



SUPPLEMENT TO THE AGENDA FOR

Council

Friday 16 October 2015

10.00 am

**Council Chamber, The Shire Hall, St Peter's Square, Hereford,
HR1 2HX**

These consolidated documents have been provided to assist Members in marrying up the various modifications and the policies and text in the submitted plan. At this stage the consolidated version is in draft format and further checks will be made to ensure that any remaining typographical or layout and page numbering issues are resolved before final publication in the event that the plan is adopted.

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Herefordshire Local Plan

Core Strategy 2011 – 2031

October 2015

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Glossary of Terms

1.0 Introduction and Background

The Local Plan

1.1 The council has prepared a **Local Plan** to guide development and change in the county up to 2031. The Local Plan is made up of a number of documents including the Core Strategy. A list of all the Local Plan documents and the timetable for their preparation are set out in the Local Development Scheme.

1.2 The Local Plan, in addition to dealing with the use of land, considers how the area functions and how different parts of the county should develop or change over the next 20 years in response to key issues, such as the need to:

- deliver more, better quality homes (especially affordable homes) to meet growing needs in this 'high house price' compared to 'average income' area;
- deliver improved infrastructure to support economic development and a growing population;
- promote a thriving local economy with successful city, town and village centres and provide sufficient employment land to meet business needs and provide higher incomes through a wider range of better quality jobs;
- protect, conserve and enhance valued natural, historic and built environments, including areas of outstanding natural beauty, special areas of conservation, open spaces as well as the county's intrinsic attractive character;
- address issues arising from an ageing population and the reducing younger age population;
- meet the challenge of climate change and adapt to its impacts such as increased risk of flooding and air pollution;
- create places that actively promote and enable healthy lifestyles;
- achieve sustainable development and reduce reliance on the private car whilst accepting the sparsely populated nature of the area and difficulty communities have in accessing services.

1.3 Working in partnership with other agencies that operate in the county is a key element of delivering the Local Plan. The Local Plan needs to show how the strategies for various sectors such as housing, employment, transport, retail, education, health, culture, recreation and climate change inter-relate and how they are likely to shape and affect different parts of the county.

The Core Strategy

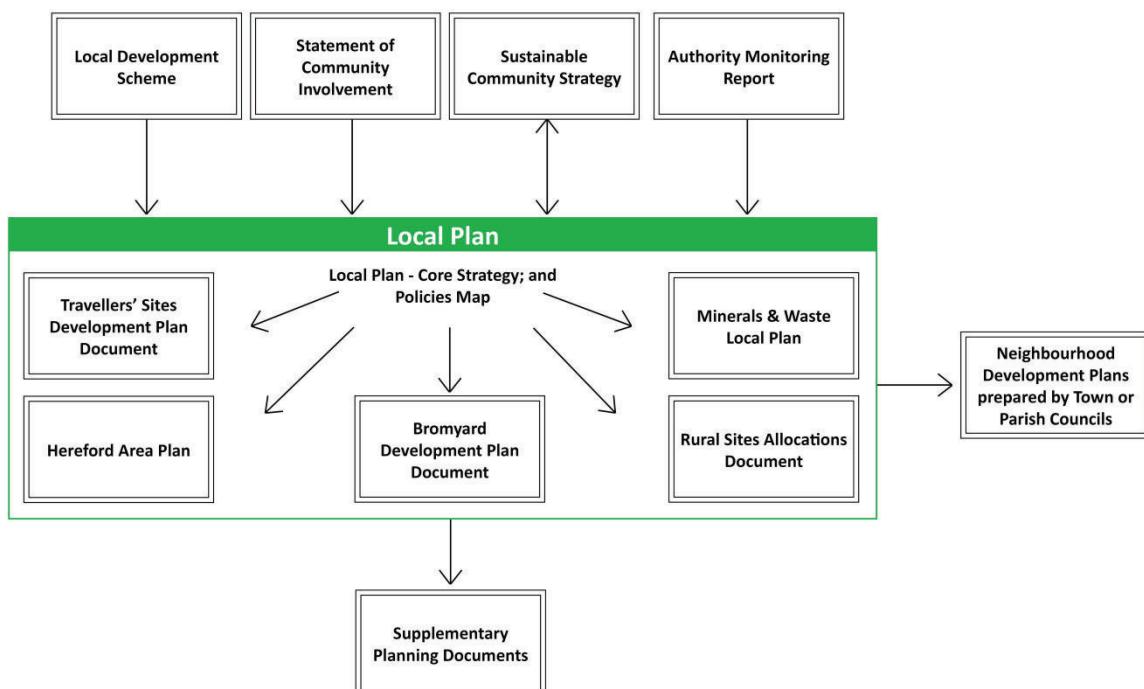
1.4 This first document in the production of the Local Plan is the Core Strategy. This is a very important part of the Local Plan because it shapes future development and sets the overall strategic planning framework for the county. The Core Strategy needs to balance environmental issues with economic and social needs and ensure that development is sustainable and does not cause irreversible harm to important resources and features. It sets a vision, closely aligned with the *Herefordshire Sustainable Community Strategy, June 2010*, as to how the county should look and function and how development needs will be met up to 2031.

1.5 The Core Strategy does not allocate land directly, but proposes broad strategic directions for growth in sustainable locations. A Hereford Area Plan and other Development Plan Documents (DPD) and Neighbourhood Development Plans (NDP) are proposed to follow the Core Strategy and will allocate large, medium and small sites to meet the identified development requirements for the county. Figure 1.1 shows how the Core Strategy forms part of the Local Plan and how it relates to other planning documents and the *Sustainable Community Strategy*.

1.6 When adopted, the Core Strategy policies will replace most Unitary Development Plan (UDP), 2007 policies. However, some of the policies contained in the previous UDP have been saved (see appendix 1) and will remain in force until replaced by other Development Plan Documents and Neighbourhood Development Plans. Together with the Hereford Area Plan DPD, Minerals and Waste Local Plan, Travellers' Sites Document (DPD) and other Development Plan Documents and Neighbourhood Development Plans, the Core Strategy will form the statutory "development plan" for Herefordshire. A Policies Map sets out the strategic designations in the county.

1.7 The Supplementary Planning Documents (SPD) referred to in Figure 1.1 will be supporting documents which add to or expand upon policies e.g. the policy on infrastructure contributions, but do not include site allocations. They are subject to public consultation, but are not formally examined.

Figure 1.1 - The structure of the Herefordshire Local Plan



Relationship with other strategies

1.8 Planning policies for Herefordshire have been prepared in the context of national planning guidance set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Regard has also been had to other plans and strategies produced by the council and other organisations.

1.9 The principal role of the Core Strategy is to deliver the spatial planning strategy for Herefordshire based on the local characteristics of the area. It is based on the outcomes of the consultations that have taken place, other council plans, programmes and initiatives and also on the findings of the evidence base that has been prepared to support it. It is also underpinned by a Sustainability Appraisal which assessed the social, economic and environmental impacts of the Core Strategy throughout the development of the document and a Habitats Regulations Assessment which has assessed any impacts on protected European sites.

Minerals and Waste

1.10 Minerals and waste policies will be dealt with through a separate Minerals and Waste Local Plan development plan document (DPD). This will be produced taking account of the National Planning Policy Framework (NPPF), the minerals and waste sections of Planning Practice Guidance and up to date evidence base studies and ensuring close cooperation with neighbouring local authorities on cross-boundary issues. It will establish targets and planning policies relating to minerals and waste activities and associated development in Herefordshire to cover the plan period to 2031. The timetable for the production of this DPD will be included in a revised Local Development Scheme. Until the Minerals and Waste Local Plan is adopted, the minerals and waste sections of the Herefordshire Unitary Development Plan will be 'saved' and remain in force until replaced by the Minerals and Waste Local Plan.

Gypsies and travellers

1.11 A Herefordshire Travellers' Sites Document (DPD) will set out allocations and planning policies relating to the provision for travellers in the county to cover the plan period to 2031. This DPD is included in the Local Development Scheme.

The Sustainable Community Strategy

1.12 The *Sustainable Community Strategy* (SCS), 2010 sets out a long-term vision for the county up to 2020 and has been developed by the Herefordshire Partnership. The latter comprises a range of local people and organisations, including business groups and public sector bodies. The purpose of the SCS is to set a clear vision and direction focusing on improving the social, economic, and environmental well-being of the area, in addition to providing an overarching framework within which other local strategies will sit. The policies and proposals within the Core Strategy will help to deliver some of the SCS priorities. Equally, the themes from the SCS have helped to guide the strategic objectives of the Core Strategy.

Neighbourhood Development Plans

1.13 With the introduction of Neighbourhood Development Plans through the Localism Act, communities will be positively encouraged to produce their own development plans for their area taking on board the strategic objectives of the Local Plan - Core Strategy. The Core Strategy has been prepared to provide a strategic base for Neighbourhood Development Plans, along with other Development Plan Documents, to allocate sites for employment, housing and other uses as well as providing more locally detailed policies. Neighbourhood Development Plans will form part of the statutory development plan (but not the Local Plan) and be referred to within the council's Local Development Scheme.

1.14 Neighbourhood development plans are required to be in general conformity with the strategic policies of the development plan for the area in order to meet 'the basic conditions'. With this regard, the whole Core Strategy is defined as being 'the strategic policies contained within the development plan for the area' in terms of Paragraph 8 Schedule 4B of the Town and Country Planning Act (1990).

1.15 Significant progress is being made on a number of neighbourhood development plans across the county. However, to ensure delivery, areas without a designed neighbourhood

area by the adoption of the Core Strategy will be included within the ‘Rural Area Site Allocation Development Plan Document’. Monitoring of neighbourhood plan progress will take place and consideration will be given to those areas not making progress to Regulation 14 draft by the Issues and Options stage of the Rural Area Site Allocation DPD for their inclusion within the document.

Community Right to Build

1.16 The Community Right to Build enables community organisations to progress new local developments without the need to go through the normal planning application process, as long as the proposals meet certain criteria and there is community backing in a local referendum. Communities may wish to build new homes or new community amenities, and providing they can demonstrate local support through a positive referendum result, the Community Right to Build will give communities the powers to deliver this directly. All profits derived from a Community Right to Build must be used for the benefit of the community, for example to provide and maintain local facilities such as village halls. Communities which wish to use the new powers must produce and submit a Community Right to Build Order. A proposal can be developed as part of the Neighbourhood Development Plan, or on its own.

Community Right to Bid

1.17 The Community Right to Bid enables a community to nominate assets of community value, and if any of these assets are at risk, the community has a right to delay the marketing of the asset in order to raise funds to bid to buy community buildings. For example, this could be the village shop, public house, community centre, children's centre, allotment or library.

1.18 The council will continue to work with partners, the community and the voluntary sector to ensure that provision of services and facilities is maintained and enhanced; and expanded in areas identified for population growth, in areas of relative deprivation and in areas where a deficiency has been identified.

Local Transport Plan

1.19 The council’s *Local Transport Plan* (LTP) establishes the framework for the delivery of all aspects of transport and travel for Herefordshire. The development of the LTP and the Core Strategy has been a linked process. The council’s LTP covers the first part of the Core Strategy period from April 2013/14 to 2015/16 and is an important local document which supports the delivery of the Core Strategy. The LTP will be updated to include key elements of infrastructure set out in the Core Strategy following its adoption.

Economic Development Strategy

1.20 The council’s *Economic Development Strategy 2011-2016*, November 2011 is called Enterprising County and outlines the path and direction to foster economic vitality. Its vision is to increase the economic wealth of the county through the growth of business. It aims to improve business sustainability, increase start-up and sustain growth; increase wage levels, range and quality of jobs; have a skilled population to meet future work needs; and develop the county’s built infrastructure for enterprise to flourish.

Local Investment Plan

1.21 The Herefordshire Local Investment Plan, 2011-2026 has been developed by Herefordshire Council in partnership with the Homes and Communities Agency. It provides a strategic framework within which the organisations will work and invest together alongside partners in the public and private sectors to deliver the key priorities in meeting the vision for Herefordshire.

1.22 The Local Investment Plan focuses on meeting the Government’s ‘Total Place’ agenda, which has an emphasis on a ‘whole area’ approach to commissioning and investment by all

partners and demonstrates how joint investment by organisations and the private sector will be prioritised through agreed spatial and thematic priorities for regeneration, including transport, health, housing and education. The emerging Core Strategy has fed into the projects, proposals and evidence base in the investment plan.

Other plans

1.23 Feeding into the Community Strategy and the Core Strategy are various other plans, such as parish and town plans and market town health checks, produced by the local communities of the county. Broadly, these types of plans identify the economic, environmental and social issues important to a particular area and set out a vision for how the community wants to develop. These plans are very useful in informing the overall proposals in the Core Strategy and by adding local detail and support to particular policies within it.

1.24 Future strategies and plans may become relevant during the plan period. In particular Herefordshire Council, as the Lead Local Flood Authority (LLFA) for the county, has responsibility for the management of local flood risks. One of its duties is to develop a Local Flood Risk Management Strategy and its main focus will be on addressing flooding from surface water, groundwater and ordinary watercourses. In addition, Herefordshire Council is one of a number of organisations that is involved in the preparation of a county-wide Carbon Reduction Strategy in order to meet targets for reduction in line with the Climate Change Act 2008. This will seek a 34% reduction of carbon on 1990 levels by 2020.

Consultation

1.25 One of the main principles of development plan preparation is that local communities are involved from the outset. This approach is set out in national policy and in Herefordshire's Statement of Community Involvement 2007, which forms part of the Local Plan. To ensure early engagement on the preparation of the Core Strategy and the opportunity to comment and help shape it, the following key stages of consultation were undertaken:

1. Issues Paper (Autumn 2007)
2. Developing Options Paper (Summer 2008)
3. Place Shaping Paper (Spring 2010)
4. Preferred Options (Autumn 2010)
5. Revised Preferred Options (Autumn 2011)
6. Draft Core Strategy (Spring 2013)
7. Pre-submission Publication (Summer 2014)
8. Main Modifications (Spring 2015)

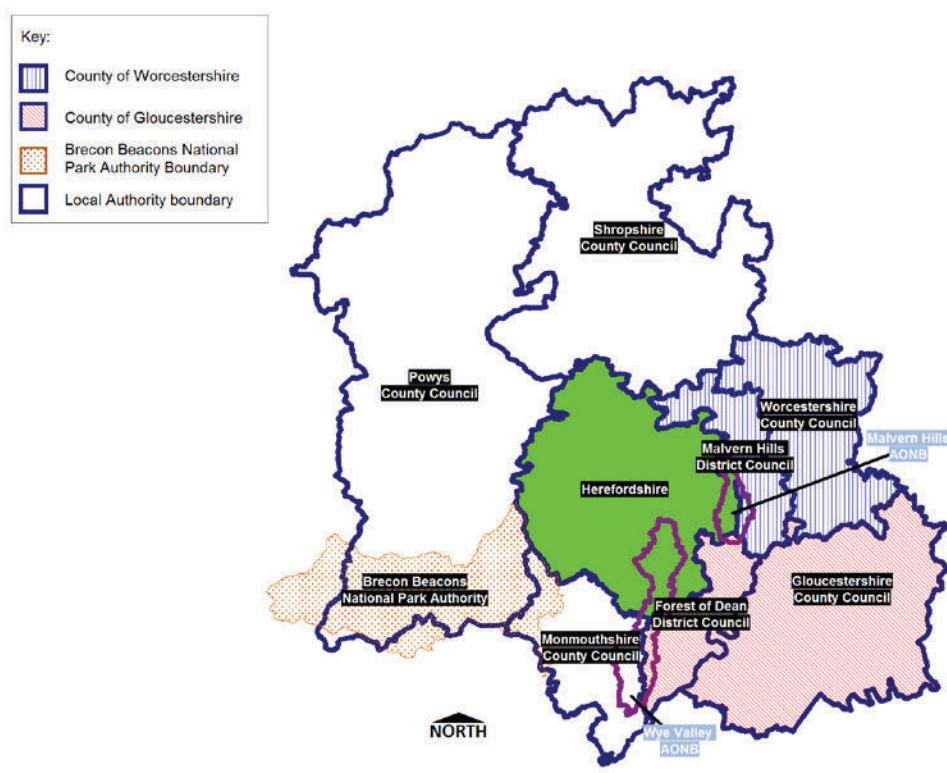
Working with other authorities and organisations

1.26 Herefordshire is a landlocked county that does not exist in isolation from its neighbours. The Core Strategy needs to take account of wider challenges, issues and opportunities affecting neighbouring areas, as well as in the wider region. Cross-boundary working has taken place during the preparation of the Core Strategy, both through on-going liaison with neighbouring authorities, at sub-regional level and through the review of proposals within adjoining local plans and other Development Plan Documents. This will continue with the development of the Infrastructure Delivery Plan – the document that sits alongside the Core Strategy and sets out all the infrastructure needs, funding and developer contributions required for Core Strategy projects and proposals to be realised. This on-going relationship with other authorities and organisations is essential to meet the legal requirement of the Localism Act 2011 (s110) – a 'Duty to Co-operate'.

1.27 Herefordshire shares boundaries with five English local authorities and three Welsh local authorities. The English authorities are the two strategic planning authorities of Worcestershire and Gloucestershire County Councils, both of which are responsible for waste and minerals planning. Malvern Hills and Forest of Dean District Councils are the respective local planning authorities for their two tier structure. Shropshire County is a unitary authority. The three neighbouring Welsh authorities are Monmouthshire County Council, Powys County Council and the Brecon Beacons National Park Authority.

