever reason.
5.1.25		<p>Herefordshire Council's Draft Herefordshire Gypsy and Traveller Accommodation Assessment 2013 identifies a total minimum requirement of 31 residential pitches by 2020. This target is in addition to the extent of long-term unofficial sites. A pitch is defined as the 'area of land on a gypsy and traveller caravan site developed for a single family.' A plot means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may/will need to incorporate space or to be split to allow for the storage of equipment. Studies for the preparation of the Traveller Development Plan Document should look at the possibility of estimating levels of need for pitches for the periods 2017-2031. Estimates of need beyond 2017 cannot be forecast with sufficient accuracy and will need to be identified in subsequent reviews after the Development Plan Document has been prepared.</p>
5.1.26		<p>Currently some As at January 2015, there are 101 114 authorised residential pitches are available within Herefordshire with a further 27-21 pitches on unauthorised, but tolerated sites. Numbers of caravans on these sites have fluctuated over the past two years from 148 to 161 and averaging 157. Some pitches accommodate more than one caravan. A Traveller Development Plan Document will set out the approach to identifying sites and the number of pitches at each location. This will look at matters in detail for the period up to 2017 and it is likely that broad locations for estimates of need beyond this period will be identified. Prior to the adoption of a Development Plan Document, Policy H4</p>

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		will be used as an interim policy to direct development.
	5.1.27	Delete first sentence and amend paragraph to read: In the immediate term Herefordshire Council will provide 8 additional pitches by bringing back into use pitches at its site in Bromyard. The private sector may need to provide for further residential site needs until the <u>Development Plan Travellers' Sites Document</u> is adopted in 2016 and policy H4 sets out the basis upon which planning permission will be granted during this period. The criteria in this policy may also apply when the defined need for residential gypsy and traveller sites has been met, yet further need is accepted.
	5.1.28	In assessing whether evidence of a local need exists, the categories set out in policy RA2 will be applied. In addition, and in In the same way that a rural exception policy is applied to housing development, rural exception sites can also be applied to affordable traveller sites <u>and the Travellers' Sites Document will consider this issue.</u> A rural exception site policy enables small sites to be used, specifically for affordable traveller sites in perpetuity, in small rural communities, that would not normally be used for traveller sites.
	5.1.29	Amend paragraph to read: Although currently there is no The assessment of need for transit sites or <u>plots for travelling show people</u> this will be reviewed as part of the work for the <u>Travellers' Sites Development Plan Document</u> . Should any need arise in the interim; proposals will need to satisfy the criteria set out in Policy H4.
	5.1.30	In bringing proposals forward it will be important to ensure that sites are appropriately landscaped in order to limit their visual impact and should provide access to local facilities and services such as shops, and schools and healthcare. <u>Small sites accommodating pitches for individual or extended families are generally more unobtrusive, easier to manage and are less likely to be of a scale which would dominate local communities.</u> It is also important to recognise that provision is included to meet the live-work nature of gypsies and travellers and adequate provision is made for play space for children.
MM046.	SC1	Policy SC1 – Social and community facilities Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport. New development that creates a need for additional social and community facilities (for example, schools, pre-schools, children's centres, child minding provision, youth provision, pubs and local shops) – that cannot be met through existing social facilities - will be expected to meet the

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		<p>additional requirements through new, or extension of existing, provision or by developer contributions <u>which meet the relevant tests of paragraph 204 of the NPPF where appropriate.</u></p> <p>Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p> <p>The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.</p>
	5.1.37	<p>Local retail premises, village halls, churches and public houses, particularly in the rural areas are often at the heart of the community and provide a place for the local community to meet, to use function rooms, to socialise and to fulfil the day to day convenience needs of the local community. In some locations it is becoming increasingly difficult to retain services, shops and public houses; however it is essential that support is given to enable businesses to continue to serve the local community. In such cases, flexibility should be given to enable local shops, services or public houses to diversify into ancillary retail and tourism opportunities or community ownership through the 'Community Right to Bid' process. This flexibility may enable the business to continue to serve the local community. Where a business is shown to be no longer viable, the first alternative should be to investigate whether an alternative community use is possible. <u>In order to demonstrate that alternative community uses have been considered, evidence of marketing for a period of at least 12 months should be provided with any proposals involving the loss of community facilities</u></p>
MM047.	OS1	<p>Policy OS1 - Requirement for open space, sports and recreation facilities</p> <p>The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:</p> <ol style="list-style-type: none"> 1. all new residential dwellings; or 2. retail and employment proposals of greater than 1000 square metres of floor space or the equivalent of 15 or more full-time employees; <u>where there is need to provide informal areas of amenity greenspace for the use of employees and visitors;</u> and 3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

