



Shaping our Place 2026

Local Development Framework

# Annual Monitoring Report 2007 / 2008

December 2008



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## EXECUTIVE SUMMARY

This Annual Monitoring Report (AMR) produced for Herefordshire, in accordance with the Planning and Compulsory Purchase Act 2004. The AMR includes:

- contextual information for Herefordshire;
- a progress update on the implementation of the Local Development Scheme;
- an assessment on the extent to which policies in the UDP are being achieved;
- a comparative study from previous AMRs;
- updates on monitoring limitations; and
- new or continuing monitoring limitations and actions required.

The report covers the period 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008. Figure 1 below shows the overall progress of UDP policies during the reporting period and includes a comparison with previous years.

**Key:**

☺ = Policy achieving target

☹ = policy making good progress towards achieving target

☹ = policy not achieving the target

**Figure 1: Progress towards achieving UDP policy targets**

UDP Objective	Description	Progress towards the relevant policies			
		07/08	06/07	05/06	04/05
H(1)	To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire, collectively forming the allocation set out in Regional Spatial Strategy (RSS)	☺	☺	☺	☹
H(2)	To provide the re-use of previously developed land and buildings for housing purposes, in preference to the use of Greenfield land	☺	☺	☺	☺
H(3)	To promote the more efficient use of land for residential developments	☹	☹	☹	☹
H(4)	To fulfil the needs for additional affordable dwellings in the county	☹	☹	☹	☹
H(5)	To promote a sustainable pattern of development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and the larger rural settlements	☺	☺	☺	☺
E(1)	To ensure a balance of employment opportunities throughout the county, through the provision of a portfolio of employment sites to reflect the differing development needs of businesses and to	☺	☺	☺	☺

UDP Objective	Description	Progress towards the relevant policies			
		07/08	06/07	05/06	04/05
	give a choice in terms of size, location, quality and use class				
E(2)	To encourage the use of previously developed land for employment purposes in preference to greenfield land	☺	☺	☹	☺
E(3)	To avoid the loss of existing employment land and premises to other uses	☺	☹	☺	☺
T(1)	To promote a sustainable pattern of residential development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and larger rural settlements, taking account of relative accessibility by public transport and the availability of services	☺	☺	☹	New Indicator – no data for 04/05
TCR(1)	To ensure that central shopping and commercial areas continue as the main focus of shopping, employment, services and facilities in Hereford and the market towns, where they are well served by public transport and readily accessible by the community as a whole by means other than the private car. To safeguard and improve local village centres that are readily accessible by walking and cycling	☺	☺	☹	☹
RL(1)	To promote opportunities for new and improved recreation, leisure and sports facilities in sustainable locations	☹	☺	☹	☺
M(1)	To ensure the continued supply of primary extraction aggregates for the local construction industry and to satisfy the wider aggregate needs arising in the region	☺	☺	☺	☺
M(2)	To ensure the use of secondary aggregates and recycling	☺	☺	☹	☺
W(1)	To achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of the waste hierarchy, the proximity principle and regional self-sufficiency	☺	☺	☺	☺
NHH(1)	To conserve and enhance the natural heritage of the county and avoid, wherever possible, adverse environmental impacts of development. To minimise any unavoidable adverse environmental impacts by means of measures to mitigate or compensate for any loss or damage, including restoration or enhancement, provision of replacement features and future management	☺	☺	☹	☺

## **Section 1: INTRODUCTION**

### **Legislative Requirement for Production of Annual Monitoring Reports**

- 1.1 The introduction of mandatory Annual Monitoring Reports (AMRs) was brought about through the requirements of the Town and Country Planning Regulations 2004. From 2005 there has been a requirement for local authorities to produce an AMR each year, based on a period running from 1<sup>st</sup> April to 31<sup>st</sup> March. Each AMR must be submitted to the Secretary of State no later than the following 31<sup>st</sup> December.
- 1.2 AMRs are required to assess:
  - (a) the implementation of the Local Development Scheme (LDS); and
  - (b) the extent to which policies in the Local Development Documents are being achieved.

### **Herefordshire AMR 2008 Content and Format**

- 1.3 This AMR is concerned with the assessment of policies contained in the UDP, adopted in March 2007. Reports produced in future years may vary from this format as the LDF monitoring framework is developed and the LDF progresses through the stages of preparation into implementation. A revision to the LDS was completed in January 2008 and a further revision to the LDS, which updates the list of documents to be included in the LDF, will be published early in 2009.
- 1.4 This AMR follows the same format as last years report, incorporating changes in accordance with best practice.

### **Limitations of the Annual Monitoring Report**

- 1.5 As the AMR is monitoring the UDP rather than the LDF it does not have “smart policy objectives or targets”. With regards to the LDF process in June 2007 the General Scoping Report for the Sustainability Appraisal (SA) of the LDF was published. This sets out how the environmental, social and economic impacts of Development Plan Documents (DPDs) will be assessed. It includes a framework for assessing the effects of plans (Appendix A3) and it is from these indicators that smart policy objectives and targets will be developed. The first DPD will be the core strategy. Consultation upon a Developing Options Paper was undertaken between June and August 2008.
- 1.6 Throughout this report updates have been given on deficiencies in the monitoring information. Where such gaps in data are identified, the AMR continues to set out steps that could be taken to improve future data collection. However, improvements are currently limited due to the transitional period the plan making process is in. As the LDF takes shape and policies emerge and start to be implemented, the information available will improve and be more relevant in the new planning system. As the evidence base being gathered for the LDF and indicators to support the SA become useful accurate tools to measure policies, deficiencies in information and data are likely to reduce.

## Section 2: LOCAL DEVELOPMENT FRAMEWORK PREPARATION

### Monitoring the Local Development Scheme

#### Introduction

- 2.1 This section reports on progress in achieving the timetable and milestones set out in the Council's Local Development Scheme (LDS) operative from January 2008.
- 2.2 Each proposed Local Development Document identified in the LDS is listed below, with a brief review of progress in meeting the milestones and timetable in the reporting period, 2007/2008. Where slippage in the original timetable is identified, this is explained further in Appendix 3 and includes an indication of the revised programme. Timetable revisions will be incorporated in the annual review of the LDS.

#### Summary of progress

- 2.3 Figure 2 below summarises the achievement of the Local Development Scheme, January 2008. The majority of the documents achieved their milestones.

**Figure 2: Local Development Scheme 2008 Achievements**

<b>Key:</b>	
☺ = LDS timetable target achieved	
☹ = LDS timetable target missed	
☺ = LDS timetable target achievement uncertain	
<b>Document</b>	<b>2007/2008</b>
Core Strategy	☺
Hereford Area Action Plan DPD	☺
Planning obligations SPD	☺
Edgar Street Grid SPD	☺
Archaeology and Development SPD	☺
Historic Landscapes SPD	☺
Model Farm, Ross-on-Wye SPD	☺
Polytunnels SPD	☹

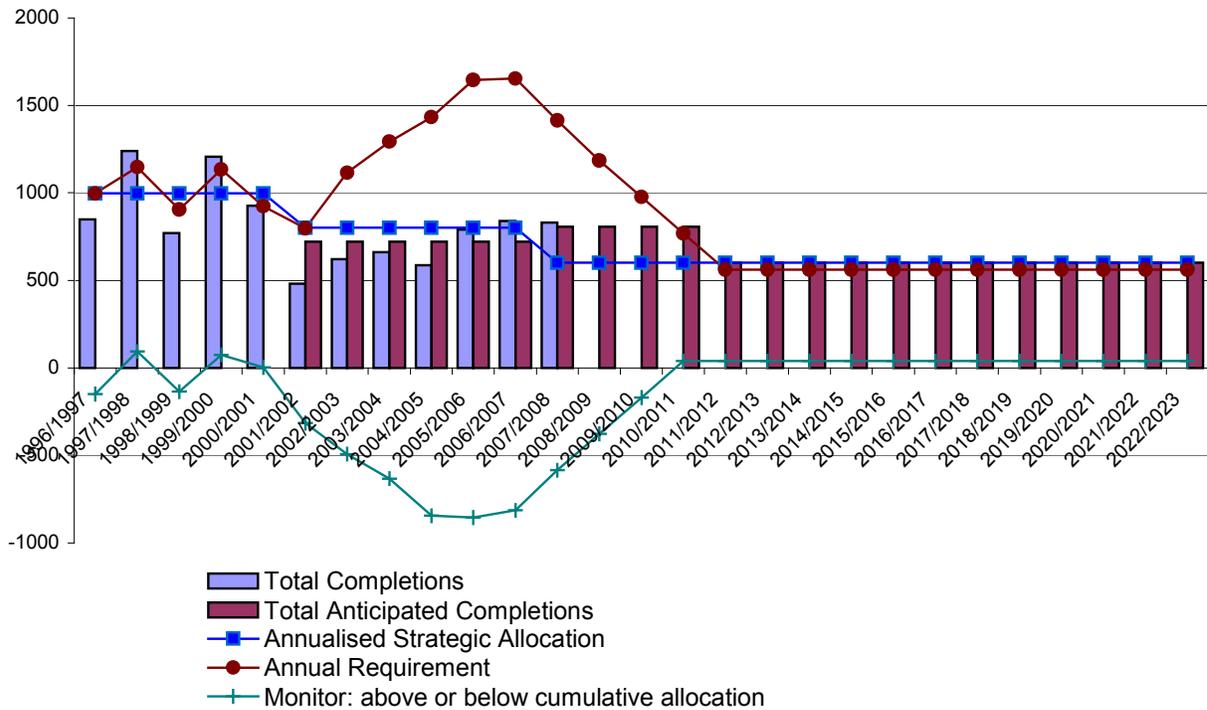
## Section 3: HOUSING

### **Objective H(1)**

To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire, collectively forming the allocation set out in Regional Planning Guidance

- 3.1 UDP Policies relating to Objective H(1)
- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
  - H2 Hereford & the market towns: housing land allocations
  - H5 Main villages: housing land allocations
  - H6 Housing in smaller settlements
  - H9 Affordable housing
  - H10 Rural exception housing
- 3.2 Target H(1)
- Meet UDP requirement of 12,200 dwellings to be provided within the period 1996-2011.
- 3.3 Core Indicators H(1)
- Housing trajectory showing;
- Net additional dwellings since the start of the UDP period (1996)
  - net additional dwellings for the current year
  - projected net additional dwellings over a 10 year period
  - the annual net additional dwelling requirement
  - annual average number of net additional dwellings needed to meet overall housing requirements, having regard to performance in previous years.
- 3.4 Figure 3 shows the housing trajectory as at the beginning of April 2008. It shows the actual housing completions that have taken place during the UDP period between beginning of April 1996 and end of March 2008. The graph also shows the annualised strategic allocation up to 2023. This rate is based upon the annual average rate of housing provision for Herefordshire as set out in Table 1 of the Regional Spatial Strategy (RPG11, June 2004). Appendix 4 sets out the 5-year housing supply situation for Herefordshire in accordance with the requirements of PPS3.
- 3.5 The graph shows that the rate of housing completions between 2001/2 and 2004/5 was below that required to achieve UDP housing targets. The recent release of a number of UDP sites has resulted in an increase in the rate of housing completions in the County. In 2007-8, 829 dwellings were completed in Herefordshire.

**Figure 3: Housing Trajectory 1996-2023**



(Source: Herefordshire Council 2008)

**Objective H(2)**

To promote the re-use of previously developed land and buildings for housing purposes, in preference to the use of greenfield land.

3.6 UDP Policies relating to Objective H(2)

- S3 Housing
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H8 Agricultural & forestry dwellings and dwellings associated with rural businesses
- H14 Re-using previously developed land and buildings

3.7 Targets H(2)

There is a UDP target to achieve 68% of new dwellings on previously developed land and buildings over the period 2001-2011 (policy S3). In addition there is a national target to achieve 60% of new housing on previously developed land (PPS3).

3.8 Core Indicator H(2)

The percentage of new and converted dwellings on previously developed (brownfield) land.

3.9 Figure 4 provides a breakdown of this year's housing completions, indicating those on previously developed land. It shows that the proportion of new dwellings built on previously developed land is higher than that required by national targets (60% of new housing on previously developed land).

**Figure 4: Housing Completions**

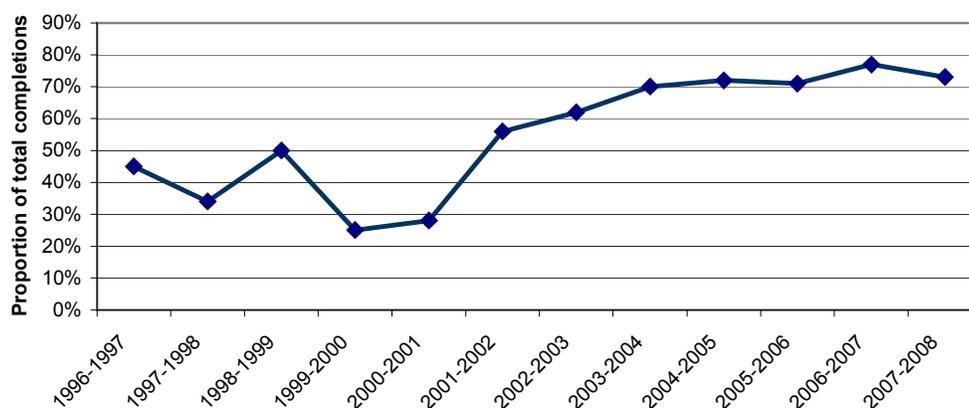
	Actual Completions 06-07	Proportion of Total 06-07	Actual completions 07-08	Proportion of Total 07-08
Former Residential	195	23%	<b>220</b>	<b>27%</b>
Former Employment	107	13%	<b>86</b>	<b>10%</b>
Other Brownfield	342	41%	<b>300</b>	<b>36%</b>
<b>Total Brownfield</b>	<b>644</b>	<b>77%</b>	<b>606</b>	<b>73%</b>
<i>Greenfield</i>	196	23%	<b>223</b>	<b>27%</b>
<b>Total Completions</b>	<b>840</b>	<b>100%</b>	<b>829</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land monitoring 2008)

3.10 Local Indicator H(2)

The annual percentage of total completions occurring on previously developed land since the commencement of the UDP period (1996).