1.28 Herefordshire contains parts of two protected landscapes of national importance: the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty (AONB). These adjoin Monmouthshire and Worcestershire respectively (see Figure 1.2). The emerging Core Strategy must ensure a consistency of approach to development within both areas through its planning policies, joint working via the AONB partnerships and implementation of the AONB management plans.

Figure 1.2 - Herefordshire's adjoining authorities and Areas of Outstanding Natural Beauty



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1.29 Economic influences are particularly significant in the county. The *Economic Development Strategy 2011* for Herefordshire highlights a number of objectives, some of which (such as enhanced skills, increasing wage levels and better infrastructure) are reflected in similar documents across the wider sub region. Historically, the county has a low economic output level compared to other authorities in the West Midlands and the United Kingdom as a whole. This is related to the type of businesses in the county and its relatively low wage levels, which results in less money being spent here. Herefordshire also experiences a net loss of people travelling beyond its boundaries to work. Two projects in Herefordshire linked to Core Strategy and Economic Development Strategy objectives,

which exemplify co-operation with adjoining authorities and other bodies include: 1) the Fastershire Broadband Project and 2) the setting up of the Hereford Enterprise Zone.

- 1) The Fastershire Project involves close co-operation with Gloucestershire County Council to utilise government and private sector funding to provide access to faster broadband.
- 2) Herefordshire has formed a Local Enterprise Partnership (LEP) with Shropshire and Telford. The Marches LEP will be used to share resources to create benefits for local businesses and raise the profile of the area. One example of this is the creation of the Hereford Enterprise Zone at Rotherwas. The Enterprise Zone has a focus on the defence and security sector, with additional employment hubs focused on advanced technologies, environmental technologies and food and drink technologies.

Evidence base

1.30 The Core Strategy is underpinned by a robust evidence base that is regularly reviewed to inform decision and plan making. The policies and proposals must be both informed by and assessed against relevant available evidence. The list of documents and sources making up this evidence base is set out in Appendix 2.

Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulation Assessment

1.31 Sustainability Appraisal (SA) is a government requirement for all Development Plan Documents. Sustainability is about ensuring the long term maintenance of well-being and the environment for our present and future communities. The process assesses the impact of the Core Strategy on the environment, people and the economy. It incorporates the requirements of the European Directive on Strategic Environmental Assessment (SEA). Following consultation with key local, regional and national organisations such as the Environment Agency, Natural England and Historic England, sustainability criteria have been agreed covering issues such as; air quality; water quality and quantity; landscape; health and economic performance. This Core Strategy has been assessed against these sustainability criteria and the results can be found in the *Sustainability Appraisal*.

1.32 The Core Strategy has also been subject to Habitats Regulations Assessment (HRA) screening to assess whether there would be likely significant effects on sites of international importance for wildlife (European designated sites). Where a land use plan is likely to have a significant effect on such sites, an appropriate assessment must be carried out of the implications in respect of their conservation objectives. The screening exercise has considered potential effects on European sites within and around Herefordshire. It concluded that some uncertain effects would require appropriate assessment under the Habitats Regulations. This assessment is contained in a separate Habitats Regulations Assessment Report.

Monitoring and Review

1.33 Monitoring and review are key aspects of the approach to the preparation of Local Plans. Continuous monitoring enables an assessment of the effectiveness of the Core Strategy and the policies contained within it in terms of both delivering and controlling various types of development across the county. As part of the Town and Country Planning (Local Planning) (England) Regulations 2012, the council is required to prepare Authority Monitoring Reports containing information on all the plans set out in the local planning authority's Local Development Scheme. One of the key functions of the report is to monitor policies contained within Development Plan Documents and to report on their performance, particularly where policies are not being implemented and why and also where policies

specify a target of net additional dwellings or net additional affordable dwellings to be reached.

1.34 To assess the performance of the Core Strategy, a separate monitoring framework is set out at the end of each section and in Appendix 3 which will be implemented after adoption of the plan. This includes key plan indicators as well as those to monitor the sustainability of the plan. Where policies are not performing as intended, the annual monitoring process will suggest the actions that need to be taken to address the issues. It is intended that, in addition to annual monitoring, a five-yearly cycle of a more comprehensive review of the Core Strategy is established, with dates of 2019 and 2024. Review processes would need to commence in advance of the review dates to enable any new policies to be adopted in a timely manner.

Flexibility

1.35 The Core Strategy has been written to enable development which takes place within the context of changing circumstances both nationally and across the county. General changes could include; changes to national policy and updates to the evidence base, as well as external impacts such as changes to migration trends, fuel prices, use of the internet and so on. More specifically, situations which may arise are: housing development failing to come forward as planned, infrastructure not being provided at the same time as development and market changes adversely affecting the viability of development.

1.36 The evidence base will be kept up to date and specific studies e.g. Strategic Flood Risk Assessment will be regularly reviewed. All of the policies are written to refer to national policy rather than repeat it and to refer to the evidence base. This allows the policies to be useable even where there are minor changes to higher level policies or the evidence base. Some policies also refer to further Development Plan Documents or Supplementary Planning Documents which may also update existing policies or allow for flexibility without changing the policy itself.

1.37 With respect to housing developments, various measures are already in place to ensure that sites come forward as planned, and measures that can be taken if they do not, include:

- The *Strategic Housing Land Availability Assessment (SHLAA) 2012* is made up of a large number of smaller and medium sites with over 30,000 deliverable and developable sites identified, some of which could be brought forward if there are unforeseen constraints to larger strategic sites being developed as planned;
- A Hereford Area Plan, Neighbourhood Development Plans and other Development Plan Documents are planned to be progressed by adoption of the Core Strategy and will include residential sites which will provide more certainty for sites coming forward in the middle and later part of the period.

1.38 If monitoring shows that residential sites are coming forward more slowly than planned, the Hereford Area Plan, Neighbourhood Development Plans and other Development Plan Documents will provide the opportunity to review other designations/policies to bring further sites forward if necessary. The mechanisms set out in Policy SS3 may also be used.

2.0 Herefordshire Context

2.1 The Core Strategy is based on an understanding of Herefordshire's unique characteristics, derived and continually evolving from the interaction between people and the environment, in addition to its relationship with adjoining areas, knowledge of past trends and how things are likely to change in the future. This section provides a profile of Herefordshire, its social, economic and environmental components and identifies the key issues and challenges we face.

2.2 Many of the key facts have been drawn from the Understanding Herefordshire Report 2013 unless otherwise stated. This can be viewed at.

<http://factsandfigures.herefordshire.gov.uk/>

The place

2.3 Herefordshire is a large, predominately rural, landlocked county situated in the south western corner of the West Midlands region, on the border with Wales. It has a close relationship with neighbouring Shropshire and Worcestershire and there are a range of interactions taking place which cross Herefordshire's boundaries in all directions, including service provision, transport links and commuting patterns.

Figure 2.1 - Herefordshire and surrounding counties



2.4 The county area covers 217,973 hectares. High hill ranges, including the Malvern Hills and Black Mountains, encircle much of the county at its perimeter. Away from these areas, the landscape is one of gentle rolling hills, dissected by wide river valleys with lower-lying plains in the centre. River crossing points have provided a natural focus for the development of many settlements, with others dispersed across Herefordshire's rich and diverse landscape.

2.5 The meandering river valley landscape which is the county's principal geographical feature is that of the River Wye; which enters Herefordshire near the Welsh town of Hay-on-Wye, flowing east to Hereford before leaving the county at the Wye Gorge, downstream of Ross-on-Wye. In addition to significant parts of the county being drained by the Wye river system, the River Wye, together with its valley setting, is in part, an Area of Outstanding Natural Beauty and integral to Herefordshire's identity.

2.6 At the county's heart is the city of Hereford which is the main centre for civil and ecclesiastical administration, health, education and leisure facilities, shopping and employment. The five market towns of Bromyard, Kington, Ledbury, Leominster and Ross-on-Wye, surround the city with a regularity that harks back to medieval times. Outside these urban areas, nucleated villages and smaller settlements, farms and other isolated properties characterise much of Herefordshire.

Social progress – key facts

Population:	183,600 ¹
Density:	0.8 persons per hectare (84 per square kilometre)
Population growth:	+5% in the decade since 2001 ² Estimated growth of 12% by 2031 ³
Age structure:	1 in 5 people (21.3%) are aged 65 or over. Since 2001 residents aged 90 or over grew by almost 40% whilst those aged 5-15 years fell by 12% ⁴
Ethnicity:	6% of residents are from ethnic groups other than 'white British'
Deprivation:	A fifth of households (14,500) live in poverty, mostly in urban areas
Access to services:	Close to two thirds of the county are amongst the 25% most deprived areas in England with respect to geographical barriers to services. These areas are predominantly rural (Figure 2.2)
Education:	57.5% of pupils achieve 5 A*-C GCSEs 'A' level results in or close to upper quartile nationally

¹ Mid-2011 estimate based on the 2011 Census from the Office for National Statistics

² 2011 Census: population & household estimates for Herefordshire

³ Update to Local Housing Requirement Study – March 2012

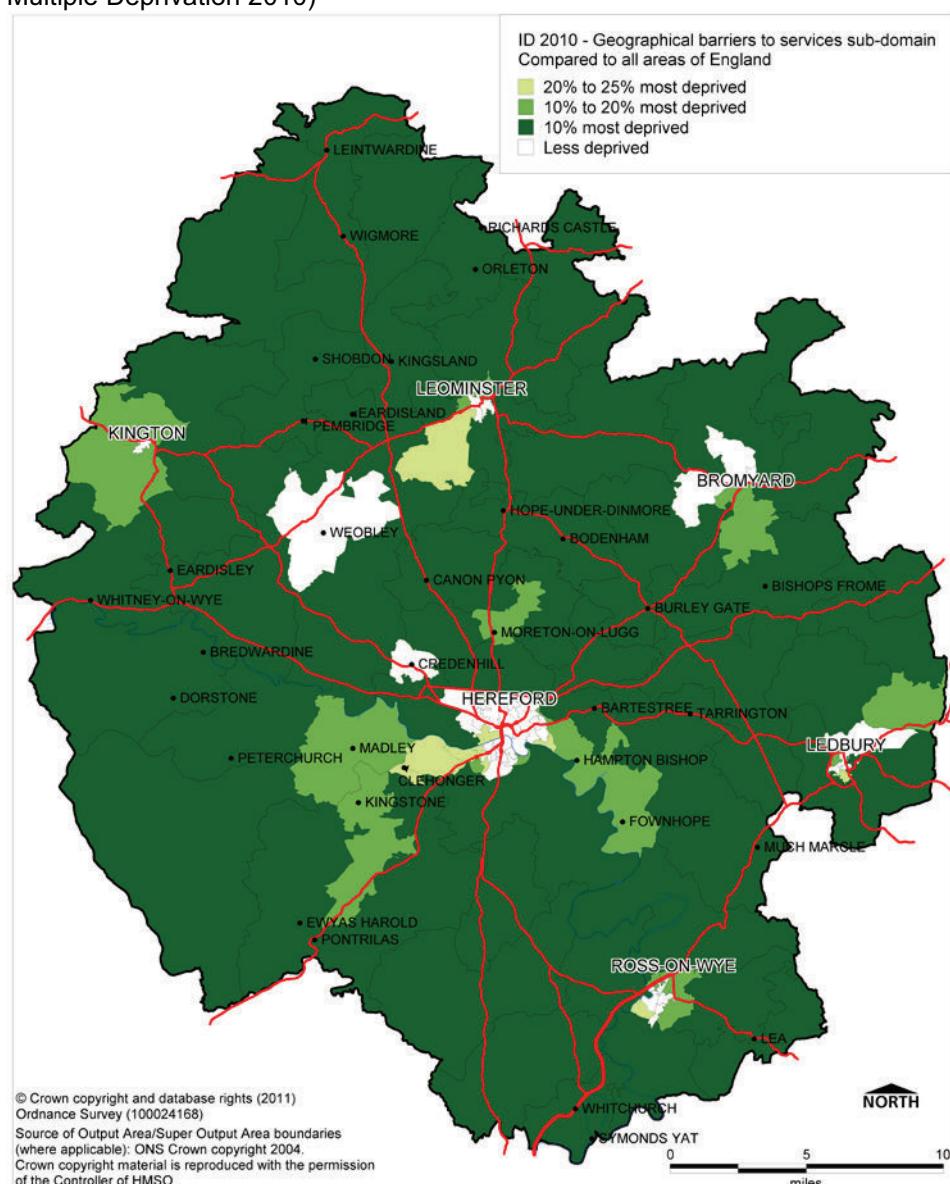
⁴ 2011 Census: population & household estimates for Herefordshire

The people

2.7 Herefordshire's resident population is 183,600 (2011). This is the first estimate based on the 2011 Census and represented a growth of 5% between 2001 and 2011 (slower than the previous two decades and below the national average of 7% for the same period). The population is estimated to grow by about 12% by 2031⁵.

2.8 Herefordshire has a sparse population, with the fourth lowest overall population density in England (ninth in England and Wales). Just under a third of Herefordshire residents live in Hereford, with about a fifth in the five market towns and nearly half in the surrounding rural areas. Despite other counties having a lower overall population density, Herefordshire has the greater proportion of its population living in 'very sparse' areas (25%)⁶.

Figure 2.2 - Map showing the areas of Herefordshire that are amongst the most deprived in England (Geographical Barriers to Services sub-domain of the Index of Multiple Deprivation 2010)



Source: Department of Communities and Local Government

⁵ Update to Local Housing Requirement Study – March 2012

⁶ Population Density - <http://www.herefordshire.gov.uk/factsandfigures/subcounty>

2.9 This scattered population presents many challenges, both for residents in terms of dependence on the private car, increased household costs, access to services, often poor or no broadband access and social isolation, as well as for the delivery of services, particularly to community members already experiencing disadvantage.

2.10 Whilst Herefordshire is widely regarded as being an affluent county, this masks issues of deprivation, poverty and a continued widening of the gap between the most and least deprived. Close to two thirds of the county are amongst the 25% most deprived in England with respect to geographical barriers to services and the average income of residents is significantly below both the regional and national averages. There are pockets of severe deprivation in parts of Hereford and Leominster, as well as potentially 'hidden' deprivation in rural areas (Figure 2.2).

2.11 Like the national population structure, Herefordshire's population is ageing with one in five people aged 65 or over (compared to one in six nationally)⁷. Figure 2.3 shows how much older the age structure of Herefordshire is compared to England and Wales, with higher proportions of residents in all age groups from 45-49 upwards and less in the middle aged groups. Both national and local forecasts predict a further rise in the proportion of older people and thus a need to plan for the consequence of an ageing population, for example by providing for supported and extra care housing, and ensuring better access to health care and community facilities.

Figure 2.3 - Age structure of Herefordshire (bars) and England and Wales (lines), from the 2011 Census⁸



⁷ 2011 Census: population & household estimates for Herefordshire

⁸ 2011 Census: population & household estimates for Herefordshire

Housing and transport

2.12 There are 79,122 households in Herefordshire (2011) and this is projected to increase by 20.3% by 2031⁹, contributing to the need to provide additional housing. Housing affordability is a key issue, with Herefordshire having the worst housing affordability ratio within the West Midlands. In 2011 house prices were 8.6 times annual earnings. High houses prices particularly relative to earnings (brought about by strong demand and a current housing offer that encompasses a high proportion of high value properties) has increased the need for lower priced market housing and all forms of affordable houses.

2.13 Planning for Herefordshire's ageing population and strong retirement market by the development of 'homes for life' to facilitate independent living and care needs will become increasingly important. At the same time, there is the opportunity to plan for more balanced and integrated communities by providing the right mix of housing and facilities to cater for people at different stages in their life cycle, and with different incomes and needs. This will require the provision of more affordable housing, more family sized and smaller homes for younger households, facilities for children and young people, and a wider range of employment opportunities for people of working age.

2.14 Herefordshire plays a strategic role in facilitating cross boundary links between England and Wales. Whilst vehicle flows along these strategic routes are considered low in a national context, when coupled with local movement, congestion, journey time delays and air pollution they are problematic, notably within Hereford. This is evidenced in the Draft Route-Based Strategy - Evidence Report for the Midlands to Wales and Gloucestershire section produced by the Highways Agency in February 2014. This states that the A49 through Hereford is a "key junction capacity issue" which should be afforded high priority. It is also an issue for higher than average collision rates through the city. Car ownership and dependency in the county is high due to the lack of public transport in rural areas and the need to access services and employment from these areas. The need for significant investment in transport infrastructure is acknowledged, although the current economic climate is likely to affect this.

Education and training

2.15 In 2012 the portion of pupils achieving 5 A*-C GCSEs including English and Maths was marginally below the national average (56.5% compared to 58.8% nationally). The performance of young people in full time education up to 19 has been strong in Herefordshire's schools and colleges, with performance consistently in or close to the upper quartile nationally for 'A' levels. Significant redevelopment projects at Hereford's colleges have also been completed and may improve access to courses and training. However access to further and higher education sites remains a key issue for such a rural county, with many young people leaving the county altogether to undertake formal higher education.

Community safety

2.16 Herefordshire is generally a low crime area, with a 13% reduction in total crimes over the three years to March 2011. The highest level of all types of recorded crime is in the main population centres and residents in some of these areas experience a higher fear of crime. Road safety is a key concern for county residents.