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	5.1.47	<p>For applicable employment and/or retail proposals, formal open space, sports and recreation facilities (see Glossary) will not be required. However appropriate on-site provision of at least 5% of the total site area for informal areas of amenity greenspace is required for the use of employees and visitors for breaks, and will need to be properly maintained by the owner/managing company for the site. <u>informal areas of amenity greenspace may be required for the use of employees and visitors for breaks, and will be assessed on a site by site basis.</u> If there is a nearby open space within safe walking distance which would cater for the needs of the employees, a contribution of the equivalent cost of providing the on-site area as identified above to improve existing off-site provision, may also be considered. Users of residential institutions e.g. care homes will also require the provision of on-site amenity greenspace, particularly where the facility hosts families and children. For residential accommodation providing for the needs of people with severe mobility impairments, a reduction of required provision will need to be provided (on a pro-rata basis) according to the needs of the residents using the accommodation</p>
MM048.	OS2	<p>Policy OS2 – Meeting open space, sports and recreation needs</p> <p>In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, <u>where appropriate</u>, taking into account the following principles:</p> <ol style="list-style-type: none"> 1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined in the companion guide to PPG17 or any successor document; 2. provision of open space, sports and recreation facilities should be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which is of benefit to the local community. <p>Proposals for major sports or leisure facilities, which meet an identified regional or sub-regional need, should be located within or on the edge of Hereford. Where no suitable site is available on the edge of Hereford, the urban areas of market towns may also be considered.</p>
MM049.	MT1	<p>Policy MT1 – Traffic management, highway safety and promoting active travel</p> <p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> 1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be environmentally managed to acceptable levels to reduce and mitigate any adverse impacts from the development; 2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport; 3. <u>encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</u>

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		<p>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</p> <p>5. protect existing local and strategic <u>long distance</u> footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</p> <p>6. comply with <u>have regard to</u> both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p>
General Policies – Economic Prosperity		
MM050.	5.2.4	<p>Delete</p> <p>As shown in Figure 5.2, in order to cater for the needs of the plan period within Herefordshire as a whole, it is estimated that there is currently approximately 118 hectares of employment land supply either previously allocated (without planning permission) or committed (sites with planning permission where employment development has not started (n/s) or is under construction (u/c)).</p>
		Delete Figure 5.2
MM051.	E2	<p>Policy E2 – Redevelopment of existing employment land and buildings</p> <p>In criterion 1 delete “release” replace with “development”</p> <p>1. the release <u>development</u> of the site for other uses would not result in an overall shortage in the quality and quantity of employment land supply in the area; or</p>
MM052.	E4	<p>Policy E4 - Tourism</p> <p>Amend paragraph 1 and third criterion:</p> <p>Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:</p>

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		<p>1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;</p> <p>2. the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;</p> <p>3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for a high standard hotel with business and conferencing facilities <u>new hotels</u> in Hereford will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;</p> <p>4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and</p> <p>5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.</p>
MM053.	5.2.28	<p>The National Planning Policy Framework requires local planning authorities to set thresholds to determine the requirement for an impact assessment for applications for retail, leisure and office development outside of town centres. Individual thresholds have been set for Hereford and the market towns as follows, and are included within the individual Place Shaping policies:</p> <p>Hereford 1250 sq.m <u>700 sq.m</u> Bromyard 200 sq.m Kington 200 sq.m Ledbury 500 sq.m <u>400 sq.m</u> Leominster 500 sq.m <u>400 sq.m</u> Ross-on-Wye 500 sq.m <u>400 sq.m</u></p>