**Figure 5: Percentage of Completions on Previously Developed Land (1996-2008)**



(Source: Housing Land monitoring 2008)

3.11 Figure 5 shows that the growth in the proportion of dwellings completed on previously developed land has increased significantly since 1996, and the Council has exceeded the Government's target since 2002-3 and for the last five years, has achieved the UDP target. In addition to the completions, there were 3989 commitments as at April 2008 – 2227 of which are on previously developed land (56%).

### Objective H(3)

To promote the more efficient use of land for residential developments.

#### 3.12 UDP Policies relating to Objective H(3)

- S3 Housing
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H13 Sustainable residential design
- H15 Density

#### 3.13 Targets H(3)

The UDP, in policy H15, provides the following guideline for minimum new site densities for sites of 1ha or over in Hereford and the market towns:

- Town centre and adjacent sites, between 30 and 50 dwellings per hectare;
- Other sites, at least 30 dwellings per hectare.

#### 3.14 Core Indicator H(3)

The percentage of new dwellings completed at:

- (i) less than 30 dwellings per hectare;
- (ii) between 30 and 50 dwellings per hectare; and
- (iii) above 50 dwellings per hectare

3.15 Figure 6 sets out the density of completions for development in Herefordshire over last three years. It can be seen that the percentage of dwellings built below 30 dwellings, at 44% is an increase on the previous year (37%). In respect of the target set in policy H15, there were 145 dwellings completed over the reporting period on sites over 1 hectare in the urban areas of Hereford and the market towns. These were built at an average density of 31 per hectare, thus meaning that the UDP target is being achieved. There were no completions on sites of over 1 hectare in size in any of the County's town centres during 2007/8.

**Figure 6: Density of Completions**

	2005-6		2006-7		2007-8	
	Number	Proportion of Total	Number	Proportion of Total	Number	Proportion of Total
Less than 30 dwellings /ha	295	37%	308	37%	<b>312</b>	<b>44%</b>
30-50 dwellings /ha	305	39%	304	36%	<b>200</b>	<b>28%</b>
Over 50 dwellings /ha	191	24%	228	27%	<b>201</b>	<b>28%</b>
<b>Total</b>	<b>791</b>	<b>100%</b>	<b>840</b>	<b>100%</b>	<b>713</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land monitoring 2008)

## Objective H(4)

To fulfil the needs for additional affordable dwellings in the County.

### 3.16 UDP Policies relating to Objective H(4)

- S3 Housing
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H9 Affordable dwellings
- H10 Rural exception housing

### 3.17 Target H(4)

The UDP, in strategic housing policy S3, sets an approximate figure of 2,300 affordable dwellings to be provided within the County over the Plan period.

### 3.18 Core Indicator H(4)

The number of affordable housing completions during the reporting period.

3.19 Figure 7 sets out the 2007/2008 affordable housing completions broken down into social rented and intermediate housing, the 141 completions for the year represents around a 15% increase over the previous year. Between 1996 and 2007/08, 1222 affordable homes were completed at an average of 102 dwellings per annum. Although this is less than the rate required to meet the UDP target of 2,300 affordable dwellings by 2011, it is anticipated that the number of affordable housing schemes coming forward will increase as UDP allocations are developed. However, the provision of affordable housing in both urban and rural areas of Herefordshire is an issue of concern and will be subject to continued monitoring.

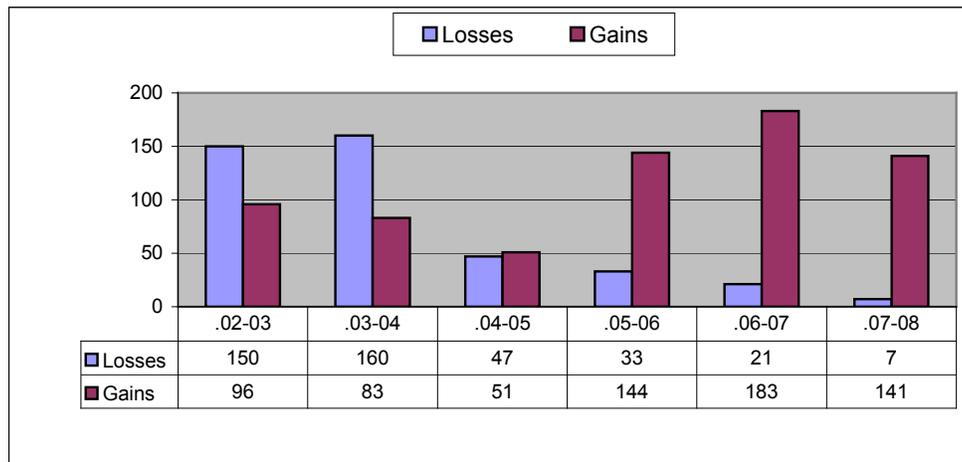
**Figure 7: Affordable Housing Completions 2007/2008**

	<b>Number</b>
Social Rented	58
Intermediate	83
<b>Total</b>	<b>141</b>

*(Source: Herefordshire Council – Strategic Housing Services)*

3.20 The national 'Right to Buy' policy has had an effect on affordable housing numbers in the years since local government reorganisation in 1998. Figure 8 covers available information over the past six year period and shows that the total losses of affordable homes amounts to 418. However, in the last four years the gains have outnumbered the losses.

**Figure 8: Affordable Homes – Losses and Gains 2002-2008**



(Source: *Housing Strategy Statistical Appendix 2003/04, HFR 2002/03, Strategic Housing Finance Officer and RSL's*)

Note: LA/Stock Transfer Company losses in 02/03 include demolition of 15 properties. RSL gains include both rented and shared ownership properties.

### Objective H(5)

To promote a sustainable pattern of development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and the larger rural settlements.

#### 3.21 UDP Policies relating to Objective H(5)

- S3 Housing
- H1 Hereford & the market towns: settlement boundaries & established residential areas
- H2 Hereford & the market towns: housing land allocations
- H4 Main villages: settlement boundaries
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H7 Housing in the countryside outside settlements

#### 3.22 Target H(5)

Most housing provision (57%) will be concentrated in Hereford and the market towns, then a lesser amount (26%) in the more sustainable main villages, with the third tier of the housing strategy catering for rural housing needs (17%) (policy S3).

#### 3.23 Local Indicator H(5)

The numbers and proportion of housing completions since 1996 in the various locations set out in the UDP settlement strategy.

3.24 The table in Figure 9 shows that over the UDP period, the distribution of housing completions is close to that anticipated in policy S3. Housing completions in Hereford and the market towns are 2% lower than the target, with slightly higher proportions being completed in the rural area. The Plan proposes a target of 12,200 dwellings up to 2011. Figure 9 shows that as at

April 2008, 9706 completions were achieved, equating to 79% of the total requirement.

**Figure 9: Completions (1996-2008) based on the UDP Settlement Strategy**

Location	Actual Completions 1996-2008	Percentage of Total Completions	1996-2011 UDP Target (Policy S3)
<b>Hereford City</b>	<b>2528</b>	<b>26%</b>	----
Leominster	585	6%	----
Ross-on-Wye	617	6%	----
Ledbury	1034	11%	----
Bromyard	408	4.2%	----
Kington	145	1.5%	----
<b>Market Towns Total</b>	<b>2792</b>	<b>29%</b>	----
<b>Combined Hereford City &amp; Market Town</b>	<b>5320</b>	<b>55%</b>	<b>57%</b>
<b>Main Villages Total</b>	<b>2584</b>	<b>27%</b>	<b>26%</b>
Smaller Settlements	637	7%	----
Other Rural Areas	1165	12%	----
<b>Combined Smaller Settlements &amp; Rural Areas</b>	<b>1802</b>	<b>19%</b>	<b>17%</b>
<b>County Total</b>	<b>9706</b>	<b>100%</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land monitoring)

### 3.25 Gypsy and traveller sites

The Provision of new Gypsy and Traveller sites is recognised in policy H7, of the Unitary Development Plan (UDP) (March 2007), as one of the exceptional circumstances where development may be permitted outside of a defined settlement if in accordance with policy H12. Historically, this authority has not monitored Gypsy and Traveller site completions and the UDP does not set any targets for the provision of Gypsy and Traveller sites. However, due to the requirement by Central Government to produce a Gypsy and Traveller Accommodation Assessment (GTAA) and the need for the Local Development Framework to set targets for site provision AMRs will now need to monitor site provision. A GTAA has been completed for the County as part of a wider study (including Shropshire, Telford and Wrekin and Powys). The findings of the GTAA will now be taken forward in setting targets for the LDF.

3.26 For this reporting year, April 2007 – March 2008, there was one Gypsy and Traveller Permission completed:

**Figure 10 : Gypsy and Travellers Completions 2008**

Application Number	Application Details	Address
DCCW2006/3153/F	Change of use from agriculture to a two family Gypsy site	The Birches Stables, Burghill, Hereford

(Source – Housing Land Availability 2008)

**Figure 11: Current Local Authority Sites**

Site	Pitches (occupied)		Comments
	Res	Transit	
Romany Close, Grafton	9	0	Newly refurbished
Watery Lane	11	0	Stable site, few pitches ever available
Madley	0	17	Disused transit site.
Tinkers Corner, Bosbury	7	0	
Openfield, Bromyard	2(10)	0	2 tenants remaining following vandalism. Possibility of refurbishment with fewer pitches
Croft Lane, Luston	10	0	Site was occupied by New Travellers, now mixed
Pembridge, Turnpike	6	0	Refurbished following vandalism. 3 of 6 pitches let.

(Source: Gypsy and Traveller Accommodation Assessment – revised final report July 2008)

**3.27 Housing Quality**

The monitoring for housing quality building for life assessment indicator will be developed through the Local Development Framework. In the meantime this Authority will investigate ways of monitoring Housing Quality for subsequent AMRs depending to some extent upon the availability of resources.

**3.28 Shortfalls in Housing Information**

There are various improvements that have been made to develop the efficiency of data collection, thereby progress the assessment of development plan policies. Systems to provide more timely information upon housing supply to enable more comprehensive monitoring are currently being devised. An update on this matter will be provided in subsequent AMRs.

**3.29 Conclusion**

Housing completions and the level of housing available in the County in April 2008 were sufficient to suggest that the housing trajectory is such that the UDP housing target will be achieved by 2011. However, the current downturn in the housing market may well have an impact on the housing trajectory in future years. Levels of housing completions on PDL continue to exceed regional and national targets. In respect of affordable housing in the County the number of completions has increased over previous years but remains below the rate necessary to achieve the UDP target.

## Section 4: EMPLOYMENT

### Objective E(1)

To ensure a balance of employment opportunities throughout the County, through the provision of a portfolio of employment sites to reflect the differing development needs of businesses and to give a choice in terms of size, location, quality and Use Class.

#### 4.1 UDP Policies relating to Objective E(1)

Although most policies in the employment chapter of the UDP could be said to contribute to the achievement of this overarching objective, the following policies are considered to be those most relevant:

- S4 Employment
- E1 Rotherwas Industrial Estate
- E2 Moreton-on-Lugg Depot
- E3 Other employment land allocations
- E7 Other employment proposals within and around Hereford & the Market Towns
- E10 Employment proposals within or adjacent to main villages
- E11 Employment proposals in the smaller settlements & open countryside

#### 4.2 Target E(1)

Provide 100ha of land for Part B employment development in a range of locations throughout the County.

#### 4.3 Core Indicators E(1)

- (i) the amount of land developed for employment by type;
- (ii) the amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the development plan; and
- (iii) employment land supply by type.

4.4 Figure 12 shows the amount of land developed for employment use in the monitoring period 2007-2008, and also provides a breakdown by use class type. The total area of employment land completions in Herefordshire in this reporting period is 8.66ha and of this the total floorspace is 21,100m<sup>2</sup> and includes small sites below 0.4 ha. Figure 10 below is consistent with the way that the UDP has been monitored in previous AMRs, however it should be noted that the breakdown of the use class categories mentioned here, differ from that of the regional return.

**Figure 12: Employment Completions 2007-2008 by Type**

	B1a	B1c	B2	B8	Other employment uses	TOTAL
<b>Floorspace (m<sup>2</sup>) of Completions 2007-2008</b>	4,110	6,417	6429	3,644	500	21,100m <sup>2</sup> (8.66ha total area)

(Source: Herefordshire Employment Land monitoring 2008)

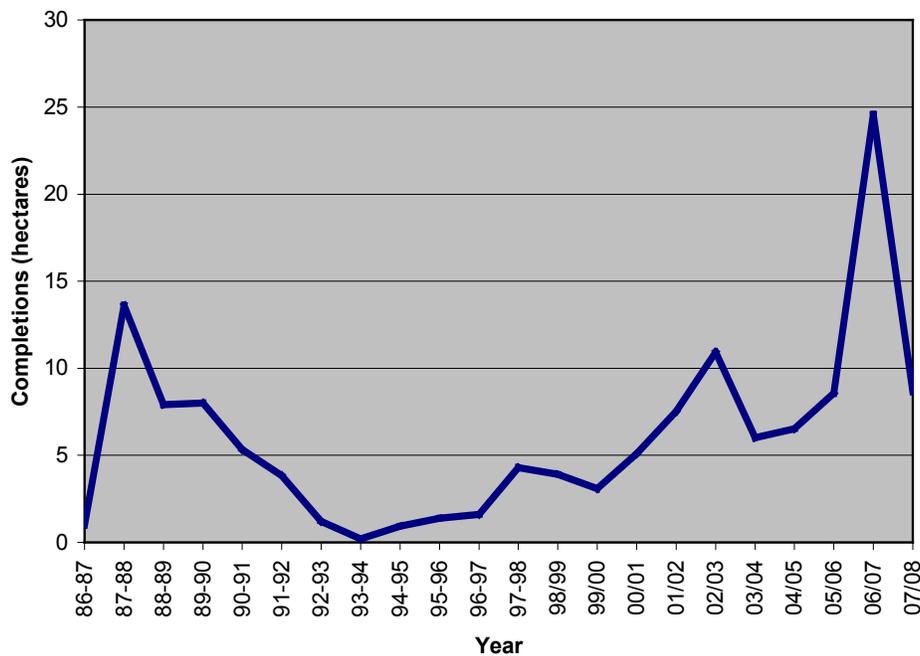
#### 4.5 Local Indicators E(1)

The following local indicators can provide some additional background data that is useful when assessing the way that employment developments have taken place across the County historically and can also be used in the future to compare trends and changes over the later phases of the UDP period.