⁹ Update to Local Housing Requirement Study March 2012 by GL Hearn

Summary of social issues, problems and challenges

- Provide for all generations; promoting balanced and integrated communities
- Ensure the provision of the right mix of housing, including affordable housing to maximise community benefits
- Ensure the provision of and enhanced access to services, facilities, education and broadband in a rural, sparsely populated county
- Improve transport and communication infrastructures
- Reduce opportunities for crime

Economic prosperity – key facts

Economic output:	Low and increasing at a lower rate than the West Midlands and England between 2001 - 2010 ¹⁰
Business sizes:	Predominantly small, employing 10 or fewer staff
Business starts-up:	Low rate but businesses survive longer
Main industry sectors:	Wholesale & retail, manufacturing, health & social work
Employment:	76% of 16-64 year olds are economically active
Self-employment rate:	15% of working age population in 2008-2009 ¹¹
Unemployment:	2.5% (October 2012)
Average income:	Low – £20,080 (gross median annual earnings 2011)

The economy

2.17 Herefordshire's economic output is low when compared regionally and nationally. The overall productivity of the county is affected by a relatively large proportion of employment being in sectors that tend to attract lower wages such as 'wholesale and retail' and 'accommodation and food services' and 'agriculture'¹². There is comparatively low employment in knowledge based industries and out of county commuting for work, both of which affect output.

2.18 Herefordshire has a small business economy, with 87% of businesses employing 10 or fewer staff¹³. Business start-up rates are lower than England as a whole, although business survival rates are better. In 2011, the self-employment rate (14%) was in the top 10% nationally and along with home based businesses plays an important role in the economy, particularly in rural areas.

2.19 In 2012, the three sectors which employ the greatest proportion of workers are: wholesale and retail trade (19%); manufacturing (16%); and human health and social work (15%). However, agriculture accounts for a greater proportion of employees

¹⁰ Herefordshire Local Economic Assessment 2010

¹¹ Herefordshire Economic Assessment 2010

¹² Herefordshire Local Economic Assessment 2010

¹³ Annual Business Inquiry 2008

(8%) when compared regionally and nationally (both 1%)¹⁴. With regard to employment locations, the majority of workers are employed in Hereford (42%) and the market towns 26% (of which Leominster accounts for 8% and Ross-on-Wye 7%)¹⁵. In 2011 the county's primary employment site, the Rotherwas Estate (on the edge of Hereford), was awarded Enterprise Zone status. This is an opportunity to provide a catalyst for economic growth through inward investment and skilled job creation.

2.20 The principal barrier to business growth and diversification, particularly in rural Herefordshire, is poor infrastructure, including poor broadband and mobile phone coverage. The £50 million Fastershire project, in partnership with Gloucestershire County Council, aims for all rural areas to gain access to at least 2Mbps (megabits per second) broadband speeds, with many people receiving much higher speeds.

2.21 Earnings are persistently low and the gap between Herefordshire's earnings and those of the West Midlands and England as a whole is getting wider. By contrast unemployment is lower when compared on these scales. Since 2009 the proportion of residents without any qualification has been higher in Herefordshire than in England as a whole¹⁶. A gap in skills and hard-to-fill vacancies are problematic for businesses. There also remains a demand for migrant labour. Herefordshire has a strong, diverse and independent third sector (voluntary, community & non-profit), with a wide range of voluntary organisations, community groups, social enterprises and housing associations contributing to county life.

Tourism

2.22 With fine, tranquil, rural landscapes where leisure activities can be enjoyed, cultural and historic interest, together with a calendar of varied events and a strong creative offer that includes local food produce, Herefordshire has much to appeal to visitors. Tourism has become an important part of the local economy with visits and tourist expenditure growing. In 2011 there were 5.1 million visitors, spending £466.8 million and 9% of employees in Herefordshire worked in tourism¹⁷. There remains potential to grow Herefordshire's tourism offer and further investment will have benefits for the county.

Revitalising town centres

2.23 Hereford is identified as a sub-regional centre and is the dominant centre for shopping and services for county residents. However it lacks a wide range of shopping (non-food goods) and entertainment facilities, thereby struggling to compete with neighbouring centres outside of the county (Worcester and Gloucester). The relocation of Hereford's livestock market and the opening of the Old Market mixed retail and leisure redevelopment in 2014 has transformed an under-utilised area, regenerated the local economy and enhanced the experiences offered by the city, strengthening its role in the county and region. The Old Market development also anchors the proposed urban village to the north. Hereford and the five market towns have a good provision of independent retailers and whilst being primarily locations for food shopping for residents, their historic environments and niche shopping also make them appealing to visitors. Revitalising the town centres and making them more attractive destinations for both residents and visitors will benefit the local economy and aid wider regeneration.

¹⁴ Herefordshire Local Economic Assessment 2010

¹⁵ Herefordshire Local Economic Assessment 2010

¹⁶ Qualifications - <http://factsandfigures.herefordshire.gov.uk/qer.aspx>

¹⁷ Herefordshire - Steam Report 2011

Summary of economic issues, problems and challenges

- Diversify the economy, creating more skilled jobs to reduce out of county commuting and retention of young educated residents
- Raise wage levels so reducing the earnings gap
- Overcome barriers to business growth and diversification
- Capitalise on educational achievements and improve rates of qualification
- Invest in and promote Herefordshire's tourism potential for the enjoyment of all
- Strengthen the roles of Hereford and the market towns as attractive centres for retail and leisure in the county and region

Environmental quality – key facts

Natural environment:	2 Areas of Outstanding Natural Beauty (AONB) 4 Special Areas of Conservation (SAC) 77 Sites of Special Scientific Interest (SSSI) 3 National Nature Reserves (NNR) 773 Local Wildlife Sites (LWS) 131 Local Geological Sites
Historic environment:	5899 Listed buildings ¹⁸ 263 Scheduled Ancient Monuments (SAM) 24 Registered historic parks and gardens 64 Conservation areas
Flooding:	10% of land within Flood Zone 2 (low to medium risk) 9% within a Flood Zone 3 (high risk)

Natural environment

2.24 Herefordshire is considered to be the West Midlands' most rural county. The countryside is rich and varied, ranging from the high hills of the border areas and the dramatic steep sloping Wye Gorge, to the gentle rolling slopes of the Golden and Teme Valleys and the low lying river meadows of central Herefordshire. Large tracts of this landscape are of high quality with the Wye Valley and Malvern Hills having national AONB designation, whilst the area along the western boundary with the Brecon Beacons National Park is also of the highest quality it lacks any national designation. Many ancient local landscapes continue to survive intact in the face of development pressures and the county's remoter areas often possess a continuity and tranquillity that is increasingly scarce.

2.25 Due to its topography, geology and rivers the landscape of Herefordshire has preserved many natural features and traditional land uses resulting in a county rich in biodiversity and natural assets. Herefordshire's natural environment supports a wide range of habitats, including the ancient woodlands of the Wye Valley, the near natural River Wye, the forested ravine of the Downton Gorge and the county's

¹⁸ This total is derived from the records for Herefordshire currently held in the National Heritage List. It is a dynamic figure which may fluctuate as new assets are designated and/or existing designations are reviewed.

treasured traditional fruit orchards. The richness of biodiversity within Herefordshire is reflected in the number of statutory (e.g. SACs, SSSIs & NNRs) and non-statutory sites (e.g. LWS) designated for nature conservation which cover 9% of the county.

2.26 The county's geology, resultant soil types and the vegetation they support have shaped a landscape which is highly fertile, particularly on low lying land, making food production an enduring primary activity. The Herefordshire landscape is a key economic asset creating not only an attractive place to live and work but also an important tourist destination.

Historic environment

2.27 Herefordshire possesses a rich historic environment which includes numerous Iron Age hill forts, sites of Roman towns, defensive features such as Offa's Dyke and the border castles, together with some of the best preserved traditional timber framed buildings in the country. The richness of the historic environment is reflected in the number of designated heritage assets encompassing a wealth of listed buildings, registered historic parks and gardens, scheduled ancient monuments and conservations 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.

2.28 The county's archaeological heritage is a valuable but fragile part of our historic environment. A large part of central Hereford is one of only five cities in England to be designated an area of archaeological importance. Despite having such nationally recognised heritage at its core, the great extent of Herefordshire's archaeological resource is not well surveyed or even assessed. Opportunities associated with developments and externally funded projects will continue to be secured to gain a better understanding of our archaeological heritage.

2.29 The wider value of historic landscapes is recognised through the designation of 64 conservations areas, which vary in character and size from tiny hamlets to villages to country house estates, market towns and Hereford's historic centre. Rather than one vernacular building style, Herefordshire has a diverse range of buildings of which perhaps the most well-known and distinctive is the 'black and white' timber framed traditional buildings of the northern half of the county.

Climate change

2.30 The threat of climate change means that the climate is likely to become unpredictable, probably with longer periods of both dry and wet weather and these may be more severe and intense. Significant areas of Herefordshire are low-lying and liable to flooding. Climate change will further increase the risk and events of flooding (including flash flooding) across the county. Additionally, climate change will result in a loss of biodiversity and landscape character, together with an impact on agricultural practices leading to increased water demand.

2.31 The potential impacts of climate change need to be taken into account in planning for all new development, both in terms of location and design. Increased energy and water efficiency will have to be taken on board along with water storage measures, sustainable drainage systems, and the provision of renewable energy generation.

Air quality

2.32 There are relatively low levels of air pollution within Herefordshire, however two areas have been identified as Air Quality Management Areas (AQMA) due to levels of the pollutant nitrogen dioxide (from vehicle emissions) exceeding national

standards. These two areas are the A49 road corridor through Hereford and the area of the Bargates road junction in central Leominster. Emissions of carbon dioxide whilst decreasing remains higher per head of population (9 tonnes per capita) when compared nationally (7.6 tonnes per capita), 2010. Herefordshire's rural nature and high car dependency has an impact on air quality locally and more widely on climate change.

Water environment

2.33 Flood risk is a key issue in Herefordshire and in some areas a significant constraint to new development. 10% of land is situated within flood zone 2 (low to medium risk) and 9% is situated within flood zone 3 (high risk) as identified by the Environment Agency. In addition to river flooding, runoff has increased as agriculture has intensified and more roads and houses have been built, degrading the natural permeability of the landscape and capacity to retain water.

2.34 As already indicated, the River Wye and its tributaries are amongst the most important natural assets of Herefordshire. However, phosphate levels in sections of the River Wye Special Area of Conservation (SAC) are presently exceeding the conservation objectives for the river, degrading the ecosystem. This is the result of controlled waste water discharges associated with residential and industrial developments and agricultural practices in the catchment area. Therefore, to ensure all sections of the River Wye (including the River Lugg section) meet the favourable condition phosphate target it is essential that future inputs are controlled. The catchment of the Wye covers a significant area of the county and a continuing programme of management and improvements is necessary to facilitate new development during the plan period.

Summary of environmental issues, problems & challenges

- Protect, conserve and where possible enhance the county's rich natural and historic assets
- Address climate change and flooding
- Plan for the potential impact of climate change in new developments
- Ensure new developments are of high quality design and construction reflecting Herefordshire's distinctive character
- Use resources efficiently
- Improve air and water quality

3.0 Vision, Objectives and the Spatial Strategy

3.1 The Core Strategy sets out a spatial strategy for Herefordshire for the period up to 2031. This is quite different to the land use planning approach of the previous development plan (Unitary Development Plan 2007). It includes:

- a definition of what sustainable development means for Herefordshire;
- a vision for Herefordshire towards the end of the plan period;
- a set of objectives to deliver the vision;
- a spatial strategy that addresses the different needs and opportunities of different parts of Herefordshire; and
- details of how the Core Strategy proposals will be monitored.

3.2 The council's strategy is based on targeting future development in places where specific needs and opportunities have been identified, thereby addressing key issues raised in the Herefordshire Context section. This approach seeks to accommodate economic and population growth with new housing and supporting infrastructure, whilst protecting and enhancing the attractive and distinctive character of the different areas of the county, so that sustainable development is achieved.

Sustainable development

3.3 Sustainable development is about meeting the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set three aims for sustainable development:

- contributing to building a strong, competitive and responsive economy;
- supporting strong, vibrant and healthy communities; and
- continuing to protect and enhance our natural, historic and built environment.

3.4 At the heart of the Government's policy in the National Planning Policy Framework March, 2012 is a presumption in favour of sustainable development. The council intends to achieve this presumption in accordance with the following policy:

Policy SS1 – Presumption in favour of sustainable development

When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.

Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:

- a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or
- b) specific elements of national policy indicate that development should be restricted.

Vision and objectives

3.5 The Core Strategy has a vision and 12 objectives aligned under the themes of promoting social progress (supporting strong communities by meeting housing, education and health, transport and infrastructure needs), economic prosperity (supporting new jobs, area regeneration, business, tourism and retail) and environmental quality (addressing climate change, protecting and enhancing the environmental assets of the county). The objectives set the framework for the spatial strategy and policy guidance that follow later. They will be monitored annually to measure how well they are working.

Overall vision for the county

Herefordshire will be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county's self-reliance and resilience.

Vision for social progress in Herefordshire

3.6 By 2031, decent, affordable homes, jobs, health and community facilities and other necessary infrastructure will have been provided in urban and rural areas to meet the needs of all sections of the population, creating healthy, safe and secure, low crime, inclusive places and robust communities that promote good health and well-being, maintain independence and self-sufficiency and reduce social isolation.

3.7 The opportunities and benefits from open space, leisure, shopping, sport, art, heritage, learning, health and tourism facilities and assets will be maximised, enabling more active lifestyles and helping to retain existing and attract new young people, supporting older people and an improved quality of life for all.

3.8 Residents and workers in urban and rural areas will have a reduced need to travel by private car with opportunities for "active travel" i.e. walking and cycling promoted, along with improved accessibility to public transport. In Hereford, congestion will be managed and public transport improved through a balanced package of transport measures including the provision of a relief road, park and choose facilities and bus priority schemes. Residents will have the opportunity to contribute to the shape of their local area through engagement in plan making.

Vision for economic prosperity in Herefordshire

3.9 By 2031, Herefordshire will have a thriving local economy with a balanced and diversified business base incorporating more knowledge-based and high-tech businesses and a more skilled and adaptable workforce. A genuine commitment by all businesses to sustainable development will underpin a unique quality of life. New employment land will have been provided to complement new homes and support higher incomes jobs enabling existing and future businesses to grow and thrive.

3.10 Communications infrastructure will be in place to enable a similar level of broadband service everywhere in the county, with the major employment locations enjoying broadband services matching the best in the country.

3.11 Educational developments (including higher education) will bolster and support local resources and strengths, such as environmental technologies, creative industries, agriculture, food production, forestry, equestrian expertise and tourism as well as support improved skills training, development and local job opportunities.

3.12 Hereford will provide a strong, sub-regional shopping, employment, leisure and cultural focus for the county. Comprehensive proposals for regeneration in and around the city

centre will complement the historic core in providing homes, jobs, shops and leisure facilities and transport improvements. As a result the city will be a vibrant destination of choice for shoppers and visitors alike. The market towns will contribute to the economic development of the county whilst being distinctive, thriving service centres that are better linked to their surrounding rural settlements through enterprise hubs, service provision and transport accessibility. Our village-based services will be supported through new development (including live/work units) in appropriate locations to foster sustainable communities and promote rural regeneration.

3.13 Herefordshire will be a sought after destination for quality leisure visits and sustainable tourism by more fully utilising, but respecting, the county's unique environmental assets such as the River Wye.

Vision for environmental quality in Herefordshire

3.14 New development will be designed and constructed in ways to ensure that local distinctiveness is reinforced. The wider impacts of climate change will be addressed by reducing carbon emissions, minimising pollution and the risk of flooding, ensuring availability of natural resources. The provision of appropriate waste management and recycling facilities and renewable energy schemes will be guided through the policies of the Minerals and Waste Local Plan.

3.15 Networks of connected, well managed and accessible natural green spaces will provide a range of enhanced leisure and health benefits within and between towns, villages and the countryside. Local food production and processing will be fostered whilst supporting stewardship of soils and water, biodiversity and the characteristic Herefordshire landscape.

3.16 The area's valued heritage and significant environmental resource, including its natural beauty and quality of landscape, biodiversity, geodiversity, built environment and cultural heritage, will be protected, conserved and enhanced. It will underpin and foster growth and innovation in businesses and jobs; being accessed, appreciated and actively supported by more people, for more purposes, in all walks of life.