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General Policies – Environmental Quality		
MM054.	LD1	<p>Policy LD1 – Landscape and townscape</p> <p>Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the following objectives:</p> <ul style="list-style-type: none"> • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas; • conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management; • incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and • maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure
MM055.	LD2	<p>Policy LD2 – Biodiversity and Geodiversity</p> <p>Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, incorporating the following objectives through the:</p> <ol style="list-style-type: none"> 1. retention and protection of sites, networks and species of European, national and local importance and those identified within biodiversity and geodiversity action plans <u>nature conservation sites and habitats, and important species in accordance with their status as follows:</u> <ol style="list-style-type: none"> a) <u>Development that is likely to harm sites and species of European Importance will not be permitted;</u> b) <u>Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;</u> c) <u>Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.</u>

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		<p>d) <u>Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.</u></p> <p>2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and</p> <p>3. creation of new biodiversity features and wildlife habitats.</p> <p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p>
	5.3.13	<p>Delete last sentence: Where harm cannot be avoided, compensatory measures should be included to offset any losses or adverse effects.</p>
	5.3.14	<p>Dependent upon the scale and proximity of development proposals to biodiversity or geodiversity features, Herefordshire Council will seek <u>may require developers to produce</u> a management strategy to ensure the continued protection of the features of interest. Such management strategies may include monitoring information. This will provide up-to-date information which will shape future policy reviews as well as inform future site specific plans</p>
MM056.	LD3	<p>Policy LD3 – Green infrastructure</p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p> <ol style="list-style-type: none"> 1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain; 2. provision of on-site green infrastructure, <u>in particular proposals will be supported where this enhances the network;</u> and 3. integration with, and connection to, the surrounding green infrastructure network.

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MM057.	LD4	<p>LD4 Historic Environment and Heritage Assets :</p> <p>Development proposals affecting heritage assets and the wider historic environment should achieve the following objectives:</p> <ol style="list-style-type: none"> 1. <u>the conservation, and where appropriate enhancement of preserve or where possible enhance heritage assets and their settings that positively contribute to the character of a site, townscape and/or wider environment, including conservation areas in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible ;</u> 2. <u>the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;</u> 3. <u>use the retention, repair and sustainable use of heritage assets to provide as a focus for wider regeneration schemes; and</u> 4. <u>the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible; and</u> 5. <u>where appropriate, improve the understanding of and public access to the heritage asset.</u> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p>
	5.3.27	<p>Where it is agreed that a heritage asset cannot be retained, then mitigation includes, as a minimum requirement, the recording of material that may be lost. Other mitigatory or compensatory measures may however be necessary.</p> <p>Replace these sentences with:</p> <p><u>'Where the loss of or substantial harm to a heritage asset or its significance is outweighed by the public benefits of a development proposal which is allowed to proceed, developers shall, in a manner proportionate to its importance, record and advance understanding of the heritage asset. This evidence shall be made publicly accessible normally through Herefordshire Historic Environment Record, a museum or other local archive as appropriate.'</u></p>

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MM058.	SD1	<p>Policy SD1 – Sustainable Design and Energy Efficiency</p> <p>Development proposals should include <u>high quality sustainable design that also creates a safe, accessible well integrated environment</u> create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> • <u>ensure that proposals make efficient use of land - taking into account the local context and site characteristics,</u> • <u>new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;</u> be designed to preserve and enhance locally distinctive built, historic and natural characteristics of a site and its surroundings and/or make a positive contribution to the architectural diversity and character of the area through appropriate layout, siting, scale, height, proportions and massing, orientation, use, architectural detailing, landscaping and materials • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution; • <u>where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;</u> ; in relation to development proposals on contaminated land, it is demonstrated that appropriate remediation can be obtained • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored; • <u>utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure;</u> • minimise resource use and carbon dioxide emissions by maximising the energy and water efficiency of buildings prioritising a “fabric first” approach. Where possible, on-site renewable energy generation should also be incorporated; • allow easy access for all members of the community throughout the development facilitating shorter links between destinations, and allowing for a range of sustainable transport modes • optimise the use of previously developed land and/or buildings; • <u>create safe and accessible environments, addressing crime prevention and community safety and the location of establishments where hazardous substances are present that minimise opportunities for crime and antisocial behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;</u> • ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; <u>and</u> • <u>utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and</u>