- (i) Employment completions 1986-2008;
- (ii) Geographical distribution of employment land completions.
- (iii) Current supply of employment land.

4.6 Figure 13 traces the rate of employment completions since the mid-1980's when monitoring commenced. Although it is difficult to explain the fluctuations in the overall rate, it appears that the nature of employment development in Herefordshire is cyclical.

**Figure 13: Completions of Employment Land 1986-2008**



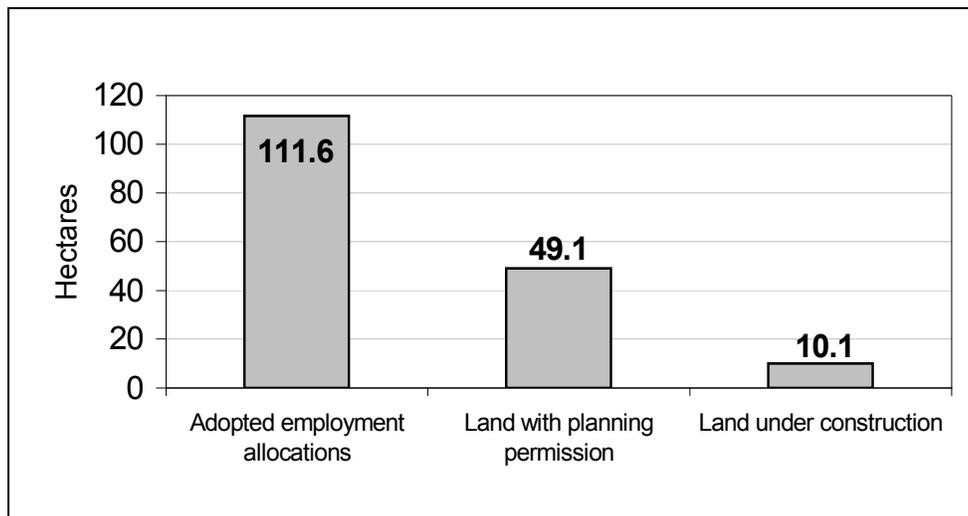
(Source: Herefordshire Employment Land Study 2008)

4.7 The Plan's overall development strategy was developed alongside the strategic approaches being undertaken through Objective 2 and the Rural Regeneration Zone. Through these programmes, regeneration activity will be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas. There have been a total of 8.66ha (93.9%) of completions in the Rural Regeneration Zone (RRZ) as identified in RPG11 (the RRZ covers most of the County, apart from the urban area of Hereford). During the UDP period (1996-2008) just over 90 ha of employment land have been completed.

## Supply

4.8 Herefordshire currently has some 170.8 ha of land available for employment use on 113 sites. This land is either allocated for employment uses within the UDP (111.6 ha), benefits from unimplemented planning permissions (49.1 ha) or is currently under construction (10.1 ha). Figure 14 illustrates these findings.

**Figure 14: Current Supply of Employment Land**



(Source: Herefordshire Employment Land monitoring 2008)

4.9 Figure 15 represents a breakdown by use class type, however as many planning permissions are for mixed use developments these are also shown.

**Figure 15: Total Supply of Employment Land by Use Class**

B1/B2	38.38 ha
B1/B2/B8	69.74ha
B1/B8	22.14 ha
B1a	8.45 ha
B1a/c	3.42 ha
B1c	4.81 ha
B2	8.44 ha
B2/B8	4.24 ha
B8	11.2 ha
<b>Total</b>	<b>170.8 ha</b>

(Source: Herefordshire Employment Land monitoring 2008)

## Objective E(2)

To encourage the use of previously developed land for employment purposes in preference to greenfield land.

### 4.10 UDP Policies relating to Objective E(2)

- S4 Employment
- E1 Rotherwas Industrial Estate
- E2 Moreton-on-Lugg Depot
- E3 Other employment land allocations
- E7 Other employment proposals within and around Hereford & the Market Towns
- E10 Employment proposals within or adjacent to main villages
- E11 Employment proposals in the smaller settlements & open countryside
- E15 Protection of greenfield land

### 4.11 Targets E(2)

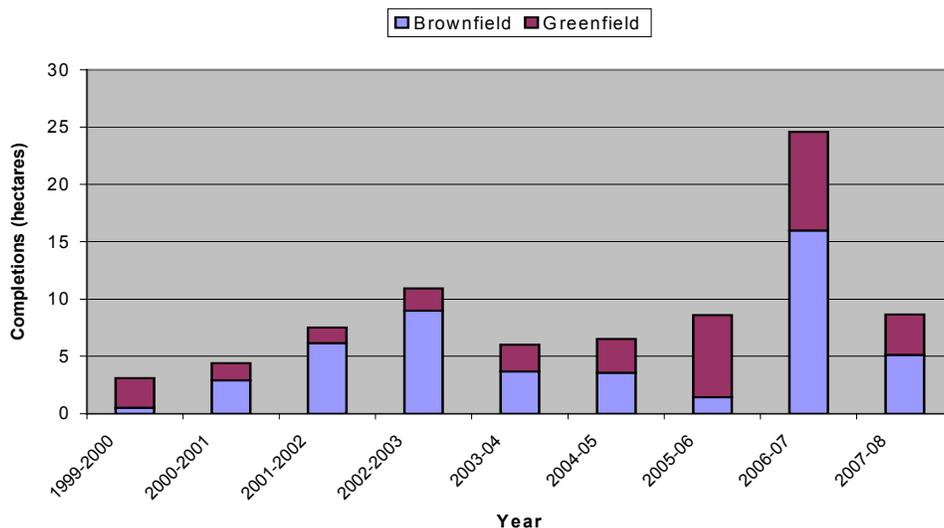
There are no specific targets set out in the UDP for the amount of employment land to be developed on previously developed sites, however re-using previously developed land before greenfield land is central to the aims of sustainable development.

### 4.12 Core Indicator E(2)

The percentage of land developed for employment use by type, which is on previously developed land.

4.13 There is no data on the amount of employment *by type* on previously developed land for this monitoring period, however information on overall completions is available. 59% of all completed employment development over the past year was on previously developed land as shown in Figure 16.

**Figure 16: Previous Uses of Employment Land Completions**



(Source: Herefordshire Employment Land monitoring 2008)

### **Objective E(3)**

To avoid the loss of existing employment land and premises to other uses.

#### 4.14 UDP Policies relating to Objective E(3)

S4 Employment

E5 Safeguarding employment land and buildings

#### 4.15 Targets E(3)

There are no specific targets set out in the UDP for acceptable amounts of employment land that can or cannot be lost to other uses. However, it is recognised that it is important that both the existing and proposed supply of land and buildings for employment uses is protected for such purposes if the UDP is to successfully maintain and enhance employment opportunities throughout the County.

#### 4.16 Core Indicators E(3)

(i) The losses of employment land in development/regeneration areas and local authority areas.

(ii) The amount of employment land lost to residential development.

4.17 0.14ha of employment land was granted planning permission for other uses during the monitoring period, all being from Hereford City (outside the Rural Regeneration Zone area). Of the total 0.14ha loss, all was reallocated to residential use.

#### 4.18 Conclusion

Completions on employment land are lower than the previous year but remain on track, given the amount available employment land to achieve the UDP target. The loss of 0.14ha of employment land to residential use over the year is not considered significant.

## Section 5: TRANSPORT

### Objective T(1)

To promote a sustainable pattern of residential development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and larger rural settlements, taking account of relative accessibility by public transport and the availability of services.

#### 5.1 UDP Policies relating to Objective T(1)

- S3 Housing
- H1 Hereford & the market towns: settlement boundaries & established residential areas
- H2 Hereford & the market towns: housing land allocations
- H4 Main villages: settlement boundaries
- H5 Main villages: housing land allocations

#### 5.2 Targets T(1)

As set out in the UDP, the anticipated proportions of total dwellings anticipated in the various areas of the County between 1996 and 2011 are:

Hereford City:	29%
Market Towns:	28%
Main Villages:	26%
Rural Areas:	17%

#### 5.3 Core Indicators T(1)

The percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

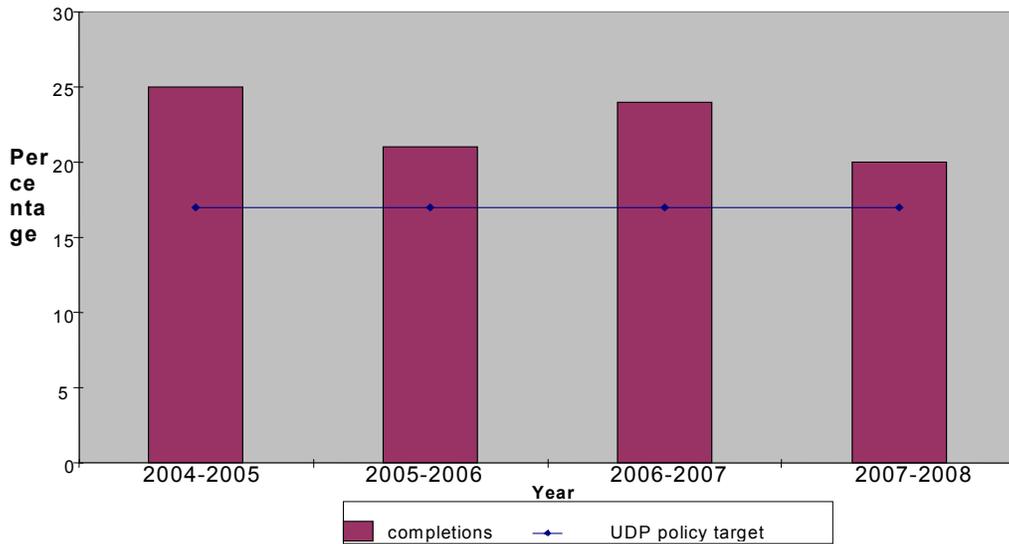
5.4 The UDP housing strategy is centred on the desire to provide new housing in the most sustainable areas of the County. The Plan's general housing policy S3 defines the strategic distribution of the additional housing in the County within the Plan period. A key feature is the determination of a hierarchy of settlements in accordance with the overall development strategy of the Plan. Hereford is the central hub of the County and provides a good range of facilities, followed by the market towns and then the main villages. This latter group was identified according to their size, the availability of public transport links to nearby towns and the number of facilities within these larger villages.

5.5 Whilst information on the precise criteria as set out in the core indicator T(1) may not be gathered, in terms of 30 minutes from a GP etc, it is accepted that the major centres of Herefordshire (Hereford, Leominster, Ledbury, Kington, Ross-on-Wye and Bromyard) provide essential services and new development within the 30 minute rule of these locations and will therefore satisfy the indicator. However, it is also recognised that due to the rural nature of Herefordshire that many primary schools, GPs and other essential services are situated in very rural locations outside of the 30 minute public

transport rule of the main centres and therefore do provide some of the essential services that these more isolated communities require.

- 5.6 The following data has been collected in relation to the hierarchical settlement housing strategy as set out in the Plan and is considered to be similar in its aims of considering how well the UDP polices are achieving sustainable development patterns. Figure 18 provides a mapped representation of completions during the reporting period over a GIS layer of public bus and rail services within 30 minutes of one or more of the main centres of Herefordshire.
- 5.7 The housing chapter of this report and figure/table 9 reveals that the wider rural areas continue to accommodate more new housing developments than anticipated, being 2% more than the expected proportion between 1996-2011. This is represented by application sites plotted outside of the green shaded area of the map that represents public transport route times to Hereford and the 5 market towns. The UDP contains a policy which restricts housing in rural areas, however when considered on balance with other requirements for development at the local level, case officers allow some applications for housing under the rural exception policy. Also development in these rural areas can be allowed at appeal by the planning committee following recommendation for refusal, on a variety of grounds. Paragraph 5.10 expands on this issue.
- 5.8 This is the third time that this method has been used to assess the indicator and the effectiveness of the relevant UDP policies. Maps for comparison between years has previously been used in the AMR, however on review of the effectiveness of this measure, it is considered that it is difficult to see any differences and has therefore been altered to a bar chart to show the percentage of dwelling completions in rural areas year on year. This method will be reviewed in subsequent reports. This new bar chart shown below in figure 17 shows through yearly comparisons that housing continues to be completed outside of Hereford and the main market towns, above the percentage outlined in the policies set out above, this years completions have noticeably increased in these areas. It is considered that, as the UDP will be replaced with the Local Development Framework (LDF), a more inclusive approach to consultation and place shaping will develop new ways forward to provide for the issues facing the County over the next 20 years.