Figure 3.1 - Strategic objectives

Core Strategy objectives		Core Strategy policies
Social progress		
1	To meet the housing needs of all sections of the community (especially those in need of affordable housing), by providing a range of quality, energy efficient homes in the right place at the right time	SS2 SS3 Place Shaping Policies H1 H2 H3 H4 SD1 SD2 SD3 SD4
2	To improve the health, well-being and quality of life of all residents by ensuring new developments positively contribute towards better access to, provision and use of, improved public open spaces, sport and recreation, education, cultural and health facilities, local food production and ensuring safer communities	OS1 OS2 OS3 SC1
3	To support existing education, life-long learning and the retention of our young people through the provision and/or improvement of higher education, skills development and training facilities	SC1
4	To reduce the need to travel and lessen the harmful impacts from traffic growth, promote active travel and improve quality of life by locating significant new development where access to employment, shopping, education, health, recreation, leisure and other services are, or could be made available by walking, cycling or public transport	SS1 SS2 SS4
5	To improve access to services in rural areas and movement and air quality within urban areas by ensuring new developments support the provision of an accessible, integrated, safe and sustainable transport network and improved traffic management schemes	MT1
Economic prosperity		
6	To provide more local, better paid job opportunities to limit out-commuting and strengthen the economy by attracting higher value-added, knowledge based industries and cutting-edge environmental technologies to new/existing employment land and enabling existing businesses to grow and diversify, facilitated by the universal provision of a high bandwidth broadband service	SS5 E1 E2 E3 Place Shaping Policies
7	To strengthen Hereford's role as a focus for the county, through city centre expansion as part of wider city regeneration and through the provision of a balanced package of transport measures including park and ride, bus priority schemes and a relief road including a second river crossing	HD1 HD2 HD3 HD4 HD5 HD6 E5 E6
8	To strengthen the economic viability of the market towns, rural settlements and their surrounding rural areas by facilitating employment generation and diversification, improving delivery and access to services through housing (including affordable housing) and improved ICT as well as realising the value of the environment as an economic asset	BY1 BY2 LO1 LO2 LB1 LB2 RW1 RW2 KG1 RA1- 6 E4 E5 E6
8a	To support and to encourage the development and diversification of the county's historic strength in land-based industries, including agriculture and food production, to provide for the maintenance of a thriving, productive, efficient, competitive and sustainable agricultural sector, recognising the high importance of this sector to the county's economy as a whole and to the rural economy in particular.	SS5, RA6, E1
9	To develop Herefordshire as a destination for quality leisure visits and sustainable tourism by enabling the provision of new, as well as enhancement of existing tourism infrastructure in appropriate locations	E4
Environmental quality		
10	To achieve sustainable communities and protect the environment by delivering well-designed places, spaces and buildings, which use land efficiently, reinforce local distinctiveness and are supported by the necessary infrastructure including green infrastructure	SD1 SD3 SD4 LD1 LD2 LD3 ID1
11	To address the causes and impacts of climate change by ensuring new development: uses sustainable design and construction methods to conserve	SS7 SD1 SD2 SD3 SD4 LD3

	natural resources; does not increase flood risk to new or existing property; increases the use of renewable forms of energy to reduce carbon emissions; minimises waste and pollution; manages water supply and conservation; and conserves and protects biodiversity and geodiversity.	
12	To conserve, promote, utilise and enjoy our natural, built, heritage and cultural assets for the fullest benefits to the whole community by safeguarding the county's current stock of valued heritage and significant environmental assets from loss and damage, reversing negative trends, ensuring best condition and encouraging expansion, as well as appropriately managing future assets.	SS6 SS7 LD1 LD2 LD3 LD4

The spatial strategy

Background

3.17 The spatial strategy seeks to deliver the spatial vision and objectives for the county set out earlier in this section. The strategy has been developed through analysis of the results of the evidence base, the outcomes of several public consultations on different stages of the Core Strategy and the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and the Habitats Regulations Assessment (HRA) of the options/alternatives and policies throughout the plan production process. It provides a broad indication of the overall scale of development in the county up to 2031 and the infrastructure needed to support it. The role of the strategy is to achieve an appropriate balance between improving quality of life (social progress) and economic prosperity for all and the protection of the county's environmental assets, making sure that any necessary change and development is sustainable in the interests of future generations. The explanation of the strategy is set out under the three themes of social progress, economic prosperity and environmental quality. These have been derived from the consideration of approaches at the early stages of the Core Strategy. The policies set out in this and the following sections seek to deliver the entire spatial strategy and provide the context for the preparation of other Development Plan Documents, including Neighbourhood Development Plans.

3.18 Producing the Core Strategy has been about taking difficult decisions to achieve the long term vision for the county. During the production of the Core Strategy these decisions along with reasonable alternatives (which are outlined in Figure 3.2), have been assessed against the objectives of sustainable development and are explained further in the Final Sustainability (including Strategic Environmental Assessment) Report (SA/SEA).

Figure 3.2 - Key strategic decisions that the Core Strategy has taken and reasonable alternatives considered

Key decision	Alternatives considered	Stage of Core Strategy production	SA/SEA report reference
Focussing the majority of development to Hereford and the market towns with a combined strategy of considering social, economic and environmental goals	<ul style="list-style-type: none"> 1. Economic option 2. Social option 3. Environmental option 4. New town or expanded settlement 	Developing Options and Place Shaping	Developing Options SA/SEA (Appendix B2-2) Place Shaping SA (Appendix B3-1 page 1)
Focussing the largest strategic allocation (after Hereford) to Leominster	<ul style="list-style-type: none"> 1. Disperse growth around the town at smaller sites 2. Limiting growth 	Developing Options	Developing Options SA/SEA (Appendix B3 page 41)
Promoting a western relief road route corridor as part of a new transport package for Hereford	<ul style="list-style-type: none"> 1. No relief road 2. Promoting an eastern route corridor option 3. Variations to the southern part of the western route corridor 4. Promote a partial eastern route corridor instead of a western route corridor 	Preferred Option and Revised Preferred Option	Preferred Option SA/SEA Note for Hereford (page 17) and Revised Preferred Option SA Note (page 13)
Reducing the amount of housing proposed in the strategy overall from 18,000 to 16,500 by reducing the amount at Hereford and increasing the amount proposed in the rural areas	<ul style="list-style-type: none"> 1. Make no changes 2. Just change time period of plan 3. Retain 18,000, but redistribute 2000 houses from Hereford to rural areas 4. Retain 18,000 dwellings total, but redistribute 2000 houses from Hereford to the market towns 5. Build more than 18,000 new homes up to 2031 6. Reduce all the strategic sites in Hereford 	Revised Preferred Option	Revised Preferred Options SA/SEA (page11)
Revising the Preferred Option Rural Areas policy to allow for a more flexible approach to housing in the rural areas	<ul style="list-style-type: none"> 1. Maintaining the rural areas policy suggested at Preferred Option 2. Allow unrestricted development to meet the housing demand 	Draft Core Strategy	Draft Core Strategy SA/SEA (pages 28 and 134)

3.19 It has been decided that not all development should be accommodated within the county's urban areas, and indeed this would not be the best approach to meeting housing needs across Herefordshire, which has such a dispersed settlement pattern. However, it has been determined to try to focus most development within and adjoining urban areas in the interests of sustainable development i.e. reducing the need to travel by private car where possible. The spatial strategy builds upon the existing settlement pattern of Herefordshire, with a focus on Hereford as the county's administrative centre and on other sustainable market towns. However, almost a third of all housing will be directed to the rural areas to help to sustain local services, generate new ones and support local housing provision for local communities. In accordance with the outcomes of the Revised Preferred Options,

combinations of strategic urban extensions are identified in the Core Strategy in Hereford and the market towns and smaller (non-strategic) sites will be identified in the Hereford Area Plan, the Bromyard Development Plan, the Rural Areas Site Allocations Development Plan Document and Neighbourhood Development Plans. The aim is to maintain a network of sustainable settlements that meet the needs of communities whilst protecting and enhancing the distinctive environmental assets of the county.

3.20 The spatial strategy reflects the existing and future role and function of all settlements in Herefordshire. A hierarchy of settlements was identified through the consultations on Developing Options and Place Shaping Paper stages of production of the Core Strategy; with the majority of growth taking place in the urban areas of Hereford and the market towns at the highest level of the hierarchy. Following a revised methodology of the hierarchy below the market towns level after the Preferred Options stage, a more localised approach has identified settlements countywide where proportional levels of development may be acceptable. These are detailed in the Place Shaping section and include settlements considered sustainable due to their existing range of services, together with those settlements where some future development will offer the potential for them to become more sustainable, thus strengthening their role locally.

3.21 The existing urban areas are regarded as the most suitable locations for future development because of their existing easy access to services and facilities. This provides the opportunity to reduce out-commuting to other centres such as reducing the need to travel by private car for work or shopping, thus increasing 'self-containment'. Further development in Hereford and the market towns will help to maintain their role as service centres and contribute to their future regeneration, through provision of additional services and facilities required to support new development. This in turn, will help to sustain the rural areas that surround them.

3.22 The spatial strategy is 'housing, economic and environment- led.' In promoting growth, the strategy aims to undertake the following across the county:

- spearhead the regeneration of Hereford and our market towns;
- help fund necessary new or improved infrastructure including a transport package to ease congestion in Hereford;
- address issues around an increasingly ageing population structure and potential decline in the working age population;
- address issues of housing affordability across the county but particularly in the rural areas;
- tackle issues regarding accessibility to services in rural areas;
- foster self-reliance, independence and resilience; and
- address issues of water quality.

3.23 Adapting to and mitigating the effects of climate change are integral to the spatial strategy and cut across all policies. Addressing the impacts of climate change will be achieved by locating the majority of growth in places with good, sustainable transport links and jobs and services, thereby reducing the need to travel by private car. Climate change is specifically addressed in the environmental quality theme of the spatial strategy. The spatial strategy is represented in the **Key Diagram** at the end of this section of the document.

Achieving social progress

3.24 Social progress and improved quality of life will be delivered through identifying areas for growth and the general strategic policies which will address issues of housing need and demand; improving movement around the county; working towards improving health and education; improving access to services; and delivering sustainable communities with the necessary infrastructure.

Policy SS2 - Delivering new homes

A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.

Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. . In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.

The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.

The broad distribution of new dwellings in the county will be a minimum of:

Place	Facilities	New homes
Hereford	Wide range of services and main focus for development	6,500
Other urban areas – Bromyard, Kington, Ledbury, Leominster, Ross on Wye	Range of services and reasonable transport provision – opportunities to strengthen role in meeting requirements of surrounding communities	4,700
Rural Settlements – see list in Place - Shaping section	More limited range of services and some limited development potential but numerous locations	5,300
Total		16,500

Providing high quality homes

3.25 The Core Strategy housing provision requirement in Policy SS2 is based on the recommendations of the independent research from the *Local Housing Requirements Studies (2011, 2012 and 2014)*. These reports provided evidence-based guidance on the future level of housing needed in the light of changing economic and social trends. The provision of 16,500 homes over the period 2011 to 2031 will meet the objectively assessed need for the county set out in the 2014 study.

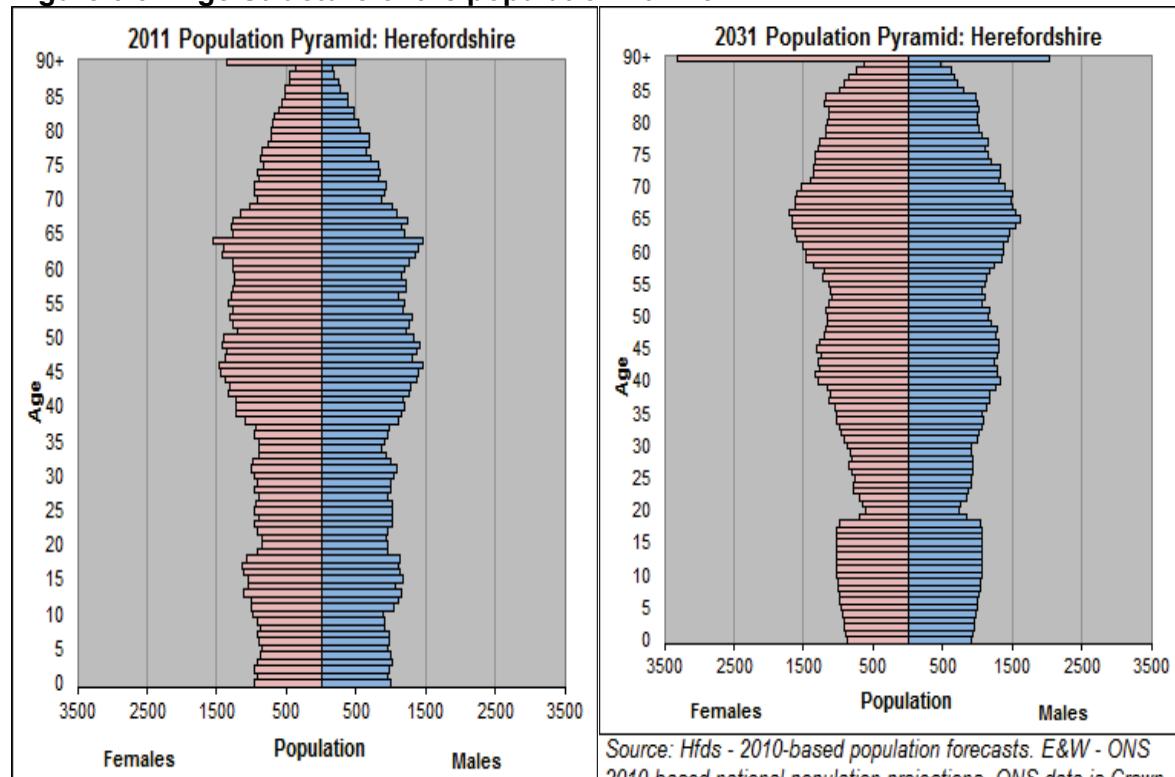
3.26 In 2011 Herefordshire had an estimated population of 183,600. The population grew by almost 5% in the period 2001-2011. However, the population structure has an above average proportion aged over 50 and a particularly low proportion aged 15-34, relative to the regional and national picture. Over the last 30 years, the proportion of the population aged over 34 has been increasing, whilst the numbers aged 15-34 has been declining. Population growth has been driven by growth in the number of people aged over 35. Looking at the components of population change 1999-2009, the death rate has generally exceeded the birth rate by an average of 240 persons per year resulting in natural decrease. This has been countered by net in-migration which averaged over 900 per annum and which has

therefore driven population growth. Household size has been generally decreasing in recent years following the national trend for increasing single person households.

3.27 The level of housing provision proposed will support growth in the number of people in the working age population thereby supporting economic growth. Such a level would go towards addressing the imbalance in the population structure of the county by providing an appropriate mix of housing including encouraging the building of new homes for people of working age and younger families. However, this is an issue which will also need to be addressed beyond 2031 in subsequent plans.

3.28 Figure 3.3 shows the age structure of the population at 2011 and what it is projected to be following the implementation of the spatial strategy in 2031. The age structure of the population will still be top-heavy with the biggest increase in the over 65's, but this will not be uncommon with the rest of the region and the country as a whole.

Figure 3.3 - Age Structure of the population 2011-31



Source: Hfds - 2010-based population forecasts. E&W - ONS 2010-based national population projections. ONS data is Crown copyright.

3.29 More specific details of the strategic locations regarding house types, density and design are included in the Place-Shaping section. The Hereford Area Plan, the Bromyard Development Plan, the Rural Areas Site Allocations Development Plan Document and Neighbourhood Development Plans will identify non-strategic sites and will also consider the question of whether or not to define settlement boundaries in developing planning policies.

3.30 In terms of distribution of housing, Hereford is the service and economic centre of the county reflecting its higher population (58,500 people) and, being the most sustainable settlement, it should take the most growth. Therefore, strategic locations for new homes and employment land have been identified around the city in areas considered acceptable in environmental terms.

3.31 The decision to focus the largest single allocation of new homes to Leominster has been based on the recognition of its economic importance, located on the A49 Corridor, its

excellent public transport links, including a railway station, and the fact that an urban extension will bring transport benefits in the form of a southern link road. The latter will benefit the centre of the town in terms of reducing congestion and improving air quality. Relative to the county's other market towns, Leominster is also the least constrained environmentally.

3.32 The quantity and type of development, in terms of housing and employment land, allocated to Ross on Wye, Ledbury, Bromyard and Kington reflects their respective roles, needs, opportunities and environmental development constraints. Ledbury and Ross on Wye (larger in scale and population terms) will support quantitatively more development than Bromyard and Kington. This is explained further in the Place Shaping section.

3.33 The plan seeks to encourage new developments which support and enhance access to local services and tackle issues of rural housing affordability, giving consideration to the introduction of neighbourhood planning. The location and level of development allocated to settlements will be determined through the preparation of a Rural Areas Site Allocations Development Plan Document or Neighbourhood Development Plans.

3.34 The National Planning Policy Framework states, as one of its core principles, that the planning system should encourage the effective use of land by re-using land that has been previously developed, provided that it is not of high environmental value. Given the level of growth planned for this plan period, it will not be possible to achieve development of a high percentage on brownfield land, but this will continue to be encouraged for future development proposals. The target net density in Policy SS2 has been based on a balance of issues, including the encouragement of the efficient use of land and the need to protect the county's environmental assets.

Meeting specific housing needs

3.35 The council has produced a *Strategic Housing Market Assessment 2008* and a *Local Housing Market Assessment 2013*, which indicates that there is an urgent need to increase the provision of affordable housing in the county. However, whilst there is a very high need, this has to be balanced against the outcomes of the *Affordable Housing Viability Study 2011* and the *Economic Viability Study 2014*. Whilst affordable housing is a priority for the county, the need for new infrastructure to help economic growth is another priority. Levels of affordable housing and percentages and thresholds required, have been set to reflect the viability of achieving both priorities. In terms of delivery, a strategy focussed on growth and development of strategic sites is considered the best approach in order to get affordable homes built in the county over the plan period. The council has been looking at other forms of affordable housing delivery, including using public sector land assets and supporting direct delivery through Registered Providers. The place shaping policies and the general policy on affordable housing will deliver this part of the strategy.

3.36 A report on the *Housing and Support Needs of Older People 2012* in Herefordshire has highlighted a growing need for suitable homes for older people to live independently, as well as a need for specialist housing with extra care to be built. These issues are addressed within place specific policies in the Place Shaping section and within policies on social progress in the General Policies section of this document.

3.37 "*The Gypsy and Travellers and Travelling Showperson Accommodation Assessment, 2015*" highlighted a need for further permanent pitches in the county. A Travellers' Sites Document will be prepared following on from the Core Strategy to allocate pitches, but in the meantime an interim policy is set out in the policies on social progress in the General Policies section of this document.