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		<p><u>sustainably sourced materials</u>;</p> <ul style="list-style-type: none"> • that the design of the development is resilient to climate change including minimising flood risk in accordance with policy SD3; and • include elements that contribute to the provision of green infrastructure in accordance with policy LD3. <p>All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.</p>
	5.3.32	<p>Amend second sentence of the policy onwards as follows:</p> <p>In terms of energy conservation, developments in sustainable locations that achieve ‘Passivhaus’ accreditation will be supported, unless the adverse landscape, townscape or visual impacts of doing so would significantly outweigh the benefits of achieving Passivhaus. Developments in sustainable locations that achieve other accreditation standards, such as BREEAM and the Code for Sustainable Homes, accredited standards of <u>energy conservation</u> which cover a range of sustainability criteria, will also be supported particularly where the level achieved materially exceeds the relevant Building Regulations and other relevant standards in place at the time.</p>
	5.3.33	<p>Amend first sentence:</p> <p>Large-scale developments (non residential developments exceeding 1,000 square metres gross floorspace, and new residential developments comprising 10 or more units, whether new build or conversion) will be expected to <u>should</u> demonstrate how opportunities for on-site renewable energy generation and sustainable waste management have also been considered and addressed within the design of the scheme.</p>
MM059.	SD2	<p>Policy SD2 – Renewable and low carbon energy generation</p> <p>Development proposals that seek to deliver renewable and low carbon energy targets in line with the UK Renewable Energy Strategy (or any future national equivalent) will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> 1. the proposal does not adversely impact upon the objectives for international or national designated natural and historic environmental heritage assets; 2. the proposal does not adversely affect residential amenity; 3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and <p>the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.</p>
MM060.	New para	<p>Add new para before 5.3.46 as follows:</p> <p><u>*.*.* The ‘Sequential Test’ is set out in paragraphs 100-104 of the NPPF. This aims to ensure inappropriate development does not take place in areas at high risk of flooding by directing it away from areas at highest risk. Areas at risk of flooding are those falling within Flood Zones 2</u></p>

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		<p><u>and 3 as defined on the Environment Agency’s website. Flood Zone 1 is the area of low probability of flooding and should generally be used in preference to land in other zones. However land in Flood Zone 1 may also have critical land drainage problems which can be ascertained through Herefordshire Council’s Land Drainage team. Where no reasonable sites are available within Flood Zone 1 the ‘Exception Test’ may be applied. Where this test needs to be applied certain forms of development may be permitted in Flood Zones 2 and 3 depending upon their level of vulnerability. These are identified in Technical Guidance to the National Planning Policy Framework.</u></p>
MM061.	ID1	<p>Policy ID1- Infrastructure Delivery</p> <p><u>Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.</u></p> <p><u>Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.</u></p> <p><u>A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.</u></p> <p>Provision for new, and the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach. This will include, in addition to planning conditions for essential on-site design requirements and critical infrastructure:</p> <ol style="list-style-type: none"> 1. contributing towards strategic infrastructure from new development through a mandatory tariff system; 2. s106 contributions for specific infrastructure from all types of development directly required in order for the development to be considered acceptable in accordance with national and local planning policies and relevant legislation; 3. utilising government funding sources; 4. linking with other public investment programmes; 5. co-ordinating with the capital investment programmes of the gas, electric, telecommunications and water industries (utilities); 6. other new funding or innovative investment approaches. <p>Tariff contributions will be used to service the following community infrastructure:</p> <ol style="list-style-type: none"> a) physical infrastructure including; improved pedestrian, cycle and bus routes, the construction of the Hereford western relief road; the city link road, park and ride sites and transport hub; strategic sewerage; strategic flood defence, projects arising from the Nutrient Management Plan; renewable energy generation; and broadband provision; b) social infrastructure including; education, healthcare, emergency services, community facilities, built sports facilities, cultural facilities including improvements to the built environment and public realm; and