**Figure 17 Bar chart to show the percentage of dwelling completions in smaller settlements and rural areas**



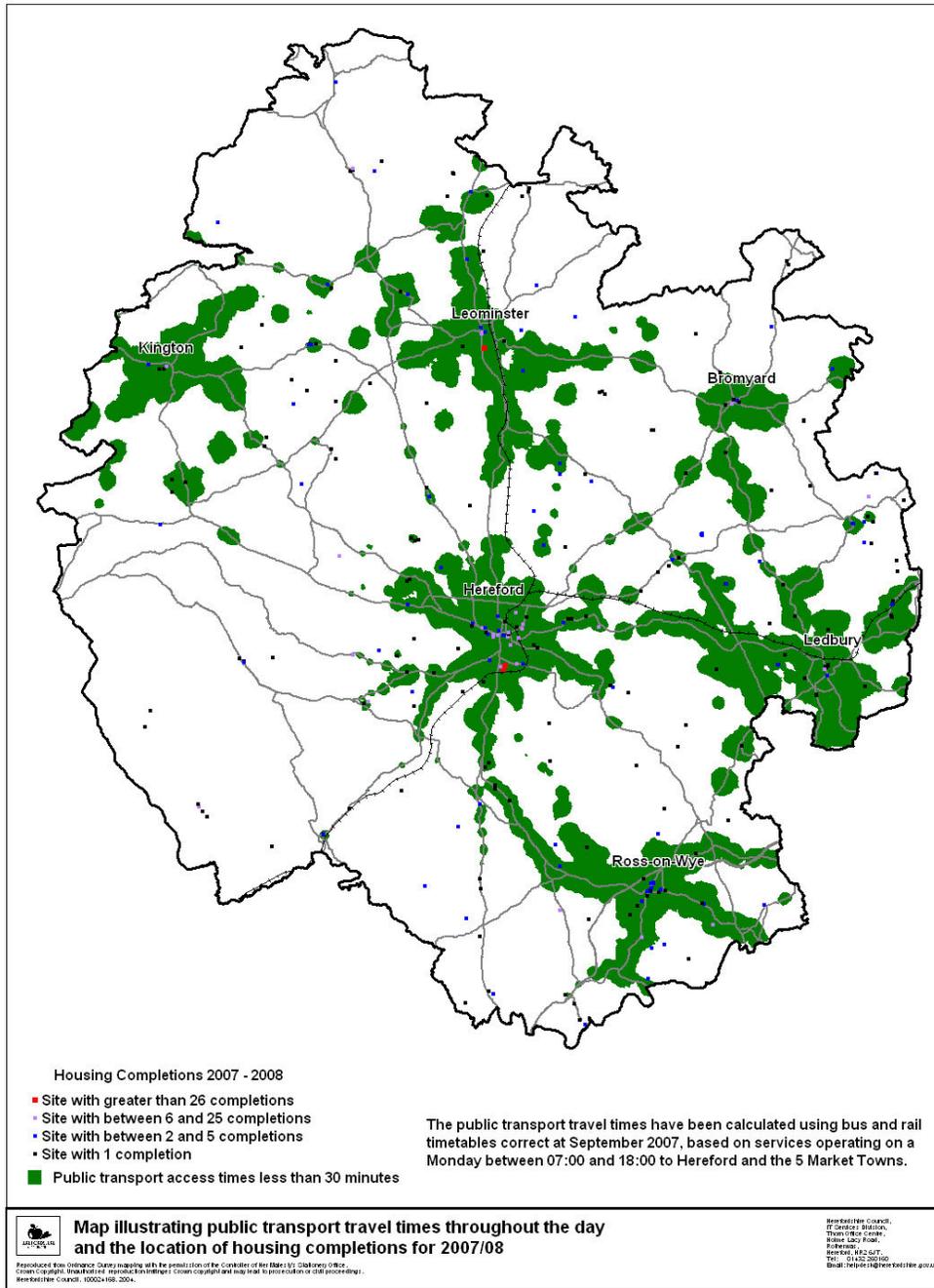
### Limitations

- 5.9 Last year we reported that the public transport routes may vary year on year. Last year they remained unchanged however this year the routes have changed and the figure below reflects these changes. The main change is that more services have been provided in the rural areas and assist in supplying a sustainable mode of travel to the residents in these areas. Nevertheless policies contained within the UDP regarding location of development must not solely rely on the proximity of public transport routes as the reason for locating development in a particular area.
- 5.10 Other limitations are with the now out dated evidence that originally supported the UDP. Applications are often supported by evidence that supersedes that used for the UDP and as such enables development to be approved even when it is contrary to current UDP policies. The evidence gathering process currently underway for the LDF should rectify this situation in the development of place shaping policies for the County.

### Shortfalls in Transportation Information

- 5.11 Car parking standards continue to be an unresolved issue because of restricted data availability. The general issue of transportation is being addressed through the LDF, as mentioned above, and as the new planning system will introduce smart targets and indicators to develop the existing shortfalls in information and evidence, gaps in data are likely to be narrowed in the future.

**Figure 18: Dwelling Completions for 07/08 Within 30 Minute Public Transport Time to Hereford and the 5 Market Towns**



## Section 6: TOWN CENTRES AND RETAIL

### Objectives TCR(1)

To ensure that central shopping and commercial areas continue as the main focus of shopping, employment, services and facilities in Hereford and the market towns, where they are well served by public transport and readily accessible by the community as a whole by means other than the private car.

To safeguard and improve local village centres that are readily accessible by walking and cycling.

#### 6.1 UDP Policies relating to Objective TCR(1)

S5	Town centres and retail
TCR1	Central shopping and commercial areas
TCR2	Vitality and viability
TCR3	Primary shopping frontages
TCR4	Secondary shopping frontages
TCR5	Uses outside Class A of the Use Classes Order
TCR6	Non-retail uses
TCR8	Small scale retail development
TCR9	Large scale retail & leisure development outside shopping & commercial areas
TCR10	Office development
TCR11	Loss of existing offices
TCR13	Local and neighbourhood shopping centres
TCR14	Village commercial facilities

#### 6.2 Targets TCR(1)

Although no specific targets are set out in the UDP, its policies are in line with National Policy guidance, the Regional Spatial Strategy and they support the Herefordshire Partnership's Economic Development Strategy. The Plan adopts a strategy to protect and enhance the vitality and viability and maintain the retail and general facilities hierarchy within the County: Hereford, the market towns and local, neighbourhood and village centres. The Plan's guiding principles look to enhance the role of settlements as service centres, improve opportunities for access to services and guide new developments to locations that offer a choice of transport modes.

#### 6.3 Core Indicators TCR(1)

- (i) The amount of completed retail and office development completed within the monitoring period.
- (ii) The percentage of completed retail and office development in town centres.

6.4 For the reporting year of 2007/2008 there were no retail completions over the regional threshold of 1,000 m<sup>2</sup>. Within last years AMR it was stated that there were to be a number of schemes over the 1,000 m<sup>2</sup> threshold completed within this monitoring year, however after reassessing these schemes it was

found that the actual floorspace of the schemes were all below the 1000m<sup>2</sup> threshold and have not therefore been included in this years AMR.

6.5 Due to a more comprehensive approach for regional monitoring additional requirements were needed for retail floorspace figures that were below the 1,000m<sup>2</sup> threshold, back dated for the monitoring year 2006/2007 and this years 2007/2008. Within 2006/2007 there were 1,337m<sup>2</sup> of completions for Herefordshire, of these 514m<sup>2</sup> were within Hereford. In the 2007/2008 monitoring period there was a total of 1,448m<sup>2</sup> of completions for Herefordshire, with 1311m<sup>2</sup> of this within Hereford.

6.6 Conclusion  
The vast majority of retail floorspace completed during the year 2007-8 has taken place within Hereford which is consistent with the aims of UDP policies.

## Section 7: Recreation and Leisure

### Objective RL(1)

To promote opportunities for new and improved recreation, leisure and sports facilities in sustainable locations.

#### 7.1 UDP Policies relating to Objective RL(1)

S8	Recreation, sport and tourism
RST1	Criteria for recreation, sport and tourism development
RST5	New open space in/adjacent to settlements
RST6	Countryside access
RST10	Major sports facilities

#### 7.2 Targets RL(1)

There are no specific UDP targets for this type of development, however the Plan acknowledges that recreation, leisure and sports opportunities can contribute to the quality of life of residents and visitors; support local economies and community regeneration, and help the diversification of work opportunities in both urban and rural areas. In providing such facilities the Plan states the importance of balancing the benefits with any adverse effects on local communities, amenity and the environment.

#### 7.3 Core Indicators RL(1)

- (i) Amount of completed hotel and leisure development.
- (ii) Percentage of completed hotel and leisure development in town centres.
- (iii) Percentage of eligible open spaces managed to Green Flag award status.

7.4 The annual hotel and leisure regional monitoring study sets a threshold on leisure permissions on or over 1,000m<sup>2</sup> gross built development, therefore only the larger developments of this kind are monitored, omitting smaller scale developments. Any amendment made by the West Midlands Regional Assembly will be updated in subsequent AMRs as appropriate.

#### 7.5 Core Indicators RL(1)

- (i) Amount of completed hotel and leisure development.  
While there were five hotel completions in Herefordshire, these are alternative forms of accommodation. There were four leisure completions (within the aforementioned threshold); details are given in figure 16 below:

**Figure 16: Hotel and Leisure completions 2007/2008**

Use Class	Description	Gross Floorspace (m <sup>2</sup> )/Bedrooms	Planning Application Number	Address
C1	Eight letting bedrooms	8	DCCW2006/0914/F	The Bay Horse, 236

				Kings Acre Road, Hereford
C1	Caravan camping site	12	DCSW2006/3069/F	Burhope Farm, Orcop, Herefordshire
C1	Sleeping accommodation for students and teachers	100	DCSW2007/3773/RM	Dhamma Dipa, Harewood End, Herefordshire
C1/D2	Caravan park, plant hire, caravan and farming businesses	4220 / 43	DCNW2006/0583/F	Home Farm, Bircher, Leominster
D2	New sports hall, cafeteria and library	2022	DCNW2005/0890/F	Weobley High School, Weobley, Herefordshire
D2	Mediation hall and cell complex (pagoda)	1272	DCSW2007/3686/F	Dhamma Dipa, Harewood End, Herefordshire

#### 7.6 Core Indicators RL(1)

(ii) Percentage of completed hotel and leisure development in town centres.

None of the leisure completions shown in Figure 16 above were in town centre locations. None of hotel completions shown in Figure 16 was in a city centre location.

#### **Shortfalls in Hotel and Leisure Information**

7.7 In the past the local authority has not collected information for hotels below 5 bedrooms or leisure development below 1000m<sup>2</sup> thresholds, which is required for the regional monitoring. However, it is recognised that in order to set targets and monitor the implication of policies in the emerging LDF a more comprehensive approach will be necessary. Therefore, all hotel and leisure development, irrespective of bedroom capacity or floorspace is anticipated to be monitored in future years.

#### **Open Spaces**

7.8 Herefordshire Council has completed its initial Open Spaces Audit, in line with PPG17 and is now considering the findings. A working group has been set up to take forward these findings into improving the quality and accessibility of open space, sports and recreation facilities across the county.

7.9 Herefordshire was split into 9 geographical areas for the audit. Within each of these areas, open space, sports and recreation provision has been assessed in terms of quantity and quality, focusing on the settlements as defined in the hierarchical approach set out in the UDP, along with strategic facilities, such as Queenswood Country Park.

7.10 The main findings of the audit concern quality and accessibility of the existing provision. Deficiencies in the different types of provision vary across the 9

areas. These findings are anticipated to be taken forward with 'action plans' and 'strategic priorities' identified both on a countywide level, and also in regards to the 9 geographical areas used in the audit, although specific details are yet to be confirmed.

7.11 Core Indicators RL(1)

(iii) Percentage of eligible open spaces managed to Green Flag award status.

Herefordshire Council uses the Green Flag standards as a method of rating its sites. In the audit, Green Flag standards were incorporated into the methodology used by the auditors. The data is currently being scrutinised, although of the site appraisals analysed, 13 of the 66 (20%) of facilities classified as 'Natural or semi natural greenspaces' in the PPG17 methodology, met or exceeded the Green Flag standard, 24 of the 37 (65%) facilities classed as 'Parks' in the PPG17 methodology inspected for quality, met or were above the Green Flag standard.

**Future work**

7.12 The audit of open space, sport and recreation has allowed for better and more appropriate use of resources, and informed issues such as planning obligations and section 106 agreements. Development briefs, where appropriate can also take into account these findings and incorporate appropriate open space and facilities. The information will also form the basis for the monitoring and review of open space and facility provision in terms of quality and quantity, in addition to informing existing and future planning policies.

**Shortfalls in Recreation Information**

7.13 It has not been possible to do a comparative study on the available data for open spaces between last years AMR and this as the data sets were not complete and as such likely to be inaccurate. This is due to slow progress in formulating the "Action Plans". Due to unforeseen problems with the original data produced by the consultants, additional work has had to be undertaken to ensure the data is correct, which has meant revising the entries on the Geographical Information System before work could proceed. This is currently being undertaken and nearing completion. It is anticipated that the development of a Public Open Space Strategy and associated Action Plans for Playgrounds, Outdoor Sports Facilities and Amenity Space can be started in Spring 2009. An update on this will be provided in next year's AMR for 2008/2009.

## Section 8: MINERALS

### Objective M(1)

To ensure the continued supply of primary extraction aggregates for the local construction industry and to satisfy the wider aggregate needs arising in the region.

#### 8.1 UDP Policies relating to Objective M(1)

S9 Minerals

M3 Criteria for new aggregate mineral workings

M5 Safeguarding mineral reserves

#### 8.2 Targets M(1)

Government policy for aggregates provision is essentially that an adequate and regular supply of minerals must be provided, subject to environmental and sustainability considerations. A landbank of permitted reserves of sand and gravel sufficient to meet 7 years production should be maintained; more may be needed for crushed rock.

8.3 Provision should be made in the West Midlands for the production of 162 million tonnes (mt) of sand and gravel and 93mt of crushed rock over the period 2001 to 2016. West Midlands Regional Aggregates Working Party (WMRAWP) policies require that appropriate provision should be made in the region for the supply of nationally and regionally significant minerals.