3.38 The council recognises that individual or group self and custom build projects will contribute to the delivery of homes over the plan period. These may be in the form of

affordable, low cost market and open market housing. The council will encourage and support this type of development where the proposals are in line with the relevant policies of the Core Strategy and neighbourhood plans. Specific sites may be allocated for this type of development in Area and Neighbourhood Development Plans where a demand for this type of development has been demonstrated.

Housing trajectory

3.39 In respect of the housing target for Herefordshire the expectation is that the highest rate of housing completions will be towards the latter end of the plan period.

3.40 Overall the delivery of the housing levels and distribution proposed in the Core Strategy is dependent upon necessary infrastructure being funded and delivered. A detailed trajectory is set out in Appendix 4. The delivery of housing will be monitored throughout the plan period and may need further re-adjustment and added detail to reflect progress on the delivery of the strategic housing sites and key elements of infrastructure.

Policy SS3 -Ensuring sufficient housing land delivery

A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed through the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:

- A partial review of the Local Plan – Core Strategy; or
- The preparation of new Development Plan Documents; or
- The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land

A range of strategic housing proposals are identified which are key to the delivery of the spatial strategy. In addition there are elements of key infrastructure which will need to be provided to enable full delivery of the strategic housing targets. The Council will work with developers and other stakeholders to ensure the timely development of these strategic proposals and the key infrastructure requirements.

Appendix 5 sets out the relationships between the delivery of housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure or environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place

3.41 The delivery and supply of new housing will be monitored on a regular basis and through the annual monitoring process in particular. Appendix 4 sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period. In the event that the monitoring process demonstrates that the rate of completions have fallen below targets, an early assessment will be made as to the most appropriate mechanism to boost housing delivery depending upon the scale and nature of the issue. The stepped target of 600 dpa for the first five years of the plan (2011-2016), 850 dpa for years 6-10 (2016-2021), 900 dpa for years 11-15 (2021-2026) and 950 dpa for years 16-20 (2026-2031) would be the basis for monitoring and assessing land supply (including

the five year housing land supply) throughout the plan period. For calculation of the five year housing land supply, due to persistent under delivery a buffer of 20% is considered appropriate.

3.42 To achieve the Core Strategy housing target there is a need to ensure that appropriate and necessary infrastructure is co-ordinated with the development. This will be particularly the case in respect of major elements of infrastructure such as the Hereford Relief Road.

3.43 In addition, the River Wye SAC currently includes sections where the water quality exceeds phosphate level targets and this prevents sections of the river from achieving favourable condition. It is also necessary to ensure that sections of river currently meeting the water quality targets do not fail as a result of new development. Natural England and the Environment Agency have prepared a Nutrient Management Plan (NMP) which sets out to control and reduce phosphates in the SAC. The implementation of the actions in the NMP will facilitate the delivery of new development... Policy SD4 deals specifically with wastewater treatment and river water quality.

Windfalls

3.44 The National Planning Policy Framework (NPPF) indicates that local planning authorities should draw on information from *Strategic Housing Land Availability Assessments (SHLAA)* to identify:

- sufficient specific sites to deliver housing in the first five years of the plan period with an additional buffer of 5% to ensure choice and competition in the market for land; and
- a further supply of specific, developable sites or broad locations for years 6-10 and where possible, for years 11-15.

3.45 It goes on to say that sites with planning permission should only be included where there is robust evidence that the sites are developable and viable and are likely to contribute to housing delivery at the point envisaged. In respect of sites not specifically identified, the NPPF advises that allowances for 'windfalls', can be included in the five year supply if there is robust evidence of consistent local circumstances and reliable future supply.

3.46 In Herefordshire there is longstanding evidence that housing on 'non-allocated' sites has made a significant contribution to meeting housing needs and requirements. Such housing has not only come forward within urban parts of the county but also has been the major element of new housing in rural areas, where the conversion of agricultural buildings have contributed significant numbers of new homes.

3.47 It is therefore important to consider how windfalls, including the conversion of rural buildings, should be reflected in the housing land supply and residential targets for the county. The preparation of the SHLAA should mean that a higher proportion of sites will be identified as part of the supply figures and so only a modest windfall allowance is included within the housing targets of 2,000 dwellings, equating to 50 dwellings a year in rural areas with the same allowance for urban parts of Herefordshire.

Movement and transportation

3.48 The approach of the strategy for movement and transportation is two-fold. Firstly, the spatial strategy itself aims to direct the location of significant new development proposed through the plan to the more accessible locations in the county to promote the use of existing nearby services and facilitate the use of active travel (walking and cycling) as well as public transport. However, this principle needs to apply to all new significant development proposals that may come forward through the plan period. It will also require policies to

minimise the impact of additional highway demand generated by new development on the transport network, so that journey times, journey time reliability, public realm and highway safety in the county do not deteriorate.

3.49 Secondly, the approach is to work with developers, the Highways Agency and transport providers to improve transport infrastructure, connections and choices in our main centres and rural areas (where reliance on the private car is often the only option). This is particularly important for local journeys in Hereford where a balanced package of measures including more walking and cycling, bus transport and a Relief Road would improve connectivity and travel choice, reduce congestion, enhance the public realm and foster local enterprise and tourism.

3.50 Herefordshire is a diverse county incorporating both rural and urban communities. The scale of the county, alongside its historic settlement pattern, places significant importance on movement and transportation. As recognised in the National Planning Policy Framework, transport and movement can play a positive role in contributing to sustainable development; whether through providing opportunities for greater public transport, or delivering air quality improvements by removing vehicular movements from pedestrian areas. Alongside this, the following pro-active strategic policies on movement and transportation can build upon objectives and policies within Herefordshire Council's *Local Transport Plan* (LTP) to improve journey time and connectivity across the county. In partnership with the LTP the strategic policies are designed to deliver Herefordshire Council's Core Strategy objectives of improving movement and transportation across the county.

Policy SS4 – Movement and transportation

New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.

Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car. Alternatively, such developments will be required to demonstrate that they can be made sustainable by reducing unsustainable transport patterns and promoting travel by walking, cycling and public transport.

Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded as required in future local or neighbourhood development plans and developer contributions, which meet the statutory tests, sought to assist with the delivery of new sustainable transport infrastructure, including that required for alternative energy cars.

Herefordshire Council will work with the Highways Agency, Network Rail, bus and train operators, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices, including the provision of the following major schemes:

- ESG Link Road (safeguarded route) and Transport Hub;
- Hereford Relief Road;
- Leominster Relief Road;
- Connect 2 Cycleway in Hereford;
- Park and Choose schemes; and
- other schemes identified in the *Local Transport Plan and Infrastructure Delivery Plan*.

Proposals which enable the transfer of freight from road to rail will be encouraged. Development proposals incorporating commercial vehicular movements that could detrimentally impact on the environmental quality, amenity, safety and character of the surrounding locality will be expected to incorporate evidence demonstrating how the traffic impacts are to be mitigated.

3.51 Herefordshire Council's *Local Transport Plan* sets out programmes of work for achieving the council's objectives for transport, accessibility and pollution control which positively contribute to addressing climate change. Development arising under the Core Strategy can play a positive role in delivering the objectives of the LTP; developers should provide evidence showing how their proposed developments will deliver against those objectives. Accordingly, development proposals will be supported where they respond to the opportunities and constraints detailed within the LTP.

3.52 By influencing the location of new development, land use can reduce the need to travel particularly by private car, and minimise its impact on the environment. At the same time the planning system must respond to the need for new transport infrastructure and recognise the challenges faced by rural settlements, where reliance on private motorised transport, for many people, is the only realistic option for travel. Accordingly, strategic developments will be located on or have access to existing passenger transport networks so that they are convenient, accessible, safe and attractive to use. Where appropriate, development proposals should be accompanied by travel plans and transport assessments outlining alternatives to private motorised transport use.

Pedestrians and cyclists:

3.53 The role of walking and cycling in creating liveable places, promoting health improvements and social inclusion has not always been recognised. Despite this, almost all journeys include an element of walking. Ensuring that there is safe and convenient access to housing, jobs, education, health care, other services and local facilities for pedestrians and cyclists is an essential part of promoting social inclusion and the delivery of sustainable development. Consequently, Herefordshire Council will advocate developments which promote pedestrian and cycle friendly access, avoiding conflict with private motorised vehicles, and provide appropriate links to the green infrastructure network where possible.

Public transport:

3.54 Connecting improvements to pedestrian and cycling facilities with public transport facilities provides greater transport opportunities and alternatives to reliance on private motorised transport. Herefordshire Council will work in partnership with the Highways Agency, Network Rail, bus and rail operators, developers and the community to achieve improvements to the public transport network. This may include improving both the quality and quantity of the service on offer. Land and routes will be safeguarded from inappropriate development and identified in site specific plans. Where appropriate, developer contributions will be sought to deliver improvements to the public transport network.

Major transport schemes:

3.55 The strategically important schemes, including ESG Link Road, Transport Hub, Hereford Relief Road and Connect 2, are explained further in the Hereford part of the Place-Shaping section. The Leominster Relief Road is explained in detail in the Leominster part of the same section. The funding required for these schemes is detailed in the *Infrastructure Delivery Plan*.

Freight

3.56 Road freight will continue to be the dominant mode of transport for freight distribution within Herefordshire due to its flexibility and accessibility. The county's railway network is limited and few of its key industrial networks are adjacent, or in close proximity to, the four passenger railway stations. The existing railhead for minerals transport at Moreton-on-Lugg

will continue to be protected . It is however, important to encourage increased movements by rail to alleviate the additional pressure that growth will place on the county's roads, and to minimise any increase in carbon emissions associated with transport.

3.57 During the plan period, advancements in technologies may bring forward alternative transport technologies. Where such developments are not covered by national legislation, Herefordshire Council will support their development. Such proposals must be in accordance with the principles of other policies of the Core Strategy and demonstrate their contribution towards delivering sustainable transport solutions.

3.58 In order to deliver the strategic objectives outlined above, development proposals will be expected to demonstrate how they have incorporated the criteria contained within policy MT1 in the section on general policies.

3.59 Partnership working will ensure all major housing and employment sites are served by public transport and that rail services and infrastructure within Herefordshire is improved over the long term and that smarter travel choices are promoted in the short term. The place shaping policies and the general policy on traffic management, alongside the Local Transport Plan, will also work towards delivering this part of the strategy.

Education and Skills

3.60 Improved and expanded higher education provision in Herefordshire is envisaged as part of the strategy to help retain our young people and improve the skills base of the county. The place shaping policies and the general policy on community facilities will deliver this part of the strategy. Significant recent work has been undertaken to bring about the establishment of a university in Herefordshire. This proposal has widespread support in the Council, the wider community and with local businesses. The emerging proposal will do much to consolidate the role of Hereford as a traditional county town and which provides a vibrant and diverse range of services. Depending on the state of the project at that time there will be an opportunity for it to be included in greater detail in the Hereford Area Plan.

Health and wellbeing

3.61 Health services are being developed through an integrated approach of providing for an increased need for age appropriate services (*Understanding Herefordshire*). This includes; access to community centres, keeping people independent in their own home and personalised services such as the provision of extra care homes and supported housing generally. Other objectives of this plan, such as improving the provision of open space to help combat obesity and mental health problems, and the provision of improved broadband technology to facilitate access to services, will all work together to provide for improved health and wellbeing in the future. The place shaping policies and the general policies on community facilities and housing will help to facilitate this approach.

Access to services

3.62 Historically, Herefordshire performs poorly in national assessments measuring the accessibility to services for the population (see Herefordshire Context section). This is because of its size and very sparsely populated nature. It is envisaged that the strategy of focussing most growth to urban areas, coupled with improvements in technology, such as broadband availability alongside council initiatives such as Locality working, will address this issue. Some nine 'natural communities' or 'localities' have been identified as forming the basis for engagement and providing the opportunity to deliver joined-up customer access points for people.

New and/or improved infrastructure

3.63 Necessary community infrastructure including transport, green spaces, leisure uses, health, emergency services and education facilities will be delivered alongside new homes through planning conditions and developer contributions or the Community Infrastructure

Levy. This will ensure that sustainable communities are created and maintained and that health and well-being is promoted. The type and phasing of infrastructure required to support the growth strategy is set out in the accompanying Core Strategy *Infrastructure Delivery Plan* or *IDP*. This is backed up by a separate evidence base on *Economic Viability*, which reports that the infrastructure listed in the IDP to support the projects and proposals in the Core Strategy, are viable at the time of writing for developers to want to build.

3.64 Significant infrastructure projects are required to: deliver the strategy; ease congestion, improve broadband speeds and availability to foster economic growth; and improve the county's sewerage treatment to prevent adverse effects on water quality. These projects will require joint working by a range of partners who will work with housing providers and the council to ensure new housing can be delivered as part of an overall approach to increased sustainability for the county. The place shaping policies and general policies, as well as that on infrastructure delivery, explain these projects in detail and will work towards delivering this part of the strategy.

Key outcomes of the strategy for social progress:

3.65 These are: meeting housing need and demand; improved access to services; improving the health and well-being of residents; and reducing the need to travel, delivering Core Strategy objectives 1, 2, 3, 4 and 5.

Achieving economic prosperity

3.66 The elements needed for stimulating economic prosperity will be delivered through: encouraging the diversification of the county's employment base; area regeneration; improving connectivity; promoting shopping and tourism in the right places; and improving economic output.

Employment provision

3.67 The *Economic Development Strategy* (Nov 2011) is an integral part of the Local Development Framework. Its vision is to increase economic wealth through the growth of business. This will be achieved through the following:

- Sustain business survival and growth;
- Increase incomes and the range and quality of jobs;
- Have a skilled population to meet future work needs;
- Develop the county's built infrastructure for enterprise to flourish.

3.68 Herefordshire's economic output is low compared to regionally and nationally; in 2012 GVA per head in Herefordshire was £15,300 compared to £17,400 in the West Midlands and £21,900 across England. This is partly a result of persistently lower wages in the county with median weekly earnings for people who work in Herefordshire of £385, significantly lower than those in the West Midlands region (£470) and England (£512). Low wage levels are borne out in housing affordability issues.

3.69 The low value economy is partly a function of the county's economic structure. There are a high proportion of employees in manufacturing (accounting for 16% of employee jobs compared to 8% across England), but these are primarily in low and medium technology activities, including food and beverage production, rather than higher value-added activities. The wholesale and retail trade are also strongly represented (accounting for 19% of employee jobs compared to 16% across England) and this includes jobs in tourism-related sectors. The agricultural sector is also well represented. There is a low level of employment in finance, IT and other business activities, which has been a key growth sector nationally in recent decades. The county has a high proportion of small and medium sized enterprises and the council will offer continuing support for such businesses in future.

3.70 A keynote feature of the economic structure is a low representation of higher-value private sector businesses. This is a structural economic weakness, which partly reflects the county's relatively remote location in a national or regional context, together with the size of its population and key centre (Hereford) and the nature of the area's road and rail links. However this needs to be set against supply-side regeneration measures, including proposals in the Core Strategy for additional employment land provision, together with regeneration projects, such as the regeneration of the Livestock Market in Hereford, the designation of the Hereford Enterprise Zone at Rotherwas and the future development of existing committed sites such as Model Farm in Ross-on-Wye.

3.71 In overall terms, the numbers working in land-based industries accounts for a much greater proportion than regionally or nationally. However, agriculture has a track record in diversification. For example; the use of polytunnels for a greater range of fruits, increased quantities of produce, improved quality and a lengthened growing season, which has enabled many farmers to stay in business. Land-based industries are seen as a strength of the county since they foster other business enterprises such as renewable energy technologies and creative industries.

3.72 Evidence of commuting patterns suggests that there is a moderate net outflow of people to work, although the level of self-containment of travel to work patterns was relatively high. Travel to work patterns highlight that Bromyard and Ledbury have a net outflow of workers. This issue is reflected in the allocations of employment land to these centres.

3.73 *The Employment Land Study 2012* states that the emerging Core Strategy has an overall target of 148 hectares (ha) of available employment land over the plan period, which includes a rolling five year reservoir of 37 ha. Based on the output of projecting past completion rates, the overall target of 148 ha outlined in the emerging Core Strategy would provide a robust level of supply and would enable a wide range and choice of employment sites across the county to be provided throughout the plan period. Higher quality land referred to in this policy is that defined as "best" and "good" in the 2012 Study and is subject to more detailed discussion in policy E2. Appendix 6 sets out details regarding the provision of strategic employment land and its delivery and monitoring and review.

Policy SS5 – Employment provision

Existing higher quality employment land countywide will be safeguarded from alternative uses. A continuous supply of 37 ha of readily available employment land will be made available over a 5 year period, with an overall target of 148 ha of employment land over the plan period. New strategic employment land, in tandem with housing growth and smaller scale employment sites, will be delivered through the plan period. New strategic employment land locations are identified at Hereford (15 ha); Leominster (up to 10 ha), Ledbury (15 ha), and Ross-on-Wye (10 ha). The Hereford Enterprise Zone at Rotherwas will continue to provide the largest focus for new employment provision in the county. Proposals for employment land provision at Bromyard and Kington will be brought forward through Neighbourhood Development Plans or other Development Plan Documents.

The continuing development of the more traditional employment sectors such as farming and food and drink manufacturing will be supported. The diversification of the business base, through the development of knowledge intensive industries, environmental technologies and creative industries as well as business hubs, live-work schemes and the adaptive design of residential development, will be facilitated where they do not have an adverse impact on the community or local environment. The provision of high speed broadband to facilitate diversification will be supported.