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		<p>c) green infrastructure including; play areas, parks, allotments and green spaces, sporting and recreation facilities, heritage assets and habitat creation.</p> <p>Section 106 contributions will be used to service specific on and off site infrastructure requirements to include; affordable housing, water management including sustainable drainage, safe and sustainable access and transport links, essential utilities (including sustainable alternatives), play, sport and recreation facilities, landscaping and associated maintenance payments.</p>
MM062.	3.113	<p>Add following sentence at the beginning of paragraph '<u>Where changes are made to National planning policy the annual monitoring process will be used to identify if the policies set out in the spatial strategy require review.</u>'</p> <p>And amend:</p> <p>Social</p> <ul style="list-style-type: none"> • housing completions by <u>size</u>, type and tenure and location – assessed in relation to 5 year periods in order to ensure that there remains a flexible supply of available and deliverable land for housing across the county;"
MM063.	New para	<p>Insert a new paragraph to follow after Para 4.5.5 to read:</p> <p><u>*.*.* The figures for employment (as with housing) are targets for the whole plan period and will be monitored through the Annual Monitoring Process to assess performance and the need for management measures. "</u></p>
MM064.	6.23	<p>If it appears that the policies are not being effective, the following actions will be taken:</p> <ul style="list-style-type: none"> • review of the policy or policies concerned and of the implementation mechanisms <u>which may include a full or partial review of the plan; and;</u> • actions to slow or speed up the delivery of land for development depending on the rate of development achieved; and/or • identification of alternative or additional land through further Development Plan Documents and/or Neighbourhood Development Plans.
MM065.	Appendices DELETE TEXT	<p>New appendices (3-8) will be added to the Core Strategy. The contents of Appendix 1 have been updated.</p> <p>Appendix 1 – Saved Unitary Development Plan (2007) policies and proposals maps (including policies to be replaced by the Local Plan – Core Strategy)</p>

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		<p>Appendix 2 – Evidence Base</p> <p><u>Appendix 3 – Implementation, Monitoring and Delivery Plan</u></p> <p><u>Appendix 4 – Detailed Annualised Trajectory</u></p> <p><u>Appendix 5 – SS3: Necessary Infrastructure for Strategic Sites</u></p> <p><u>Appendix 6 – SS5: Key Employment Sites Deliverability and Timescales</u></p> <p>Appendix 7 – Housing Value Areas by Postcode</p> <p>Appendix 8 – Sites with Environmental Designations</p> <p>A- <u>Conservation Areas</u></p> <p>B- <u>Scheduled Ancient Monuments (SAMs)</u></p> <p>C- <u>Registered Historic Parks and Gardens</u></p> <p>D- <u>Unregistered Parks and Gardens</u></p> <p>E- <u>Special Areas of Conservation (SACs)</u></p> <p>F- <u>Sites of Special Scientific Interest (SSSIs)</u></p> <p>G- <u>National Nature Reserves (NNRs)</u></p> <p>H- <u>Local Nature Reserves (LNRs)</u></p> <p>I- <u>Special Wildlife Sites (SWS)</u></p> <p>J- <u>Local Geological Sites</u></p> <p>K- <u>Areas of Ancient and Semi-Natural Woodland</u></p>
Section 5: General Policies – Environmental Quality		
MM066.	SD3	Amend bullet 6: 6. water conservation and efficiency measures are included in all new developments, specifically:

Ref No	Policy/ Para/ Figure	Proposed Main Modification
		<ul style="list-style-type: none"> • residential development should achieve Housing - Optional Technical Standards - Water efficiency standards to meet the equivalent of Code for Sustainable Homes Level 5 for water efficiency (80 litres/person/day) <u>At the time of adoption the published water efficiency standards were 110 litres/person/day;</u> or • non-residential developments in excess of 1,000 sq.m gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;
MM067.	Para. 5.3.40	<p>Add to end of paragraph:</p> <p>In respect of wind energy, National Planning Policy Guidance indicates that in order to gain planning permission suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Therefore, Herefordshire Council will consider whether to identify suitable areas for wind energy through the preparation of the Rural Areas Site Allocation Development Plan Document or other appropriate development plan document. Neighbourhood Development Plans also have the ability to consider identifying suitable sites for wind energy development.</p>
	SD2	<p>Add to end of policy:</p> <p>In the case of energy generation through wind power developments, permission will only be granted for such proposals where:</p> <ul style="list-style-type: none"> • the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and • following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.