8.4 The WMRAWP recommends the following sub-regional apportionment for Herefordshire:

Sand & Gravel: 2.8% of regional production (0.283mt pa for 2001-2016)

Crushed Rock: 7.3% of regional production (0.424mt pa for 2001-2016)

8.5 The UDP figures for production are based on reserves of sand and gravel through until 2025 and crushed rock to 2044. Information on primary aggregate production for Mineral Planning Authorities (MPAs) is collected annually by each MPA from operating companies on behalf of the WMRAWP. This information is:

(a) requested annually (by calendar year)

(b) in arrears (the most recent figures available are for production in 2006 and reported in this AMR)

(c) provided on a confidential and voluntary basis. All returns are collected by MPAs and forwarded to the RAWP Secretary for agglomeration, in a way that protects commercial sensitivity, for subsequent publication in the RAWP annual reports (most recent report, 2006).

#### 8.6 Core Indicators M(1)

(i) Production of primary land won aggregates.

The West Midlands Regional Aggregates Working Party (WMRAWP) draft annual report 2006 reports that the latest sale figures for Herefordshire, combined with Worcestershire for confidentiality, are as follows:

- Sand and gravel sales of 194,500 tonnes per annum (down by approximately half on the annual apportionment)
- Crushed rock sales of 300,000 tonnes per annum (down on the annual apportionment).

The 2007 WMRAWP survey has yet to be received and results of that report will hopefully be ready for next years AMR.

8.7 Local Indicator UDP policy M3

(i) criteria for new aggregate mineral workings

This section has been added since the previous AMR to highlight new permissions received during the reporting period. Within this reporting period of 2007/2008 there was a new permission for a significant extension to Wellington Quarry granted permission in February 2008.

8.8 Local Indicator UDP policy M5

(i) safeguarding mineral reserves

The WMRAWP annual report states the reserves of minerals in the region and the latest available report for 2006 states that Herefordshire's primary aggregates reserves are as follows:

- |                 |                                 |
|-----------------|---------------------------------|
| ▪ Sand & Gravel | 9.6 million tonnes              |
| ▪ Crushed Rock  | 10 million tonnes (estimated)   |
| ▪ Total         | 19.6 million tonnes (estimated) |

*(Source: WMRAWP Annual Report 2006)*

**Objective M(2)**

To encourage the use of secondary aggregates and recycling.

8.9 UDP Policies relating to Objective M(2)

S9 Minerals

M6 Secondary aggregates and recycling

8.10 Targets M(2)

There are no specific targets and therefore no apportionment set out in the UDP for the use of alternatives to naturally occurring minerals. However, policy M6 states that proposals for the production, processing, treatment and storage of such alternatives should be encouraged.

8.11 Core Indicators M(2)

(i) Production of secondary/recycled aggregates.

Two applications were received in this AMR period in relation to secondary/recycled aggregates, one for soil importation and another for a sewage kiosk.

**Limitations in Minerals Information**

8.12 Data gathering and its reliability has improved this year when compared with previous years. A local system of monitoring has started to develop a method to assess general production levels. This will provide evidence to aid policy development in future development plan documents. The assessment of the effectiveness of policies using this new information will be more relevant in monitoring the LDF monitoring rather than the UDP.

## Section 9: WASTE

### Objective W(1)

To achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of the waste hierarchy, the proximity principle and regional self-sufficiency.

- 9.1 This objective is broad and overarching, relating to all policies within the waste chapter of the UDP. The UDP sets out a number of additional more specific objectives in paragraph 12.2.2 that are available at the following link: [http://www.herefordshire.gov.uk/docs/Forwardplanning/12\\_WASTE\\_.pdf](http://www.herefordshire.gov.uk/docs/Forwardplanning/12_WASTE_.pdf)
- 9.2 UDP Policies relating to Objective W(1)  
 S10 Waste  
 W1 New waste management facilities  
 W2 Landfilling or landraising  
 W3 Waste transportation and handling  
 W7 Landfill gas utilisation  
 W8 Waste disposal for land improvement  
 W11 Development – waste implications
- 9.3 Targets W(1)  
 No specific targets are set in the UDP for the production, treatment or disposal of waste. However, objectives outlined in paragraph 12.2.2 of the UDP provide an overview of how it is intended for waste management to be carried out over the Plan period.
- 9.4 Core Indicators W(1)  
 (i) Capacity of new waste management facilities by type; and  
 (ii) Amount of municipal waste arising by management type, and the percentage each management type represents of the waste managed.

**Figure 20: New waste management facility planning permissions granted 2007-2008**

Address	Description	Wastes to be managed	Annual throughput capacity, (tonnes to nearest 1,000, unless states otherwise)
Cricket Club, Bosbury	Cesspool	Sewage	<1,000
Lower Woodside, Knill	Biomass Power Plant	Chicken litter, forestry waste	Up to 170,000
Lyde, Arundel farm, Canon Pyon Rd, Hereford	Landraising	Inert C&D waste, soil	N/A
Unit 16 Thorn Business Park, Rotherwas, Hereford	Waste transfer station	Road planings, highway waste	Quantities not known

Stretton old tip	Sugwas	Methane gas flare		400m <sup>3</sup> per hour and up to 3,504,000m <sup>3</sup> per year
The Pembleton, Pembridge		Slurry Lagoon	Cattle slurry	Approx. 5,250m <sup>3</sup> storage capacity over 120 days inc rainwater
Old mushroom farm, Haywood, Callow		Landraising	Inert C&D waste, soil	<1,000
UBL, Little Marcle Rd, Ledbury		STW	Liquid trade waste (cider works)	<1,000
Little Pengethley, St. Owen Cross		Waste transfer station	Plastic and card farm waste	<1,000
<b>Total</b>				<b>174,000</b> (excludes the methane and cattle slurry applications)

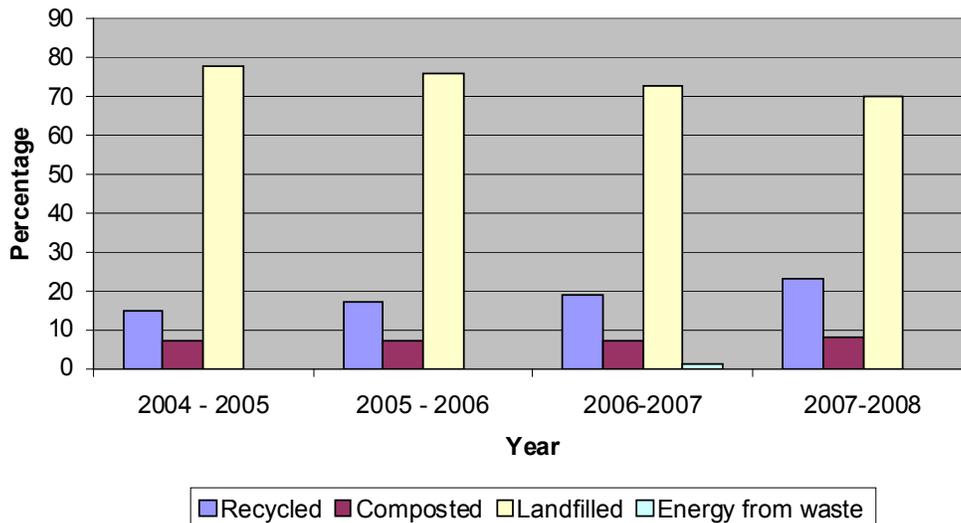
### Limitations in waste information

9.5 A feasibility study undertaken by the Environment Agency to provide details of Waste Management License (WML) applications deemed exempt from requiring a WML is still ongoing. This information will assist in identifying those operations although exempt from WML requirements may still require planning permission and aid in capturing those operations that would ordinarily slip through the planning system. This identification process would then assist in achieving a number of the more specific objectives set out in the UDP paragraph 12.2.2. An update will be provided in subsequent AMRs.

9.6 Core Indicators W(1)

- (ii) Amount of municipal waste arising by management type and the percentage each management type represents of the waste managed:

**Figure 21: Percentage trends of municipal waste by management type 2004-2007/8**



(Source: Herefordshire Council Waste Management Section)

9.7 Figure 21 represents the percentages of municipal waste, by waste management type in the county over the last monitoring period. Municipal waste recycled has increased on last year by 4% from 16,922t to 19,712t; composting has marginally increased from 7% to 8%, landfilled municipal waste has decreased from 65,888t to 60,634t. The policies over the past 4

years have seen a continued composting regime and a steady increase in recycling and decrease in landfill dependency.

### **Shortfalls in Waste Information**

- 9.8 Improvements over the short term were achieved and reported on in last year's AMR and medium term improvements are moving in the right direction. Developing trend data by repeating and comparing figures over time for municipal waste management types is improving monitoring and interpretation. The ongoing feasibility will look into those facilities that do not require a WML but may require planning consent.

### **Future Work**

- 9.9 The monitoring of the LDF in the future is likely to include a wider range of waste streams to that which is currently reported. A waste study for the evidence base of the Core Strategy is currently being undertaken and through this process it is envisaged that more information will be reported through the AMR process.

## Section 10: DEVELOPMENT REQUIREMENTS

Objective (DR1): ensure that development proposals take advantage of the opportunities that are available to contribute to sustainable development

Objective (DR2): provide for the sustainable conservation, protection and enhancement of natural environmental resources such as water, air, land, biodiversity and tranquillity

10.1 UDP Policies relating to Objective  
S2 Development Requirements  
DR6 Water Resources

10.2 Target

There are no specific UDP targets for development requirement policies. However the Plan does recognise that water is an essential resource and that pollution of it can have serious effects on drinking water supply (including private water supplies), industry, agriculture and ecology.

10.3 In previous AMRs the regional core indicators included planning applications granted against the advice of the Environment Agency on both flood plain and water quality grounds. However, changes have been made to the core indicators and as such only applications granted against the Environment Agencies advice on water quality grounds is included in this years AMR. Thus this section reflects those updates for instance the objectives and policies are different and the core indicators have been updated.

10.4 Core indicator

Number of planning permissions granted contrary to the advice of the Environment Agency;

(i) Development that adversely affects water quality.

The reporting period had no planning applications granted permission with an outstanding Environment Agency's (EA).

### **Limitations and Shortfalls in Development Requirements Information.**

The Environment Agency has improved their records and is now reporting their objections in line with the AMR reporting period. The 2007 AMR reported 2005/06 objections and this year's was to report 2006/07, however with improvements in monitoring information the AMR is now able to report for 2007/8. The 2006/2007 reporting period had no planning applications granted permission with outstanding objections from the Environment Agency

## **Section 11: NATURAL HERITAGE**

### **Objective NHH (1)**

To conserve and enhance the natural heritage of the County and avoid, wherever possible, adverse environmental impacts of development.

To minimise any unavoidable adverse environmental impacts by means of measures to mitigate or compensate for any loss or damage, including restoration or enhancement, provision of replacement features and future management.

#### **11.1 UDP Policies relating to Objective NHH (1)**

- S7 Natural and historic heritage
- LA5 Protection of trees, woodlands and hedgerows
- NC1 Biodiversity and development
- NC2 Sites of international importance
- NC3 Sites of national importance
- NC4 Sites of local importance
- NC5 European and nationally protected species
- NC6 Biodiversity Action Plan (BAP) priority habitats and species
- NC7 Compensation for loss of biodiversity
- NC8 Habitat creation, restoration and enhancement
- NC9 Management of features of the landscape important for flora & fauna

#### **11.2 Targets NHH (1)**

Although there are no specific targets set out in the UDP, the following sets out more specific objectives of biodiversity policies:

- safeguard international, national and local protected areas of nature conservation and geological importance, and species listed in the UK and local BAP (Herefordshire LBAP) from inappropriate and unnecessary development;
- ensure no net loss of either the quality nor quantity of biodiversity in the County;
- help meet the aims of the Herefordshire LBAP; and
- encourage the provision of features of value to wildlife in all development schemes.

#### **11.3 Core Indicators NHH (1)**

Change in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and
- (i) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

### **Local Biodiversity Action Plan (LBAP) Update**

- 11.4 The Herefordshire LBAP is being revised. This work is nearing completion and awaiting confirmation of targets for each habitat or species action plan (HAPS and SAPS) from Natural England, the Forestry Commission and the

Environment Agency (Wales). When such confirmation is received the smart targets will be more compatible with the emerging LDF. Further information on how the Council is addressing biodiversity can be found in its Biodiversity Strategy 2007-2010 at:

[http://www.herefordshire.gov.uk/docs/Environment/Biodiversity\\_Strategy\\_110907.pdf](http://www.herefordshire.gov.uk/docs/Environment/Biodiversity_Strategy_110907.pdf). A national biodiversity reporting system is now in place for each County termed BARS (Biodiversity Action Reporting System). This can be found at [www.ukbap-reporting.org.uk](http://www.ukbap-reporting.org.uk).

### **National UK Priority Habitats and Species Update**

- 11.5 Originally there were 156 Priority Species identified for the purposes of Herefordshire's LBAP, of these 59 were also UK BAP priorities and some 18 were also legally protected under European and National law. However Species Action Plans were prepared for only 17 species. Similarly Herefordshire's LBAP covered 23 habitats with Action Plans. A recent national review of UK priority habitats and species has resulted in a larger list being reported.
- 11.6 The revision to Herefordshire LBAP referred to in paragraph 11.4 has resulted in some 17 Habitat Action Plans and 14 Species Action Plans now being in place and this is seen as a more practical approach for the County with, for example, some priority species issues being tackled through work in relation to habitats. The following comprise those species and habitats for which action plans have been prepared:

#### Species

Adder  
Argent and Sable  
Barn Owl  
Bats (11 species requiring similar actions)  
Black Poplar  
Dormouse  
Grizzled Skipper  
High Brown Fritillary  
Noble Chafer  
Pearl-bordered fritillary  
Tree sparrow  
Water Vole  
White clawed crayfish  
Wood white

#### Habitats

Arable field margins  
Blanket Bog  
Floodplain grazing marsh  
Hedgerows  
Lowland Calcareous grassland  
Lowland heath and dry acid grassland  
Lowland meadow and pasture  
Orchards  
Rivers and streams  
Standing open water (4 priority habitats requiring similar actions)

Upland calcareous grassland  
Upland heathland  
Wet woodland  
Wood pasture and parkland  
Woodlands (5 priority habitats requiring similar actions)  
Managed greenspace  
Purple moor grass and rush pasture

11.7 Change in Priority Habitats (by type)

Although a limited number of applications were received that indicated change in priority habitats none have been implemented during the period being monitored. Generally within the planning applications received, the change has been positive in that all show gains. They will be reported upon implementation of schemes.