Area regeneration

3.74 Hereford is the county's main economic centre and as such has the potential to influence the prosperity of the whole area. A combined approach to regeneration means investment in covering travel, housing, employment land development and job creation can make a significant difference to the county. It is an objective of the Core Strategy that the role of Hereford as the main business, service and visitor centre for the county will be maintained and enhanced through the expansion of the city centre as part of wider city regeneration. This will include new retail, leisure, tourist and commercial development and new sustainable transport infrastructure. The designated Hereford Enterprise Zone (HEZ) at Rotherwas will further support an enhanced economic outlook with the aim of promoting a more diverse employment base. An extra 5 ha of employment land has been designated as part of a mixed use development at the Lower Bullingham urban extension to support the HEZ. This is an addition to the policy since Revised Preferred Option stage.

3.75 Each of the market towns has their own distinct qualities, reflective of their position in the county and the organic growth of their industries. Ledbury and Ross both benefit from access to motorway links, whilst Leominster and Ledbury have connections to the rail infrastructure. There are clusters of industry within all the market towns, providing valuable employment. Tourism opportunity is a strong feature of all the market towns, which have their own unique selling points. The regeneration of the wider economy of the county's market towns will be prioritised in order to support their viability as key service centres for their rural hinterlands, by ensuring they remain the focus for appropriate levels of new homes and jobs. Whilst no strategic employment sites are proposed in Kington over this plan period, smaller scale employment sites will be encouraged and identified through either Development Plan Documents or Neighbourhood Development Plans.

3.76 The rural economy is populated by small businesses, often sole traders or the self-employed working from home. This is higher than the national average and is driven by increasing opportunities to use technology to work from any location. Businesses in rural areas support the sustainability of local services and communities (Taylor Review of Rural Economy and Affordable Housing, July 2008). Therefore in the rural areas, businesses will be supported by taking into account local demand, the ability to retain, grow or diversify employment opportunities and options to reuse existing buildings and sites, as well as contribution to the sustainability of the area.

Sustainable tourism

3.77 Tourism is worth £469m to the county's local economy (2011). Over 4.7 million visitors come per year mainly for short stays to take advantage of the outstanding countryside, rich heritage and cultural offer. This supports 8,480 jobs. "Visit Herefordshire" is the agency in the county that promotes tourism and alongside the council works to develop it as a visitor destination. The delivery of high quality tourist, cultural and leisure development will be supported in the county where it capitalises on existing assets, develops sustainable walking, cycling or heritage routes, benefits local communities and the economy and is sensitive to Herefordshire's natural and built environmental qualities and heritage assets. The place shaping policies and the general policy on tourism will deliver this part of the strategy.

Connectivity

3.78 A key principle of the Core Strategy is that intensive trip generating development should be built in the most accessible locations. The co-location of employment, shopping, leisure, transport and other facilities means that people can carry out multiple activities in a single journey and there will be a boost to the local retail economy.

3.79 New transport infrastructure countywide (to include a western relief road around the city to facilitate a package of sustainable transport measures within the city) and faster, more accessible ICT/Broadband infrastructure will be delivered to facilitate the generation and

diversification of employment opportunities and to improve accessibility to education and training opportunities.

Retail

3.80 For some time, the retail economy has been losing ground to competition from outside the county from other major centres like Gloucester, Cheltenham and Worcester. To try and address this, Hereford Futures and the council has promoted the development of the £90 million retail scheme in Hereford city centre. This includes a new department store, supermarket and smaller shops, which is fully funded by the private sector.

3.81 The Core Strategy defines a network and hierarchy of centres which forms the basis for the retail strategy for the plan. This hierarchy has been confirmed in the Town Centres Study update 2012 as follows:

Figure 3.4 - Retail hierarchy

Principal centre	Secondary centre	Local centres	Neighbourhood centres
Hereford	Bromyard Ledbury Leominster Kington Ross-on-Wye	Bartestree/Lugwardine Barons Cross Rd, Leominster Bodenham Colwall Cradley Credenhill Eardisley Ewyas Harold Fownhope Kingsland Kingstone Leintwardine Marden Pembridge Peterchurch Weobley Withington	Belmont Bobblestock Bullingham* Chilton Square College Green Folly Lane (Whittern Way) Grandstand Road Holme Lacy Road Holmer West * Hinton Road Old Eign Hill Oval Quarry Road Three Elms* Whitecross

*Neighbourhood centres at Bullingham, Holmer West and Three Elms will be required as part of the urban extensions at these locations.

3.82 The Core Strategy will encourage appropriate town centre and retail investment in Hereford and the market towns of Bromyard, Ledbury, Leominster, Kington and Ross-on-Wye, as well as supporting local services such as village shops, pubs and post offices throughout the rural areas. Regardless of their retail and commercial offer all these centres play a significant role in providing local services and facilities which has many benefits in social, economic and environmental terms.

3.83 This hierarchy recognises the importance of Hereford as the principal shopping centre within the county, serving an extensive rural hinterland. The city centre provides the main location for retail activity in the county, as well as the focus for commercial and administrative services. In addition, a range of leisure, tourism and entertainment opportunities are available in Hereford, which help to enhance footfall within the city centre

and will consolidate the recent improvements in vitality following the opening of the Old Livestock Market retail/leisure scheme. .

3.84 The scale and retail offer of the five market towns varies according to their population size and location, but in broad terms they perform similar functions and play an important role in serving their own populations and rural catchments. The strategy for each market town is outlined in the place shaping section.

3.85 Retail development will be concentrated in the town centre but will be complemented by other uses such as restaurants, cafes, appropriate leisure uses and businesses. Primary shopping areas, which will include both primary and secondary frontages, will be identified through Neighbourhood Development Plans or other Development Plan Documents.

3.86 Neighbourhood centres also play an important role in providing day to day convenience needs for nearby residential areas and generally provide small food stores, other services and community facilities. These centres also have an important role to play both as community hubs and also in helping to reduce harmful emissions by being accessible by foot and bicycle. Specific place-based policies identify where new neighbourhood centres are required to serve strategic developments.

3.87 In the rural areas, village shops and other facilities meet both daily shopping ‘top up’ needs and help to facilitate the independence of those who are not able to travel farther afield. They are important to the vitality of rural communities, acting as a focus and informal meeting place, and provide a valuable service, particularly to those without their own transport. The policies in the place shaping section and the general retail policies will deliver this part of the strategy.

Key outcomes of the strategy for economic prosperity

3.88 These comprise: more local and better paid employment opportunities, so limiting out commuting; business diversification and growth; a more vibrant and robust Hereford City and more economically self-contained market towns and rural areas; and a strengthened role and contribution to the economy for tourism. These deliver Core Strategy objectives 6, 7, 8, 8a and 9.

Improving environmental quality

3.89 The strategy for improving environmental quality will support the creation of sustainable communities through protecting existing built, heritage and natural environment assets, the better use of resources and addressing the causes and effects of climate change.

3.90 A high quality environment has a key role to play in delivering the spatial strategy. Herefordshire has an important cultural heritage, two Areas of Outstanding Natural Beauty and a river of international ecological importance. The high quality environment is important to the quality of life of Herefordshire residents and has a fundamental role in attracting visitors and investment. Green infrastructure, such as open space, biodiversity, geodiversity and other semi-natural features will be protected and enhanced, including networks of green wildlife corridors and spaces. Green infrastructure has an important role in our adaption to climate change and contributing to carbon neutral development.

3.91 The maintenance of the county’s environmental quality and its improvement, where necessary, will be through the preservation, management and enhancement of its environmental assets and safeguarding the natural and cultural environment in an integrated way that supports the health and wellbeing of its inhabitants. Although the approach will be based upon addressing issues at a landscape scale, there will be instances where detailed features and assets should be conserved when they contribute to local distinctiveness.

3.92 The range of environmental factors is considerable and high quality assets extend throughout the county. Balancing the provision of necessary development requirements within such circumstances often requires a rigorous approach to determining the most appropriate option in terms of minimising adverse environmental effects. As a consequence, developers need to work with the council and local communities to assess environmental factors in an integrated manner, with appropriate information informing decisions from the outset and with mitigation and compensatory measures being advanced where necessary. In addition, where opportunities exist to improve environmental quality, these should be pursued.

3.93 In undertaking assessments, the values attached to local distinctiveness by communities can include social and economic perceptions as well as environmental characteristics. Where produced, local guidance should inform the design process. A series of documents exist that provide planning guidance and advice on biodiversity, archaeology and landscape character. Management plans have been prepared for both Areas of Outstanding Natural Beauty within the county and conservation objectives set for sites of international and national biodiversity interest.

3.94 The scale of development within the Core Strategy cannot be met solely through re-using previously developed land and buildings. Accordingly, greenfield sites will be developed during the plan period but the spatial strategy will continue to direct development to the most sustainable locations. Development proposals will be expected to avoid detrimental impact to designations and locally distinctive assets. Where evidence identifies potential impact, development proposals will be required to include mitigation measures appropriate in size, scale and effectiveness. Where the nature of individual assets is site specific, off-site compensation will only be considered in exceptional cases.

Policy SS6 – Environmental quality and local distinctiveness

Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;
- biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;
- historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquillity;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood

development plans and supplementary planning documents should inform decisions upon proposals.

Creating sustainable communities

3.95 The strategic growth areas avoid locations at high risk of flooding wherever possible, to protect against loss of life and recurring damage to property. Flood alleviation measures will be used where flood avoidance is not possible. New development will provide for a range of type and size of sustainably constructed and well-designed buildings to reduce carbon dioxide emissions, contribute to climate change adaptation, enhance energy efficiency and respect local distinctiveness.

3.96 The protection of residential and local amenity is essential to ensuring local communities are and remain sustainable. Amenity considerations include such issues as noise, air quality and lighting amongst others. Within the wider context, the issues of tranquillity and intrinsically dark landscapes may also be material considerations.

3.97 Whilst this strategy will inevitably result in the loss of areas of open land, the approach has generally been to avoid land of high sensitivity in landscape terms or biodiversity interest or land of high agricultural value (although given the scale of development around Hereford this has not always been possible – an issue that is reflected in the Sustainability Appraisal).

3.98 New parks and green spaces in Hereford and the market towns will be delivered to provide facilities for recreation and sport, as well as contributing to the local green infrastructure network, promoting biodiversity and to enhance community health and well-being. Other, necessary new or enhanced community facilities including sustainable transport choices will be delivered in association with new development to improve access to services and reduce the need to travel long distances by private car. Relevant policies in the place shaping section and the general local distinctiveness policies will deliver this part of the strategy.

Protecting the environment

3.99 The location of new development proposed should deliver sites that, protect and/or enhance Herefordshire's natural, built, heritage and cultural assets in the county's cathedral city, historic market towns, smaller settlements and distinctive countryside. In addition Natural England has prepared conservation objectives for each Special Area of Conservation within the county; it is also consulted upon proposals that might affect Special Areas of Conservation and Sites of Special Scientific Interest, and will be aware of management principles that may be relevant to the maintenance and achievement of their favourable conservation status. Management Plans have been prepared for both the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty. These documents will be relevant to the assessment of effects of development upon these important assets. The most rigorous approaches to assessing the effect of development should be taken for those areas with international and national designations, including proposals in areas outside but having an effect upon them, in accordance with the protection afforded to such areas in the National Planning Policy Framework. Sites and features of local importance should also receive an appropriate level of protection when determining the effects of proposals upon the environment and local distinctiveness. Subsequent policies set out the approach that should be applied in relation to these and a number of supplementary planning documents are also referred in their supporting statement which will also be relevant. Appendix (to be determined) provides lists of those which have been identified at the time of drafting this Core Strategy.

3.100 Proposals for new/improved infrastructure to protect water quality, especially of the Rivers Wye and part of the Lugg which are European protected Special Areas of Conservation, will need to ensure the special features of these sites are maintained, despite the requirement for increased sewage treatment capacity from new development.

Better use of resources

3.101 The percentage of previously developed land to be developed over the longer term of the plan period will be much lower than experienced in recent years (which exceeded the national target of 60%) at around 40%. This reflects the scale of strategic land release proposed during this plan period.

3.102 The introduction of renewable energy generation into larger development schemes will be promoted, where viable, to reduce the use of carbon producing fuels. Water management schemes and the use of sustainable drainage measures in new developments will strive towards water neutrality despite increased demands for water usage from new development.

3.103 Where necessary to achieve the objectives of this plan, areas of lower quality agricultural land will be utilised in preference to the best and most versatile agricultural land, in accordance with the National Planning Policy Framework (Para 112), where possible. Changes in agricultural practices and food supply need to be recognised in terms of supporting resilience. In addition, the utility of providing gardens and allotments to support green infrastructure, food productivity and a low carbon economy will also contribute to the vision for the county.

3.104 New waste facilities are to be integrated into sites suitable for industrial use close to the origin of such waste. Proposals to minimise waste, including re-use, recycling and treatment, will need to have been considered in the design of new large scale developments. The strategy of promoting better use of resources is dealt with in policies of the Place Shaping and general environmental policies sections. In addition, the Minerals and Waste Local Plan will provide guidance relating to the safeguarding of mineral resources.

Addressing climate change

3.105 Tackling climate change in Herefordshire will be a difficult challenge. The predominantly rural character of the area often makes access to a range of services extremely difficult and increases reliance on the private motor car. This in turn can have a major impact on CO₂ emissions, the main greenhouse gas that contributes to climate change. These emissions can also have an impact on air quality, particularly in the urban area of Hereford city centre. As well as providing more sustainable transport choices, there is a necessity to facilitate the increased use of renewable and low carbon energy sources and encourage in appropriate cases measures such as the provision of electric car charging points. Together these can go some way towards reducing Herefordshire's dependency on fossil fuels. Enabling the level of development in the strategy has to be balanced against the challenge of protecting the high quality of the built and natural environment, including our best agricultural land where at all possible. Ensuring that new development is resilient to the effects of climate change is also important, for example, including measures to safeguard water quality, reduce water consumption and deal with increased flood risk and surface water flooding. The *Climate Change Background Paper* explains the challenges facing the county, including possible effects on agriculture, flood risk, transport and so on.

3.106 As climate change is acknowledged as a very broad and complicated issue, government legislation will continually be reviewed in order to ensure that Core Strategy policies are demonstrating appropriate measures to reduce our impacts to climate change.

Policy SS7- Addressing climate change

Development proposals will be required to include measures which will mitigate their impact on climate change.

At a strategic level, this will include:

- focussing development to the most sustainable locations;
- delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport;
- designing developments to reduce carbon emissions and use resources more efficiently;
- promoting the use of decentralised and renewable or low carbon energy where appropriate;
- supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles*;
- protecting the best agricultural land where possible;

Key considerations in terms of responses to climate change include:

- taking into account the known physical and environmental constraints when identifying locations for development;
- ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading;
- minimising the risk of flooding and making use of sustainable drainage methods;
- reducing heat island effects (for example through the provision of open space and water, planting and green roofs);
- reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites; and
- developments must demonstrate water efficiency measures to reduce demand on water resources.

Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.

*From field to table – a sustainable food and drink strategy for Herefordshire 2011

Key outcomes of the strategy for environmental quality

3.107 These comprise: recognising the intrinsic character and beauty of the countryside; respecting local distinctiveness; funding new green infrastructure; and addressing the causes and impacts of climate change. These link to Core Strategy objectives 10, 11 and 12.

Delivering and monitoring the spatial strategy

3.108 To implement the spatial strategy, a delivery strategy is set out in the *Infrastructure Delivery Plan (IDP)* which accompanies the Core Strategy. This is supported by the Implementation, Monitoring and Delivery Plan in Appendix 3.

3.109 Where changes are made to national planning policy the annual monitoring process will be used to identify if the policies set out in the spatial strategy require review.

The following monitoring indicators will be used by the council to assess the effectiveness of the strategic policies:-

Social

- housing completions by size, type and tenure and location – assessed in relation to 5 year periods in order to ensure that there remains a flexible supply of available and deliverable land for housing across the county;
- transport patronage by mode;
- housing densities in urban and rural areas.

Economic

- employment land floor space by type and location;
- number of live-work units granted permission;
- accessibility to Broadband;
- number of new jobs created;
- employment and income levels in relation to regional and national averages;
- business survival rate at 3 years;
- GVA per head.