11.8 The Council has, however seen some loss of hedgerows as a consequence of Hedgerow Removal Notices. Those for which permanent removal was accepted were permitted on the basis of achieving safety benefits. The extent is not quantified in this report as they were not the result of the grant of planning permission.

11.9 Core Indicator NHH (1)

(i) change in priority species (by type)

The Conservation Section maintains an overview of proposals that affect priority species in order to assess any major changes in their populations. For proposals affecting priority species, namely bats, barn owls and great crested newts, mitigation against adverse effects were sought, such as providing roost space or replacement habitats. Essentially any proposals where the effects on protected species are anticipated to be negative will result in the need for the applicant to seek a licence (or derogation) from Natural England. Herefordshire Council must complete the licence application questionnaire as part of this process. In all cases where the Council considered there were implications for protected species, mitigation proposals were sought that were considered to meet the requirements to maintain the favourable conservation status of those species. Natural England has raised no issues with the Council in relation to this as a consequence of licence applications.

11.10 Core Indicator NHH (1)

(ii) There has been no change in the areas of designated nature conservation sites as a consequence of planning permissions granted in 2007/8.

**Limitations in Natural Heritage Information**

11.11 Reporting on changes in Priority Species continues to be problematic due to difficulties in obtaining and maintaining robust records-keeping and systems to monitor impacts, whether positive or negative, that any completed development management programmes or planning agreements have on the locality of species occurrences. The absence of resources for such work continues to be an issue.

11.12 New systems are having to be evaluated in relation to identifying and monitoring the impact of planning proposals on biodiversity as a consequence of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2008 which introduced 'Planning Application

Requirements' and the submission of biodiversity information. The implications of this for recording and monitoring change have yet to be evaluated. The Council's Planning Ecologist responded to consultations on 300 planning applications in 2007/8. This is not a complete record of how many applications, if approved, might affect biodiversity and priority habitats and species in particular.

### Further Work

- 11.13 A more comprehensive approach in terms of monitoring all applications for any potential impact on biodiversity; habitats and species in particular, is still required. This remains a medium term challenge that is being looked at as part of monitoring for the emerging LDF. Progress will be reported on in future AMRs.
- 11.14 A Green Infrastructure Strategy is being prepared as part of the LDF process and part of the evidence base is available. Figure 23 provides a brief update on additional monitoring requirements for habitats and species from last years AMR and indicates where further work is still needed.
- 11.15 Herefordshire Partnership (the Local Strategic Partnership) has included NI197 (management of local wildlife sites) within the Herefordshire Local Area Agreement (LAA). As a consequence a monitoring regime for this purpose is being established. The aim is to increase the quality of such sites. Changes resulting from the grant of planning permission in relation to such sites, especially where it is possible to achieve management plans for them through planning conditions may be an influencing factor. The principle of no net loss in such sites will also be an issue for that National Indicator.

**Figure 22: Additional Monitoring Requirements for Priority Habitats and Species**

Tasks	Action & Timescale	2007/2008 update
Council GIS, Conservation Section and HBRC to ensure that priority habitat and selected species data, when available, is plotted onto the Council's IT systems.	Ongoing.	Green Infrastructure study may be able to provide a significant amount of data previously difficult to obtain. The extent of its use will depend upon the subsequent strategy that is being prepared.
Council to continue to promote existence of Biodiversity Supplementary Planning Guidance (updated November 2005).	Promotion strategy is now in place. Training sessions for development control officers has been implemented and a standard presentation has been developed for groups outside the council.	Process is being maintained
Forward Planning Section to devise means of monitoring planning permissions.	Availability of resources remains an issue	A method needs to be devised. In the light of changes to the application procedures.

*(Update Source: Forward Planning Monitoring Meeting 002 of 25/04/07)*

## Section 12: RENEWABLE ENERGY

### Objective CFS (1)

Recognise the role of renewable energy and support its environmentally acceptable use.

#### 12.1 UDP Policies relating to Objective CFS (1)

S11 Communities Facilities and Services

CF4 Renewable Energy

#### 12.2 Targets CFS (1)

There are no specific targets set out in the UDP for renewable energy policies. However, policy CF4 in the UDP seeks to provide guidance on the considerations that will be applied to renewable energy development proposals.

#### 12.3 Local Indicators CFS (1)

(i) Applications for renewable energy

Figure 23 represents the permissions during this reporting period for renewable energy schemes this is a significantly increase on the previous year from 5 to 17 applications.

**Figure 23: Renewable Energy Permissions 2007/2008**

Application Number	Development Proposal	Site Location	Status	Energy produced
DCSW2007/0612/F	Erection of wind turbine	Farmhouse Farm, Abbeydore, Herefordshire,	Not started	N/A
DCSW2007/1641/F	The drilling of 3 boreholes within confines of the garden for connection to a ground source heat pump for domestic heating and hot water	Upper Demesne, Garway, Herefordshire,	Complete	Total electricity use over the year 13,000kwh, 60% of which is thought to be from the ground source heat scheme.
DCNE2007/1806/F	Proposed garden room and installation of two solar panels	The old bell Harcourt Road, Mathon,	Not started	N/A

<b>Application Number</b>	<b>Development Proposal</b>	<b>Site Location</b>	<b>Status</b>	<b>Energy produced</b>
		Malvern,		
DCNW2007/2124/F	Erection of 2 solar panels on a steel post on a concrete base	Open countryside land, Nr Croft Castle, Herefordshire	Not started	N/A
DCCW2007/2160/F	Installation of 2.5kw wind turbine and photovoltaic roof panels	Marden Primary school, Marden, Herefordshire	Complete	Total Kwh not known.
DCSE2007/2799/F	First floor bedroom extension. Proposed new windows and solar panels	White Walls, Foy, Ross-on-Wye, Herefordshire	Solar panels complete	Two panels produce a total of 1200kwh
DCCE2007/3004/F	Proposed 4m high timber monopole c/w wind generator, 3no antennas with ground mounted cabinet for rural broadband wireless access project.	Land at Dinedor Common, Dinedor, Herefordshire	Complete	No usage information at time of surveying.
DCSW2007/2971/F	The installation of a wind turbine, adjacent to barns.	Skyridd Farm, Pontrilas, Herefordshire	Complete	Energy output not known
DCNW2007/3066/F	Erection of detached double garage and provision of solar panels. Replacement of patio with window.	Crofters Medley, Green Lane, Orleton, Herefordshire	Solar panels complete	Total energy produced 854.5kwh since installed in May 2008.
DCSW2007/2944/F	Proposed wind turbine	Llancillo Hall Farm, Llancillo Hall, Pandy, Abergavenny, Herefordshire	Not started	Will be capable of producing 20kw.
DCNW2007/3236/F	Erection of solar panels on ground in front of property.	Pentregrove, Whitney-on-Wye, Hereford, Herefordshire	Complete	Since installed in February 2008 1134kwh of energy have been produced.

Application Number	Development Proposal	Site Location	Status	Energy produced
DCNC2007/2604/F	Change of use from warehouse/storage to distillery and biofuels plant. Erection of tower on building to house distillery column. Clad lean-to at NE side of building. New access road.	Rosemaund Farm, Roasemaund Drive, Preston Wynne, Herefordshire	Not started	N/A
DCNW2007/3607/L	Install solar panels	The Old Forge, Dilwyn, Leominster, Herefordshire	Complete	Capable of producing 1000kw per year.
DCNW2007/3671/F	Proposed wind turbine and plant room/field barn to supply Middle Barn with power	Middle Barn, Green Lane, Titley, Kington, Herefordshire	Under Construction	N/A
DCNC2008/0291/F	Proposed new industrial building, including 5kw wind turbine	Plot 5, Brunel Road, Leominster Enterprise Park, Leominster,	Not started	N/A
DCNW2008/0284/F	Proposed change of use from ancillary accommodation into two self contained holiday units and installation of solar panels.	Little Quebb Farm, Eardisley, Herefordshire,	Complete	Energy production unknown
DCNW2008/0321/F	Proposed erection of a 9.3 metre wind turbine for electricity generating	Hollywell Cottage, Eardisley, Herefordshire	Not Started	N/A

#### 12.4 AMR Update

In last years AMR there were 6 outstanding applications. Figure 24 updates information for these applications.

**Figure 24: Outstanding Renewable Energy Permissions from 2006/2007**

Application Number	Development Proposal	Site Location	Status of Application
DCCW2005/3683/F	Erection of a 15m wind turbine	Whitecross High School, specialist sports college, Three Elms Road, Hereford,	Not started. Capable of producing 15kw of energy, 6% of the school's energy supply.

Application Number	Development Proposal	Site Location	Status of Application
DCNC2006/1300/F	Erection of a wind turbine with a 5m rotor diameter approved 13 <sup>th</sup> June 2006	Bromyard Queen Elizabeth School	Operational with effect from 18 <sup>th</sup> August 2008 and has produced 70kw since it was installed.
DCNC2006/1720/F	Retrospective application for erection of electricity generating wind turbine approved 28 <sup>th</sup> Sept 2006	Ledwyche Farm Bleathwood, Little Herefordshire	Not started
DCCW2006/2845/F	Off Grid turbine on a small holding approved 18 <sup>th</sup> Oct 2006	Hawkersland Burmarsh Marden	Under construction.
DCCW2006/3908/F	2m diameter wind turbine to provide electricity on small project by the Bulmer Foundation approved 7 <sup>th</sup> Feb 2007	Upper House Farm Westhope	Not started.
DCCW2007/0326/F	Lighting column including wind turbine and solar panel approved 29 <sup>th</sup> March 2007	Burghill School	Complete

#### 12.5 Limitations and Further Work

It was reported last year that improvements were needed to monitor renewable energy planning applications. Options are being considered to capture this more efficiently, possibly through the new national planning application form 1-APP and the replacement for the Council's MVM system. Information in figure 23 shows renewable energy permissions during this monitoring period and a step change has been made by recording the status of each application in terms of not started, under construction or complete. Where information is available the total Kilowatts produced are recorded, however, this information is not available in all instances.

- 12.6 The collection of information upon the carbon dioxide savings made from renewable energy schemes would be advantageous but this is likely to be a long term aspiration as it is problematic. It could be addressed through the LDF process. An update on progress on this issue will be provided in subsequent AMRs as necessary.
- 12.7 In addition to the above, work has started on how to create a baseline of renewable energy schemes and energy produced from such schemes for the monitoring of the LDF. All the applicants/agents of the schemes mentioned in this monitoring year have agreed to provide details of the energy produced at the time of survey. It is hoped that a baseline of information will emerge in time for monitoring of policies in the Core Strategy and other documents under the LDF. Updates will be reported in subsequent AMRs.

## Appendix 1: Glossary

**the Act:** the Planning and Compulsory Purchase Act 2004.

**Annual Monitoring Report (AMR):** part of the *Local Development Framework*, the AMR will assess the implementation of the *Local Development Scheme* and the extent to which policies in *Local Development Documents* are being successfully implemented.

**Area Action Plan:** used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of *Development Plan Documents*.

**Contextual indicators:** measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.

**Core Strategy:** sets out the long term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a *Development Plan Document*.

**Development Plan:** as set out in Section 38 of the Act, an authority's Development Plan consists of the relevant *Regional Spatial Strategy* and the *Development Plan Documents* contained within its *Local Development Framework*.

**Development Plan Documents (DPDs):** spatial planning documents that are subject to independent examination, and together with the relevant *Regional Spatial Strategy*, will form the *Development Plan* for a local authority area for the purposes of the Act. They can include a *Core Strategy*, site specific allocations of land, and Area Action Plans (where needed). Other *Development Plan Documents*, including generic development control policies, can be produced. They will all be shown geographically on an adopted proposals map.

**Evidence base:** information gathered by a planning authority to support the preparation of Local Development Documents. Includes quantitative and qualitative data.

**Housing trajectories:** means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework.

**Local Development Document (LDD):** the collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Order (LDO):** allows local planning authorities to introduce local permitted developments rights.

**Local Development Framework (LDF):** the name for the portfolio of *LDDs* and related documents. It consists of *DPDs*, *Supplementary Planning Documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *AMR*. It

may also include *LDOs* and simplified planning zone schemes. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

**Local Development Scheme (LDS):** sets out the programme for preparing *LDDs*. All authorities must submit a scheme to the Secretary of State for approval within six months of commencement of *the Act*.

**Monitoring:** regular and systematic collection and analysis of information to measure policy implementation.

**Outcomes:** macro-level real world changes which are influenced to some degree by *LDF* outputs.

**Outputs:** the direct effects of a policy e.g. number of housing completions, amount of employment floorspace etc.

**Output indicators:** measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information.

**Plan, Monitor and Manage:** means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.

**Policy implementation:** assessment of the effectiveness of policies in terms of achieving their targets. Measured by use of *output and contextual indicators*.

**Use Class:** The Use Class describes the use of each property according to the Town and Country Planning (Use Classes) Order 1987 (as amended).

**Regional Spatial Strategy (RSS):** sets out the region's policies in relation to the development and use of land and forms part of the *Development Plan*. Planning Policy Statement 11 "Regional Spatial Strategies" provides detailed guidance on the function and preparation of *RSSs*.

**Saved policies and plans:** existing adopted *Development Plans* are saved for three years from the date of commencement of *the Act*. Any policies in old style *Development Plans* adopted after commencement of *the Act* will become saved policies for three years from their adoption or approval. The *LDS* should explain the authority's approach to saved policies.

**Strategic Environmental Assessment Directive (SEA):** A European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".

**Supplementary Planning Documents (SPDs):** provide supplementary information in respect of the policies in *DPDs*. They do not form part of the *Development Plan* and are not subject to independent examination.

**Sustainability Appraisal (SA):** generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects that fully incorporates the requirements of the *SEA Directive*.

**Targets:** thresholds that identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date).

## **Appendix 2: Herefordshire's profile**

### **Setting the Context for Policies of the UDP: Contextual Indicators**

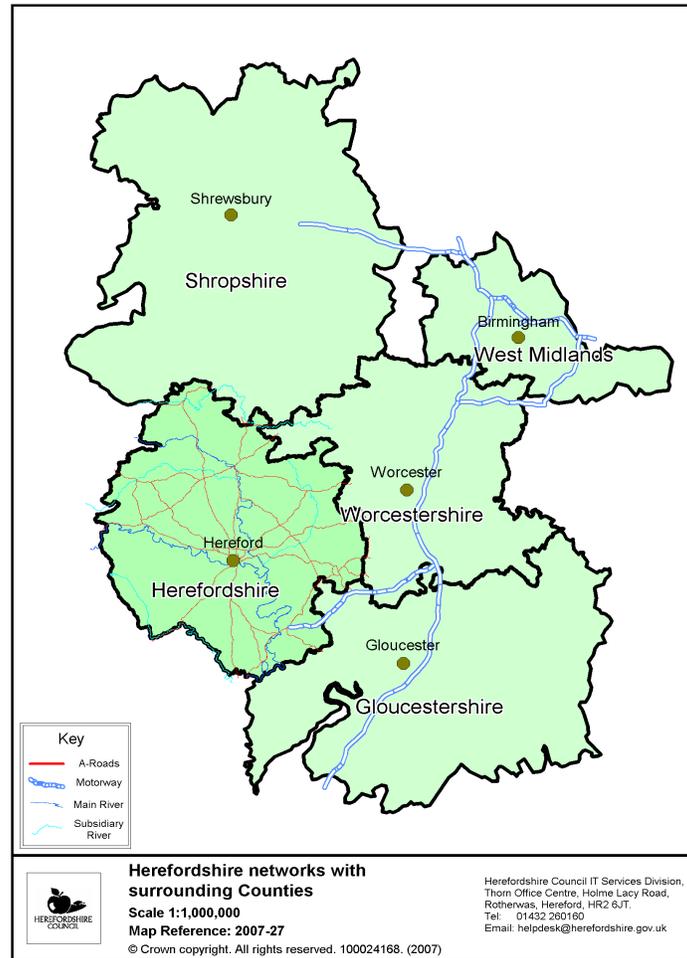
#### **Regional Context**

- 2.1 The UDP was prepared in the context of the West Midlands Regional Spatial Strategy. The West Midlands Regional Spatial Strategy (RSS) is part of the national planning system. It provides a long term land use and transport planning framework for the Region. It determines (amongst other things) the scale and distribution of housing and economic development across the Region, investment priorities for transport and sets out policies for enhancing the environment. Also incorporated into the RSS is the Regional Transport Strategy.
- 2.2 The RSS was published in June 2004 and has statutory status, all Local Development Plan Documents must conform to its principles, policies and proposals. In approving the document, the Secretary of State identified a number of policy issues to be addressed in revisions of the document. The revisions are being brought forward on a multi-track basis. The first phase focused on a 'Black Country Sub-Regional Study' was completed earlier in 2008. Phase 2 includes housing figures, employment land, transport and waste. A preferred option was submitted to the Secretary of State in January 2008. Work on Phase 3 has begun and will be looking at: critical rural services, recreational provision, regionally significant environmental issues and provision of a framework for Gypsy and Traveller sites.
- 2.3 The Regional Economic Strategy produced jointly by Advantage West Midlands (AWM) has recently been updated. The strategy intends to deliver sustainable economic development and growth in the West Midlands.
- 2.4 Herefordshire's economic vulnerability is reflected in and recognised by its inclusion in a wide range of European, national and local funding and other initiatives. The UDP's overall development strategy was developed alongside the strategic approach being taken through Objective 2 and the Rural Regeneration Zone.
- 2.5 A Regional Housing Strategy was published in 2005. It covers the period 2005-2021. Two primary aims of the strategy are; to give confidence to developers that the West Midlands is committed to develop and support vibrant housing markets within the context of the Urban and Rural Renaissance policies of the RSS; and to develop sustainable housing and sustainable communities. Both the UDP and the Council's Housing Strategy 2005/2008 were developed against a background of joint working at Regional level.

#### **Geography**

- 2.6 Figure 25 below shows the County of Herefordshire in relation to parts of the region. Herefordshire covers an area of 217,973 ha.

**Figure 25: Herefordshire geographic context with the West Midlands**



- 2.7 The main geographical feature of the County is the River Wye, which enters Herefordshire near the Welsh town of Hay-on-Wye, flows east to Hereford and then southwards, leaving the County at the Wye Gorge, downstream of Ross-on-Wye. Most parts of the County are drained by the Wye river system, although parts of the east and south east are in the Severn Valley and the north is drained by the River Teme, a tributary of the Severn.
- 2.8 The County's landscape is one of rolling hills and wide river valleys interspersed with small villages. The eastern edge of the County borders with Worcestershire that runs along the line of the Malvern Hills, which rise to over 400 metres above sea level. The Black Mountains in the south west of the County form another elevated area.
- 2.9 The City of Hereford is the major centre for civil and ecclesiastical administration, health, education and leisure facilities, shopping and employment. Five market towns surround the City at about 10-15 miles distant: Leominster to the north, Bromyard to the north east, Ledbury to the east, Ross-on-Wye to the south east and Kington to the west.

**Population**

- 2.10 The most recent estimate of the population of Herefordshire is 178,400. This is the Office for National Statistics' (ONS) 2007 mid-year estimate, published in August 2008. This represents an increase of 600 people (0.3%) since 2006. This increase was made up of 1,700 births; 2,000 deaths; net migration of 700 people from other parts of the UK and 100 from overseas, plus an estimated increase of 100 in the number of armed forces resident in the county.
- 2.11 Herefordshire has a higher proportion of its population living in very sparsely populated areas (0.5 or fewer residents per hectare) than any other English county-level authority (2001 Census). Just below one-third of the population lives in Hereford City, about a fifth in the market towns and almost half in rural areas. Figure 26 below shows a breakdown of the County's population showing the number of people living in Hereford and the market towns, based on 2006 mid year estimates.

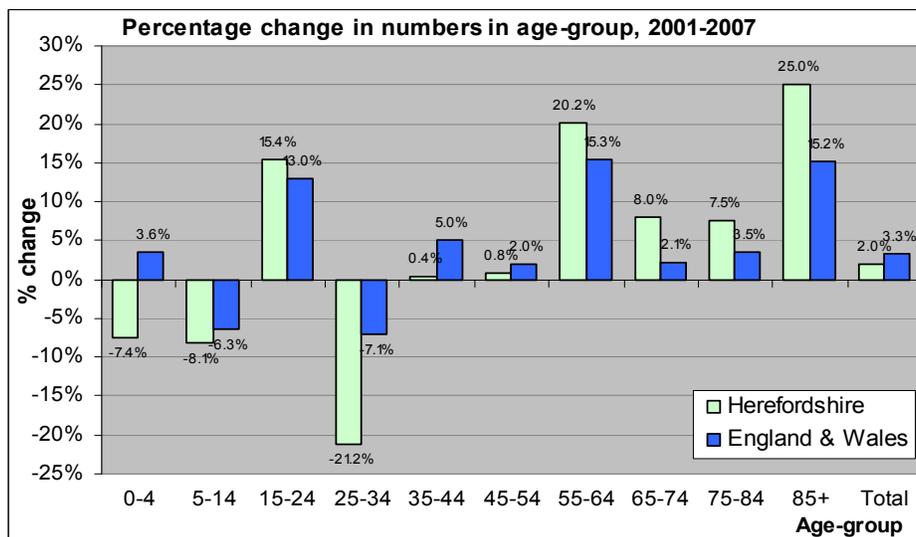
**Figure 26: Herefordshire's Urban Population**

Hereford	Leominster	Ross-on-Wye	Ledbury	Bromyard	Kington
55,000	11,100	10,000	9,800	4,600	3,200

(Source: 2006 MYE)

- 2.12 The number of deaths per annum is currently about 2,000, whilst the annual number of births is lower at about 1,700. The Total Fertility Rates (i.e. the average number of children that would be born per woman if women experienced the age-specific fertility rate throughout their child-bearing lifespan) for the 2006 calendar year is 1.86 for Herefordshire, which is slightly below the rate for England and Wales of 1.87; and below the West Midlands regional rate of 1.96.
- 2.13 The population of Herefordshire grew by 2.0% between 2001 and 2007: an increase of 3,500 people from 174,900. This is slightly below that of the population of England and Wales as a whole (3.3%).
- 2.14 As Figure 27 below illustrates, there have however, been more dramatic changes within age groups. Changes have generally been in the same direction as nationally, except for the decreases in the number of under 5s in Herefordshire.
- 2.15 The increases in the numbers of people in the over-65 age groups in Herefordshire have been notably higher than the equivalent national increases. Most dramatically, the number of people aged 85 and over in Herefordshire has increased by 25%, which represents an increase of 1,000 people.
- 2.16 The number of 25-34 year-olds in Herefordshire fell by 21.2% (4,300 people) over the period – almost three times the national decrease. However, the largest absolute change in the county was an increase of 4,400 people in the 55-64 year age group.
- 2.17 The net effect of the changes within the working age population was an overall increase of 1,300 people of working age in Herefordshire between 2001 and 2007. This translates to a growth of 1.3%, although this is lower than the equivalent national increase (4.2%).

**Figure 27: Population change (%) by age group in Herefordshire and England & Wales, mid-2001 to mid-2007**



Source: Population Estimates Unit, ONS © Crown Copyright.

## Employment

- 2.18 Employment rate is measured by calculating the percentage of working age population that are employed (full time, part time and self-employed). Working age population is defined as 16-59 for females and 16-64 for males. The data presented here comes from the Annual Population Survey (APS). Herefordshire has a high employment rate compared to both the West Midlands region and England as a whole. In 2006, Herefordshire had an employment rate of 80% compared to 73% in the West Midlands and 74% for England. When compared to neighbouring local authorities differences are less clear and none of them are significant.
- 2.19 The narrow economic base inherited from pre-industrial times largely persists in Herefordshire. Whilst it can be argued that Herefordshire still has a dependency on food production and processing and rural resource management, where previously administrative services and tourism have also been evident, the potential economic vulnerability has resulted in a decrease in these areas. With continued diversification in Hereford and the market towns into more specialised manufacturing and service sectors (including wholesale retail and repair services and health and social work) these are now the sectors employing the most people in Herefordshire.
- 2.20 Outside agriculture, more employment is in declining sectors and less in growth sectors than the national economy. The business size profile is characterised by a few large employers, mainly in the food processing sector, very few medium sized enterprises and a great number of small firms.
- 2.21 Figure 28 shows a breakdown of employment by sector using Annual Business Inquiry (ABI) data, the latest for which was 2006. Due to the way that this data is collected the table excludes information on the self-employed. The wholesale, retail and repair trades sector employs the most people in Herefordshire (20% of all employees, followed by manufacturing (15%) and

health and social work (13%). These three sectors account for 49% of employees.

2.22 As previously stated, the data collected does not include self-employed people. At the time of the 2001 census there were 17,119 people self-employed in Herefordshire (20% of the working population), an important factor in Herefordshire since more people are self-employed here than in other areas. Furthermore, the ABI underestimates the number of employees working in the agriculture, hunting and forestry sector as farmers are classed as proprietors (self-employed) rather than employees.

**Figure 28: Employment by Sector (excluding self employed)**

Industry	Herefordshire		West Midlands	England
	No.	%	%	%
A : Agriculture, hunting and forestry	5,500	7%	1%	1%
B : Fishing	0	0%	0%	0%
C : Mining and quarrying	0	0%	0%	0%
D : Manufacturing	11,200	15%	15%	11%
E : Electricity, gas and water supply	0	0%	0%	0%
F : Construction	3,800	5%	5%	5%
G : Wholesale and retail trade; repair of motor vehicles, motorcycles and personal and household goods	15,200	20%	17%	17%
H : Hotels and restaurants	4,900	7%	7%	7%
I : Transport, storage and communication	3,200	4%	6%	6%
J : Financial intermediation	800	1%	3%	4%
K : Real estate, renting and business activities	7,700	10%	15%	18%
L : Public administration and defence; compulsory social security	2,300	3%	5%	5%
M : Education	6,400	9%	10%	9%
N : Health and social work	9,700	13%	12%	12%
O : Other community, social and personal service activities	3,600	5%	5%	5%
P : Private households with employed persons	0	0%	0%	0%
Q : Extra-territorial organisation and bodies	0	0%	0%	0%
<b>Total employees</b>	<b>74,300</b>			

*\*Figures are rounded to the nearest 100. (Source: ABI 2006 full & part-time employees)*

2.23 In April 2008 1,471 people were unemployed and claiming benefit in Herefordshire. This is a decrease of 46 people from the previous quarter, January 2008 (1,517). The number of claimants is also lower than the number seen in April 2007 (1,513). Unemployment rates show the percentage of the working age population claiming unemployment benefits. Herefordshire's unemployment rate for April 2008 was 1.4%, which has decreased from 1.5% in the last quarter and is lower than the level recorded in April 2007 (1.5%). Unemployment rates for the West Midlands region are much higher (3.0%) in comparison to Herefordshire. This figure has remained static from the last quarter (3.0%) but is lower than this time last

year (3.3%). Rates for England, 2.2% remain static from the last quarter, January 2008 but are lower than this time last year (2.5%).