Environmental

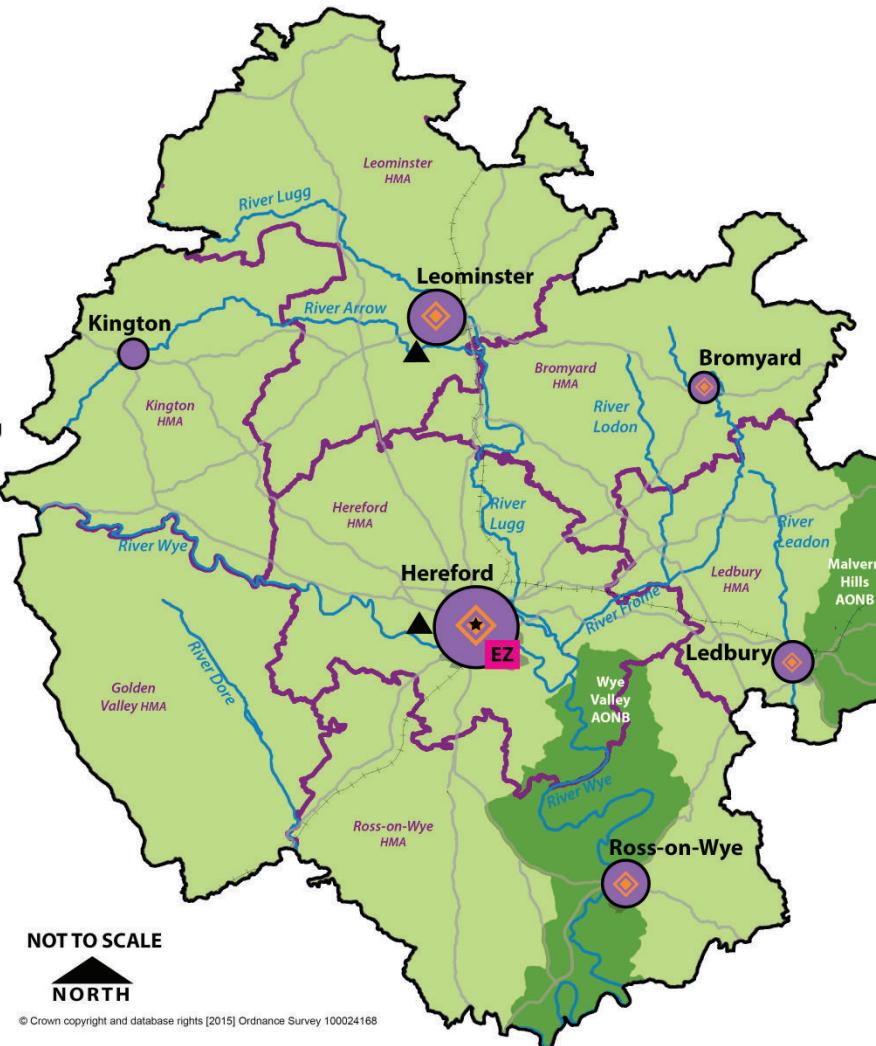
- the percentage of all new development completed on previously developed land;
- total CO₂ emissions per capita (Department of Energy and Climate Change);
- number of decentralised energy schemes granted permission.

Key diagram

- Key**
- (Purple circle) New homes and facilities
 - (Orange diamond) New land for jobs
 - (EZ) Hereford Enterprise Zone
 - (Black triangle) Transport improvements in and/or around settlements
 - (Star) City centre regeneration area including new shopping, learning gateway, new homes
 - (Green square) AONB (Area of Outstanding Natural Beauty)
 - (Black line) County boundary
 - (Purple line) Housing Market Area (HMA)
 - (Blue line) Main River
 - (Grey line) Main road
 - (Dashed line) Railway network

Principal centre
Hereford is the principal centre for health, employment, shopping and leisure

Secondary centre
Kington, Leominster, Bromyard, Ledbury and Ross-on-Wye are the secondary centres offering more local facilities



Distribution of homes and jobs

Broad locations	Homes	Land for jobs
Hereford	6500	15ha
Bromyard	500	5ha***
Kington	200	-
Ledbury	800	15ha
Leominster	2300	10ha
Ross-on-Wye	900	10ha*
<i>Rural part of Housing Market Area (HMA)**</i>		Total
		55ha
Golden Valley	304	To be determined in other development plan documents and/or neighbourhood development plans, and through Policy RA6
Bromyard	364	
Hereford	1870	
Kington	317	
Ledbury	565	
Leominster	730	
Ross-on-Wye	1150	
		Total
		16500

* Existing UDP employment allocation

** HMAs exclude the city and town wards

*** To be determined through Bromyard Development Plan

4.0 Place Shaping

Introduction

4.1 This section sets out proposals for:

- Hereford
- Bromyard
- Kington
- Ledbury
- Leominster
- Ross-on-Wye
- Rural Areas

4.1.1 For each area policies and proposals are set out, including a range of broad locations where larger scale or strategic development is proposed. The Core Strategy does not identify specific development sites. For the purpose of the Core Strategy, a strategic location is generally defined as around 500 or above homes for Hereford, around 100 or above homes within the market towns or around 5 hectares or above for employment land.

4.2 Hereford

The vision for Hereford

4.2.1 By 2031, Hereford will consist of healthy, safe, secure, low crime and sustainable communities with a wide range of homes and employment opportunities for all, which are well serviced by a range of community facilities, green infrastructure and public transport. The imbalance of housing types and income levels across Hereford, particularly within South Hereford, where there is a high concentration of affordable housing and income deprivation, will be addressed by providing a greater balance and mix of properties and employment opportunities across the city and at the urban extensions.

4.2.2 New communities and neighbourhoods will be successfully integrated with existing communities and the surrounding countryside. Residents will have greener environments and energy efficient homes which contribute to reducing the county's carbon footprint. Education and community facilities will be provided within walking distance of residential areas. Developers will be encouraged to have early engagement and consultation with the community including the city/town/parish council.

4.2.3 Congestion in Hereford will be eased by a number of measures. Newmarket Street, Blueschool Street and Commercial Square will be upgraded for pedestrians enabling a range of environmental enhancements, air quality improvements and sustainable transport measures to be implemented. The dependency on the private car will be reduced with a network of cycleways, footpaths and bus priority lanes to enable people within the city to move between home, work, school and other facilities by foot, cycle and bus. A transport hub will enable bus, train, taxi facilities to be linked. Park and Choose/cycle areas will be provided to reduce reliance on private cars to access the city centre. A Relief Road will be key element to a congestion free city by enabling an alternative trunk route, providing additional highway capacity to implement sustainable transport measures and reducing the level of through traffic in the city centre.

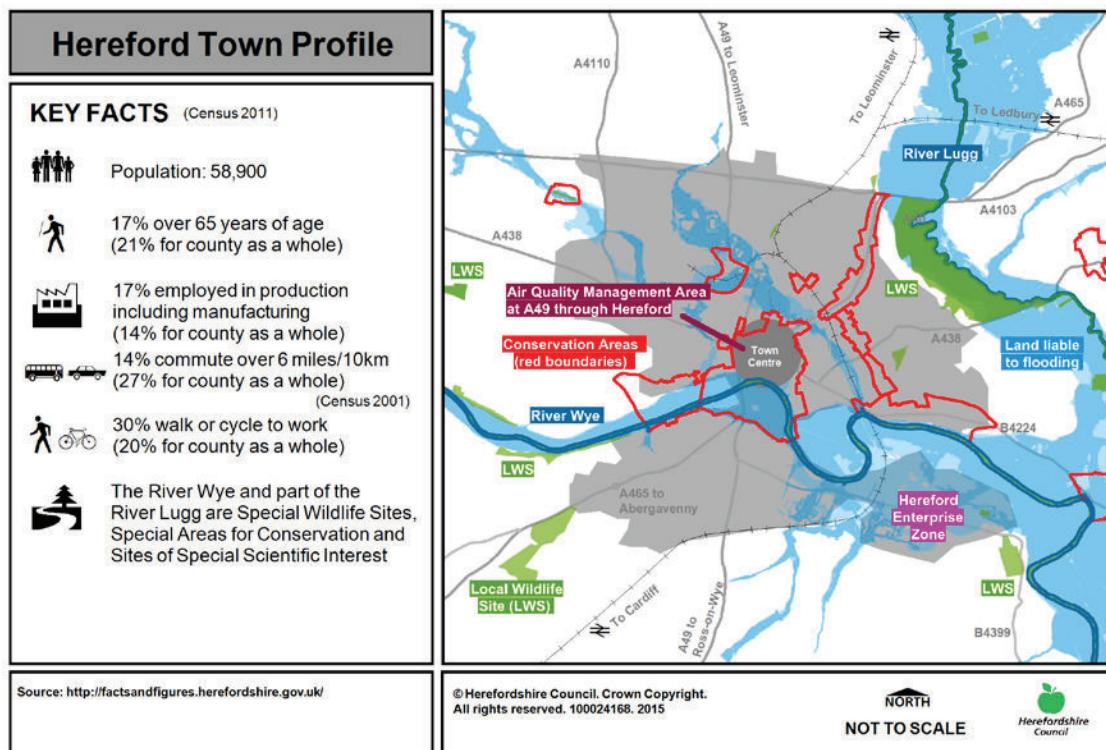
4.2.4 Hereford will be a strong sub-regional shopping, employment, educational, leisure and cultural focus for the county. Comprehensive proposals for regeneration in and around the city centre will complement the historic core by providing homes, jobs, education, shops and leisure facilities, urban greening and transport improvements. This will make the city a vibrant destination of choice for shoppers and visitors alike.

4.2.5 The high educational standards within the county will be capitalised upon by the provision of higher education facilities and additional good quality employment land to encourage higher value employers.

4.2.6 Hereford will be home to innovative design and sustainable construction which complements the existing historic character. Sightlines and heights of new buildings will be sensitive to the city skyline. Areas of the city, its near-countryside setting and wider rural areas will be well connected by a network of high quality open areas, green spaces and green infrastructure. New residential and employment areas will be integrated into the existing urban fabric and surrounding countryside.

4.2.7 To achieve this vision, the following policies will ensure that Hereford maintains and enhances its role as a strategic centre. Within the context of the wider Plan in general, and Policies HD1 to HD6 in particular "Hereford" should be regarded in policy terms as the area to be identified within the Hereford Area Plan. The policies reflect its capacity to accommodate additional development without significant harm to local communities and in sustainable locations. Concentrating the largest portion of the county's development in Hereford will help to develop and support the regeneration of the city in the long term, by capitalising on existing services and other infrastructure and providing greater opportunities for improving and increasing them. Policies HD2, HD4, HD5 and HD6 and the supporting text explain the requirements for the development at the urban extensions in terms of associated infrastructure and facilities.

Figure 4.1: Hereford Town Profile



Policy HD1- Hereford

Hereford will accommodate a minimum of 6,500 new homes within the plan period and a minimum of 15 ha of new employment land.

Major residential development will take place in the following locations:

- 800 new dwellings in Hereford City Centre (HD2)
- 500 dwellings at the Northern Urban Expansion Area (HD4)
- 1,000 dwellings at the Western Urban Expansion Area (HD5)
- 1,000 dwellings at the Southern Urban Expansion Area (HD6)

The remaining housing requirement of around 3,200 dwellings will be provided through the implementation of existing commitments, windfall development and the development of non-strategic sites allocated through the production of the Hereford Area Plan or Neighbourhood Development Plans.

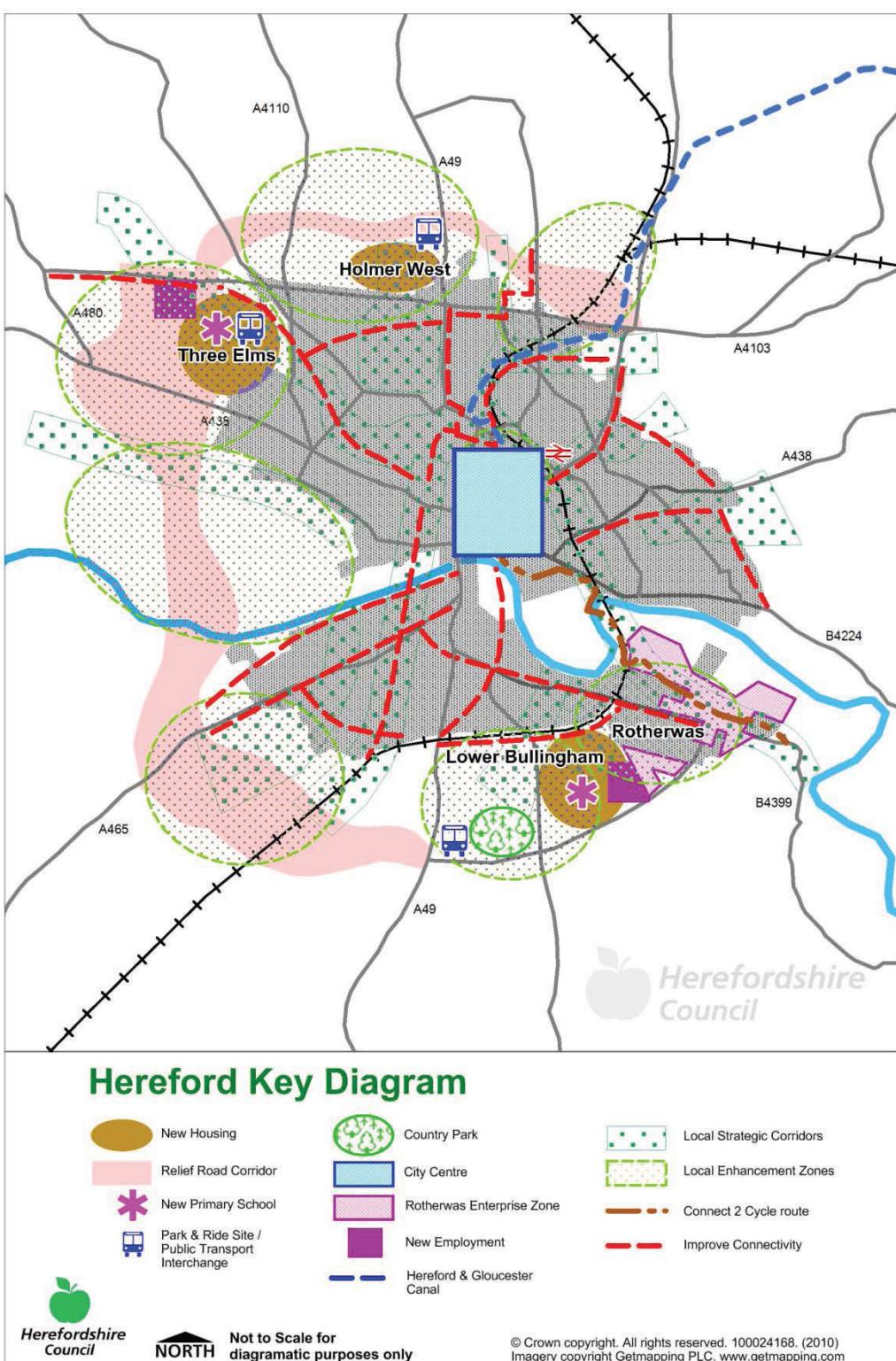
Major employment development will take place in the following locations:

- 10ha of employment land at the Western Urban Expansion area
- Around 5ha of employment land at the Southern Urban Expansion area.

Further employment land provision will be made in accordance with Policy HD7.

4.2.8 Policies SS3 and Appendix 5 together with HD2, HD4, HD5 and HD6 and their explanatory text also set out the particular issues for each area and their infrastructure requirements. However the delivery of development under all these policies will require improvements to the water supply and waste water treatment systems.

Figure 4.2 Hereford Key Diagram



4.2.9 Non-strategic policies and proposals will be contained within the Hereford Area Plan, Minerals and Waste Local Plan, master plans and additional supplementary guidance. These documents will include consideration of:

- non-strategic housing and employment allocations;
- type and mix of energy efficient housing to be provided on non-strategic sites;
- need for additional or improvements to existing open space, play areas and sports and recreation facilities following further evidence base studies currently being prepared;
- the boundaries of the primary shopping areas and the primary and secondary frontages;
- need for further non-strategic retail floorspace;
- enhancement proposals for the historic core and heritage assets including archaeology;
- conservation and design to enhance the city centre and surrounding areas;
- additional sustainable transport measures and car park management;
- need for any renewable energy proposals;
- need for additional waste management facilities;
- need for additional tourism facilities and accommodation in the city;
- design and density policy by character area;
- enhanced night time economy;
- health and well-being;
- need for surface water management in Hereford;
- need for a new police headquarters site and facility and for a new fire station; and
- non-strategic sport, leisure and recreation policies and proposals.

Hereford city centre

4.2.10 Hereford city centre plays an important role in contributing to the economic, cultural and social performance of the wider city and the county as a whole. It has a rich heritage which makes it an attractive location for residents and visitors alike.

4.2.11 The strategic growth policy for Hereford's central area has been influenced by the Hereford City Centre Regeneration Strategy, which sets out a ten-year ambition up to 2018 containing broad views and aspirations for the successful future of the city. The successful and sustainable future of the city relies upon maximising its current strengths and realising opportunities for the regeneration and redevelopment of the city centre. The role of Hereford as the main business, service and focal point for the county will be maintained and enhanced through the expansion of its retail, commercial, leisure and residential functions.

4.2.12 Policy HD2 will strengthen Hereford's role as a focus for the county and outlying areas. Hereford will become a stronger shopping, employment, leisure, education and cultural focus for the county. In addition to new retail and leisure opportunities, city expansion and regeneration proposals will also provide new homes (including affordable ones) and tackle existing movement and flooding constraints, improving the city for residents and visitors. Maintaining and enhancing the city's historic heritage and environmental assets will be high priority issues, as will the sustainability of the new development for existing and future generations.

4.2.13 The Core Strategy aims to improve Hereford's status as a sub-regional shopping destination by enhancing and improving existing facilities and integrating new development into the historic centre. The Eign Gate and Edgar Street regeneration areas are the focus for achieving this aim, and these areas will be defined in detail in the HAP. Development in the Edgar Street regeneration area will be developed in accordance with a masterplan to ensure

the delivery of a high quality mixed use development. This will be informed by the existing masterplan which sets out an overarching vision of how the area will be developed and along with the *Infrastructure Delivery Plan* identifies the required supporting infrastructure to enable the successful delivery of the project.

Policy HD2 – Hereford city centre

The city centre will accommodate around 800 new homes the majority, to be located within a new urban village. Further residential development will take place through the implementation of existing commitments, re-development of existing brownfield sites, re-use of upper floors above commercial premises, infill development and site allocations through the Hereford Area Plan. A target of 35% of these new homes will be mixed tenure affordable with a density that is compatible with the sustainable urban location of the site.