- 2.24 Further data from the Herefordshire Partnership February Quarterly Economic Report 2008 indicates that Herefordshire has annual gross median earnings of £20,043.71; lower than the region which is at £22,421.43; and nationally at £24,090.00. In addition, employees in the County work longer hours than their regional and national counterparts.

## Housing

- 2.25 The 2001 Census classified housing tenure into four categories: owned outright, buying, rented privately and rented from local authority/housing association. Figure 29 shows the percentage of households with different types of tenure in the County as compared to the region and to England and Wales. Herefordshire has a higher proportion of houses which are owned outright – this would be expected to follow from the County's age distribution, with its higher than average number of older people (particularly the over 60's) who are likely to have paid off a mortgage.
- 2.26 The proportion of socially rented properties in Herefordshire is lower than the average. Since November 2003 when the Council transferred its housing stock, all the socially rented units are rented from Registered Social Landlords (RSLs) (housing associations). Although 26 RSLs have a presence in the County it is primarily 6 RSLs who between them, own the bulk of Herefordshire's social housing. Most social housing is found in Hereford and the market towns, but four rural parishes (Colwall, Kingstone, Credenhill and Weobley) had over 100 units of social housing (in 2001) and 51 parishes have 20 units or more.

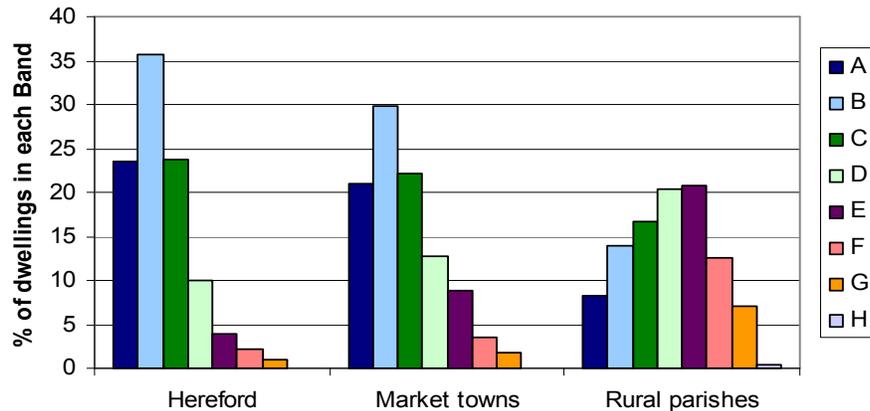
**Figure 29: Housing Tenure**

Tenure	Herefordshire	West Midlands Region	England & Wales
Owned outright	36%	30%	29%
Owned with a mortgage or loan	35%	39%	39%
Shared ownership (i.e. part rent / part mortgage)	0.86%	0.67%	0.64%
Socially rented from a Housing Association or from the Council	15%	21%	19%
Privately rented or 'other' (includes tied homes)	13%	10%	12%

(Source: 2001 Census)

- 2.27 The 2007 house price to income ratio in Herefordshire was 9.40. Herefordshire has the 4<sup>th</sup> highest ratio amongst authorities in the West Midlands. (Source: CLG)
- 2.28 The distribution of Council Tax bands can be seen in figure 30 below. In Hereford and the market towns, the greatest proportion of properties are in band B, while rural parishes have more in bands D and E.

**Figure 30: Distribution of Council Tax Bands in Herefordshire 2007**



(Source: Herefordshire Council 2007)

### Skills

2.29 Figure 31 and 32 provide data on levels of literacy and numeracy in Herefordshire compared with regional and national statistics. The results are grouped into low, lower and very low, as used by the Basic Skills Agency. 'Low' means on the borderline of functional literacy and numeracy. Those falling within this category may need little, if any instruction to reach the national average. 'Lower' denotes those who have some skills, although these may be weak. This group may have difficulties in coping with some of the everyday literacy and numeracy requirements. 'Very Low', most adults in this group need intensive instruction to bring them up to the basic level.

2.30 In Herefordshire the five wards with the highest levels of poor numeracy are Belmont (42%), St. Martins (35.3%), Leominster North (30.2%), Hinton (29.6%) and Holmer (28.6%). (Source: Herefordshire Economic Assessment 2005-2007)

**Figure 31: Estimated Numeracy Levels Locally, Regionally and Nationally**

	Low %	Lower %	Very Low %	Total %
Herefordshire	10.3	7.5	6.0	23.8
West Midlands	13.7	8.6	7.4	29.7
England	12.0	7.0	5.0	24.0

(Source: Basic Skills Agency 2001)

2.31 In Herefordshire the five areas with the highest levels of poor literacy are Belmont (36%), Merbach and Castle (both 35%), St. Martins (32.5%) and Golden Cross (31.7%). According to the West Midlands Household Survey 2002, 93% of respondents in Herefordshire have neither numeracy nor a literacy deficiency. This compares favourably with the average for the region, which was 89%. (Source: Herefordshire Economic Assessment 2005-2007)

**Figure 32: Estimated Literacy Levels Locally, Regionally and Nationally**

	Low %	Lower %	Very Low %	Total %
Herefordshire	17.7	3.5	4.2	25.5
West Midlands	15.8	5.9	6.1	27.9
England	15.0	5.0	4.0	24.0

(Source: Basic Skills Agency 2001)

## Deprivation

- 2.32 The Indices of Deprivation (ID) 2007 from CLG are used widely to identify areas of deprivation. Deprivation levels have been calculated by combining a number of indicators across seven domains into a single score and rank for each Super Output Area in England. The seven domains are income; employment; health and disability; education; skills and training; barriers to housing and services; living environment deprivation and crime.
- 2.33 When looking at the overall ID there are 8 SOAs in Herefordshire within the 25% most deprived in England; 6 of these are in Hereford (centre and south of the River Wye) and 2 in Leominster. 1 of the areas in Hereford City also falls within the 10% most deprived in England. (Source: CLG, 2007)

## Environment

- 2.34 Herefordshire contains a wealth of listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas. These add to the special built quality and environmental character of many areas of the County and their protection and enhancement is recognised as an important ingredient for economic and neighbourhood renewal. Figure 33 provides a breakdown of the numbers of such historic environments.

**Figure 33: Herefordshire's Historic Environment**

Listed Buildings (Grades I, II & II*)	Registered Parks & Gardens	Scheduled Ancient Monuments	Conservation Areas
≈5,918	24	262	64

(Source: ≈English Heritage & Herefordshire Council)

- 2.35 Herefordshire is considered to be the West Midlands' most rural county and boasts a quality of landscape that is nationally acclaimed. Herefordshire has two landscape areas of national significance, the Wye Valley Area of Outstanding Natural Beauty (AONB) in the south and Malvern Hills AONB in the east. Both are supported by management plans, which seek to conserve landscape character through various forms of land management. The UDP, through its policies, looks to complement the management plans, reconcile development needs and visitor pressure with the conservation of the AONB's landscape and natural resources, and restore vulnerable and degraded landscapes when opportunities arise.

- 2.36 The UDP policies have been informed by a systematic assessment of landscape character, rather than reliance on local designations to give added protection to important areas of landscape not covered by national designations. Policies ensure that development proposals throughout the County will need to clearly demonstrate that their design and layout incorporate opportunities to conserve, restore and enhance distinctive landscape character and, where necessary and appropriate, any prominent landscape features. Proposals must also pursue environmental and maintenance arrangements to ensure environmental benefits are maintained over time.
- 2.37.1 Herefordshire is host to many important habitats and species. The importance of the nature conservation and geological resources is reflected in the number and variety of international, national, and local designated sites. Figure 34 identifies the types and numbers of such designations across Herefordshire. Sites of Importance for Nature Conservation (SINCs) continue to be represented and have the same level of protection as Special Wildlife Sites (SWSs).

**Figure 34: Conservation Designations in Herefordshire**

<b>Special Areas of Conservation (SAC's)</b>	<b>Sites of Special Scientific Interest (SSSI's)</b>	<b>National Nature Reserves (NNR's)</b>	<b>Special Wildlife Sites (SWS's)</b>	<b>Sites of Importance for Nature Conservation (SINCs)</b>	<b>Local Nature Reserves (LNR's)</b>	<b>Regionally Important Geological Sites (RIGS)</b>
4	77	3	709	56	7	117

*(Source: Herefordshire Council Biological Records Centre, Earth Heritage Trust)*

- 2.38 Herefordshire also contains areas of archaeological importance. It is recognised that archaeological remains are a valuable but fragile part of our heritage; once destroyed they can never be replaced. Maintaining this resource is an important part of the Council's commitment to conservation. The UDP's policies aim to protect and enhance archaeological sites and their wider settings. In addition to a large number of nationally designated Scheduled Ancient Monuments, the county also contains non-scheduled but nationally important archaeological sites and those of regional and local importance. Such areas are afforded protection through UDP policies.
- 2.39 The archaeological importance of Hereford city centre was recognised by the designation in 1983 of a large part of the central area as an Area of Archaeological Importance (AAI). Designation confers on developers and their agents the duty of giving prior notification of new proposals to Herefordshire Council, which has a statutory right to enter the site to make records concerning all development.
- 2.40 The council are also striving to improve geological diversity, known as geodiversity, through developing a Geodiversity Action Plan (GAP). The consultation phase of the GAP for Herefordshire was completed in March 2007. Funding was obtained from the Aggregates Levy Sustainability Fund through Natural England, to carry out an audit of geodiversity sites in Herefordshire in 2007-8 and this is currently underway. An update on this will be provided in the next AMR.

## **Appendix 3: Local Development Framework preparation**

### **Monitoring the Local Development Scheme**

#### **Introduction**

- 3.1 This section reports on progress in achieving the timetable and milestones set out in the Council's Local Development Scheme (LDS). The relevant version of the Scheme is that operative from January 2008.
- 3.2 Each proposed Local Development Document identified in the LDS is listed below, with a brief review of progress in meeting the milestones and timetable in the reporting period. Where slippage in the original timetable is identified, this is explained and an indication of the revised programme given.

#### **Core Strategy**

- 3.3 Work on the Core Strategy began in September 2006. Early consultation on issues to be addressed was undertaken in June 2007, with a more formal consultation on this aspect in September 2007, in line with the LDS programme.

#### **Planning obligations SPD**

- 3.4 Work commenced in April 2006, with early initial consultation on options taking place in August 2006. Public participation was carried out in line with the LDS programme in March 2007. Adoption of the SPD took place in March 2008.

#### **Edgar Street Grid SPD**

- 3.5 This design framework for the regeneration of the Edgar Street Grid area of Hereford has been prepared in accordance with the LDS programme. The SPD was adopted in November 2007.

#### **Hereford Area Action Plan**

- 3.6 This document was added to the LDS in 2008. Work on evidence gathering for this document began in May 2008. Key milestones will be reported on in subsequent AMRs.

#### **Archaeology and Development SPD/Historic Landscapes SPD**

- 3.7 Work on these documents began as planned in January 2007, although competing pressures within the conservation section have affected progress. A draft Archaeology and Development SPD was published for consultation between 12<sup>th</sup> June and 25<sup>th</sup> July 2008 with adoption of the document expected in January 2009. A draft Historic Landscapes SPD is still in preparation and English Heritage has recently provided resources that have led to the expansion of its remit, in particular to help inform the LDF. It is intended to complete this work so that consultation can be undertaken during February and March 2009.

### **Model Farm, Ross-on-Wye SPD**

- 3.8 Planning permission was granted for the site in January 2008 for the development of employment uses including B1, B2 and B8 together with the change of use an adjacent landscape buffer zone. Consultation took place through the UDP process and through the outline planning application. Detailed proposals, design and layout matters have been discussed with the local community through the preparation of this SPD. A draft SPD was published for consultation purposes in June 2008 with adoption in October 2008.

### **Polytunnels SPD**

- 3.9 The preparation of an SPD for the issue of polytunnels was added to the LDS in 2008. Delays in preparing the document impacted upon the adoption date of the SPD which is now expected in December 2008.

### **Future Work**

- 3.10 The LDS is intended to be reviewed in the early part of 2009. Timetable revisions will be incorporated and consideration will be given to the inclusion of new documents such as a Development Plan Document for the Market Towns and Rural Areas and a Design Code SPD.

## Appendix 4: Herefordshire Five Year Housing Supply April 2008

### Introduction

The requirement is for the period beginning April 2008- end March 2013 and consists of:

- a. Housing requirement to meet the Unitary Development Plan (UDP) housing requirement up to 2011; and
- b. Two years of the current Regional Spatial Strategy (RSS) average annualised housing provision for Herefordshire as set out in Table 1 of the RSS<sup>1</sup>.

### Calculations

#### UDP housing requirement

1) UDP Housing target 1996-2011	=12,200
2) Completed dwellings 1996-2008	= 9,665
3) Housing requirement 2008-2011	= 2,535
4) Regional Spatial Strategy (RSS) housing provision for Herefordshire 2012 and 2013	= 1200
<b>5) Total requirement 2008-2013 ( 3 + 4)</b>	<b>= 3,735</b>

**Figure 36: Housing supply as of 1<sup>st</sup> April 2008**

Dwellings with Planning permissions	Not started	1,774
	Under construction	750
UDP Allocated Housing sites (without planning permission)		1,470
<b>Total supply 2008</b>		<b>3,994</b>

Outstanding planning permissions within the County are considered to be available, suitable and achievable in terms of paragraph 54 of PPS3, while the UDP housing sites are proposed within a recently adopted document (March 2007) and there is no evidence at present to suggest that these sites will not be developed within 5-years.

Work on developing the evidence base for the Local Development Framework (LDF) includes the preparation of a Strategic Housing Land Availability Assessment (SHLAA), which may identify additional land that could contribute to a five-year housing supply in future years.

<sup>1</sup> Note RSS Housing figures for Herefordshire are currently expressed as maxima (no minima is set).