The urban village will be served by safe and attractive pedestrian and cycle links to other areas of the city, the new transport interchange, the Courtyard Arts Centre and nearby areas of green space. A new Link Road will also serve development parcels forming part of the urban village connecting Edgar Street to the west and Commercial Road to the east (with a spur linking Blackfriars Street to the south), as well as assisting in reducing traffic within the core of the city.

Newmarket Street, Blueschool Street and Commercial Square will be re-designed to become safe and attractive routes for pedestrian and cyclists, with improved public transport facilities and enhanced connectivity between the historic city centre and regeneration area partly facilitated by the construction of the new link road.

The urban village will be complemented by other uses and infrastructure forming part of the wider regeneration area creating a sustainable mixed use development which respects and where possible enhances the historic environment. These include the following:

- land and contributions towards a canal basin forming the terminus of the Herefordshire & Gloucestershire Canal, which is being delivered by the Hereford & Gloucester Canal Trust;
- each stage of development which adjoins Widemarsh Brook will maximise opportunities for enhanced biodiversity, to provide flood relief and sustainable surface water drainage solutions and optimised as a green infrastructure link;
- Herefordshire Council in partnership with public transport operators will deliver an integrated transport interchange close to the railway station to maximise opportunities for sustainable travel;
- opportunities for new commercial, tourism, education (including tertiary facilities), leisure, health, civic and police and fire uses will be available to meet any identified need;
- Herefordshire Council will work with the tenant(s) of Edgar Street football stadium to explore opportunities for a sports led mixed-use redevelopment and
- new public car parking facilities.

In order to maintain and enhance the viability and vitality of the city centre, new retail uses will be focused to the core of the city centre as defined below. Any identified need for further major retail development over the plan period will be met within the Eign Gate and that part of the Edgar Street regeneration area which lies within the defined town centre, including the Old Market, along Blueschool Street and through the refurbishment and re-development of the Buttermarket.

Within Hereford city centre, new developments including changes of use will be approved where they:

- provide new commercial and office space in appropriate city centre locations

Policy HD2 cont/d

- maintain and enhance the vitality and viability of the city centre. Proposals for town centre uses outside the defined town centre will be subject to the sequential test and applications for development over 700m² gross floor space will require an impact assessment to determine whether there could be any adverse impacts on the town centre;
- improve overall accessibility by walking, cycling and public transport;
- provide new, or enhanced sport, recreation and leisure facilities for local residents and visitors;
- provide new and improve existing cultural and tourism attractions and facilities, which respect the city's historic character and local distinctiveness;
- enable the provision of a canal basin with associated wharfage and visitor centre;
- enable the protection, conservation and enhancement of Hereford's heritage assets, their significance and setting, including archaeology, with particular regard to the historic street patterns and the skyline.

New homes

4.2.14 Policy HD2 promotes living in the city centre. This has many advantages, including good accessibility levels for residents to a range of services and facilities, encourages walking and cycling and makes best use of existing properties by using vacant and underused spaces above shops and offices. This approach will contribute to the vitality of the city centre as its role is broadened from mainly daytime shopping and business uses to create an inclusive 'evening' economy beyond normal working hours. This will make it a more attractive place to live, as well as boost the local economy.

4.2.15 The development of the urban village will provide the majority of the 800 new homes in the city centre. These will comprise a mixture of apartments and family housing at a minimum average density of 50 dwellings per hectare. 35% of these homes will be affordable, with different types of tenures available, to satisfy identified local needs. Housing will be delivered that meets the needs of all sections of the community, including housing for older persons – a need highlighted in the study of the *Housing and Support Needs of Older People in Herefordshire 2012*. All homes will be constructed to high energy efficiency standards in accordance with other policies in this plan.

4.2.16 The urban village will require associated infrastructure in order to address flooding issues. A key element of this will be the production of an integrated surface water management strategy. This should inform the design and layout of development and help deliver sustainable drainage and flood risk reduction measures taking into account the development of the other strategic sites in Hereford. Access and traffic constraints will also need to be addressed. The need for good pedestrian and cycle links to other parts of the city, including the railway station and retail and leisure areas, is vital to a successful urban village development.

4.2.17 The residents of all new homes will have access to public open space and, where possible, there should be green corridors to link the site to other green areas. Opportunities exist to make an attractive feature of the canal basin and its corridor within the new residential area.

New jobs

4.2.18 The *Employment Land Study Update (2012)* confirms the role of Hereford city as the main business centre for the county and identifies the need to promote small-scale sustainable employment opportunities in and on the edge of the Hereford city area. It also recommends that opportunities for new office development in the city centre should be enhanced.

4.2.19 The development of new commercial and office facilities will take place within the city centre as part of the regeneration scheme. This approach is also supported by the *Employment Land Study Update (2012)*, which concludes that the regeneration as a whole will create a better environment for existing businesses and raise the rates of company formation.

4.2.20 Proposals for office uses outside the city centre will be subject to the sequential approach, as outlined in policy E5. Proposals for offices which have a gross floor space of 700m² or over outside the city centre will be required to provide an impact assessment which meets the requirements of the National Planning Policy Framework and policy E5.

Movement

4.2.21 The regeneration in the north of the city centre will be enabled by the construction of a new link road which will connect Edgar Street, Widemarsh Street and Commercial Road. This new road will create safe access through Edgar Street regeneration area; unlocking development plots, whilst also significantly reducing the large volumes of traffic on the inner ring road. This will improve pedestrian links between the historic city core and the old livestock market area and accessibility within and across the northern section of the Edgar Street regeneration area.

4.2.22 Newmarket Street, Blueschool Street and Commercial Square will be upgraded for pedestrians and cyclists in order to create a safer and more visually attractive environment. An integrated public transport interchange will be provided in the vicinity of the railway station, which will become a central point for access to all modes of transport, providing transfer opportunities for trains, buses, taxis, private and hire cars, mobility vehicles, cyclists and pedestrians.

4.2.23 The *Local Transport Plan* aims to support growth of the city by improving traffic management and promoting walking and cycling for the majority of trips. The strategy identifies a number of strategic and non-strategic transport measures and smarter travel initiatives to encourage modal shifts from private cars to public transport, walking and cycling.

Green infrastructure and open space

4.2.24 The city has a number of natural heritage assets with the River Wye flowing through it with its associated landscape, biodiversity, recreation and tourism benefits. The River Wye is a designated Special Area of Conservation and Site of Special Scientific Interest. Development proposals must meet the requirements of Policy SD4, which will ensure that the achievement of water quality targets for the county's rivers will be met. This is a key environmental objective of the Core Strategy. The wider river corridor provides a special setting for the city and brings opportunities for open space and green infrastructure. Its distinctiveness helps to provide an attractive location to live and work, which needs to be protected and enhanced. New development should respect this natural heritage. The importance of managed green spaces as a positive element in city living is recognised, with these assets providing opportunities for recreation, leisure and tourism. These natural and managed assets make an important contribution to the green infrastructure of the city centre and wider area and should be protected and enhanced. Opportunities for new and enhanced

green infrastructure within the city; particularly associated with the River Wye corridor and the Edgar Street regeneration area, should form part of any new proposals.

4.2.25 The *Green Infrastructure Strategy 2010* identifies an enhancement zone in the city centre at the confluence of a number of strategic green infrastructure corridors and includes the Edgar Street regeneration area. The strategy highlights a number of important biodiversity features, including the Widemarsh Brook, the 'Police Meadow' and the railway corridor, where there will be numerous opportunities to enhance, as well as create additional green infrastructure, as part of the redevelopment of this area.

Education facilities

4.2.26 Contributions and/or community infrastructure levy monies will be sought from new development for the enhancement of primary and secondary education facilities to accommodate increased demand from new residents. The city centre will play a role in providing greater access to higher education. At the time of adoption there is an ambition to create a University in Hereford, the principal of which is fully supported by Policy SC1.

Heritage

4.2.27 Hereford's heritage must be viewed as a valuable asset as the city expands and changes. Development proposals will be expected to demonstrate how heritage assets, their significance and setting, will be protected, conserved and where appropriate enhanced. Hereford is fortunate to have a wealth of historic buildings, archaeological remains, historic streetscapes, such as Widemarsh Street and St Owens Street and open spaces, which provide valuable settings for historic buildings, for example; at the Cathedral Close and the plots of the adjoining Canons' houses. Within Hereford there is the nationally designated Hereford Area of Archaeological Importance (AAI). Additionally, opportunities exist to enhance the setting of existing heritage assets including the City Wall and Blackfriars Friary/Coningsby Hospital site. Public realm works to Newmarket Street and Blueschool Street will also provide the opportunity to improve the setting of the City Wall, an important historic asset.

4.2.28 In addition to central and local government guidance on the protection of heritage assets, there are a number of background studies undertaken to form part of the evidence base for the Core Strategy. The findings and recommendations of these studies must be referred to as part of any masterplanning of new proposals in the city and they will be central to the appropriate future development of Hereford. These include the following:

- *Hereford Rapid Townscape Assessment 2010*: which identifies areas of local interest, sites for potential development and enhancement and factors that contribute to the loss of character
- Hereford Urban Archaeology Strategy comprising the Hereford Urban Archaeological Database, Characterisation of the *Historic Townscape of Central Hereford 2010*, the Research Framework (2012) and the Strategy itself (2013) – a form of historic landscape characterisation, undertaken in an urban context, examining the townscape from an archaeological perspective, and
- *Hereford Town Centre: Streetscape Design Strategy 2009* guidance on the development, management and maintenance of new and existing streets.

Retail

4.2.29 The *Town Centres Study Update 2012* confirms Hereford as the principal shopping centre within the county. Although the report acknowledges that Hereford has been affected by the downturn in the economy along with many other town centres in the United Kingdom, it finds that the city centre shows signs of resilience and its outlook is good. The opening of the Old Market (2014) added to the existing mix of national multiples and independent

traders and strengthens Hereford's role as a principal centre, providing economic benefits and reducing unsustainable travel and retail expenditure leakage to other cities such as Worcester, Cheltenham, Bristol and Cardiff.

4.2.30 The city centre of Hereford, referred to as 'town centre' for the purposes of Policy E5 includes primary and secondary frontages which will be defined by the Hereford Area Plan (HAP). Retail development will be concentrated in the town centre. Applications for proposals which have a gross floor space of 700m² or over, outside the defined centre, as defined by the HAP, will be required to provide an impact assessment which meets the requirements of the National Planning Policy Framework and policies E5 and E6.

4.2.31 Following the opening of the 'Old Market' (2014) the findings of the Town Centres Study Update 2012, indicates that opportunities remain for new retail development in the city centre, particularly within the Eign Street regeneration area. Therefore at the time of adoption there is no need to allocate additional development sites for retail or other uses within the city. However this situation will be reassessed when the Hereford Area Plan is produced. The Hereford Area Plan will also provide an opportunity to reconsider the extent of the town centre and primary and secondary retail frontages

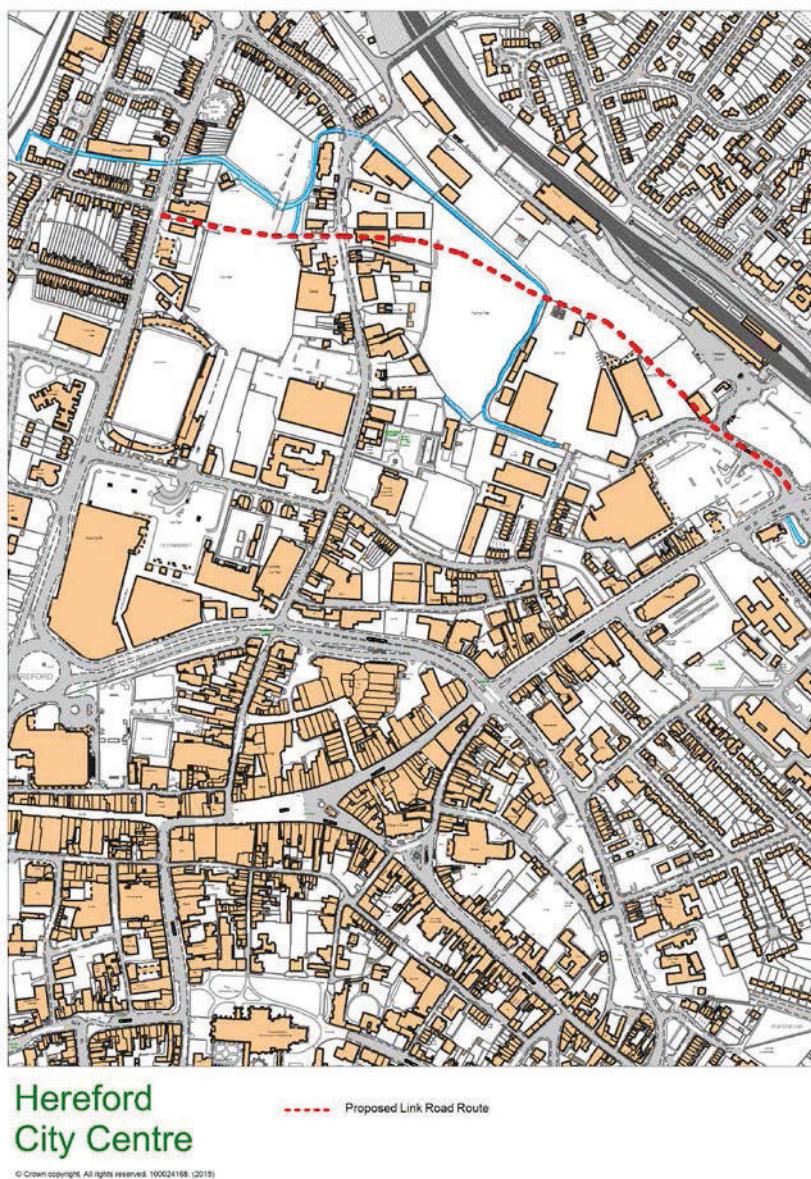
Leisure and tourism

4.2.32 Tourism plays an important role in Hereford's economy and it will be promoted through the planned mixed-use regeneration of the city. Opportunities to attract more tourists, who make an important contribution to the local economy, will be supported where appropriate. The business tourism potential can be further developed through the promotion of new meeting/conferencing facilities, which make better use of existing assets, such as the Courtyard Theatre for example. The *Marches Hotel Study* (2012) identifies capacity for new hotels as well as the potential for the redevelopment and/or extension of existing hotels. Opportunities to promote tourism and recreation activities on the River Wye in Hereford will be encouraged where they are in accordance with policy E4 on Tourism.

4.2.33 Opportunities will be facilitated through the Core Strategy and Hereford Area Plan for other leisure and tourism uses within the extended city centre.

4.2.34 Any proposals for leisure uses outside the town centre, having a gross floor space of 700m² or over, will be subject to the sequential test and be required to provide an impact assessment which meets the requirements of the National Planning Policy Framework and policy E5.

Figure 4.3 – Hereford City Centre



Surface water management and flooding

4.2.35 A proportion of the Edgar Street regeneration area lies within Flood Zone 3. The Yazor Brook flood alleviation scheme has now been completed, which provides some flood relief to the Edgar Street regeneration area and outlying areas. Secondary measures are required to ensure that any development in this area is safe and will not increase flood risk to third parties. Further measures will also be implemented within the city that will improve surface water drainage and any residual flooding impacts. This may include opportunities in other parts of the city to attenuate flood flows from existing watercourses. Developers will also be required to provide surface water management plans to ensure sustainable surface water drainage solutions are adopted and risk of flooding is minimized as well as a detailed Flood Risk Assessment to ensure flood risk improvement. The restoration of the canal may also provide an opportunity to mitigate flood risk in the longer term. In flood risk terms, sequentially, the Edgar Street regeneration area is considered acceptable for redevelopment proposals, including residential development described in policy HD2. Issues of low flows in the Yazor and Widemarsh Brooks also require consideration. Regard will also be had to the

impact of development on the water quality issues in relation to the River Wye SAC in accordance with policy SD4.

Movement

4.2.36 Facilitating access and maximising connectivity within the city by all transport modes is essential to reduce congestion, support future prosperity and enable growth within Hereford. The Core Strategy is complemented and supported by the Local Transport Plan within the city on the basis of a transport strategy for Hereford.

4.2.37 Transport modelling undertaken to understand the extent of existing traffic issues and how the city's growth can be supported in the long-term has indicated that new highway infrastructure supported by a "package of sustainable transport improvements" are required. Sustainable transport measures on their own, without new highway infrastructure will not accommodate the additional travel demand derived from the planned growth in the Core Strategy.

4.2.38 The convergence of the county's highway network in Hereford means that the city's roads must accommodate both long distance and local traffic. The city network has only one main river crossing which, combined with the levels of local through traffic, results in increasingly prolonged periods of congestion. As a result, the A49 between Asda and Newtown roundabouts, the inner ring road and much of Whitecross Road have been declared an Air Quality Management Area (AQMA).

4.2.39 The scale of future development proposed for Hereford and the county will place further demand on the city's constrained highway network infrastructure resulting in increased periods of congestion and consequentially greater environmental problems, unless the demand for short distance car journeys can be reduced by encouraging more people to walk, cycle or use public transport within Hereford.

Policy HD3 - Hereford movement

Herefordshire Council will:

- Improve Hereford's economy by increasing connectivity to the national and local transport networks by reducing congestion and improving journey time;
- Improve health, wellbeing and the environment by improving air quality and reducing noise through maximising opportunities for the use of sustainable transport modes, particularly for short distance journeys.

Herefordshire Council will use a variety of funding mechanisms to deliver the following:

- Packages of transport improvements focussing on key routes into the city delivering a range of public realm improvements and improving access and connectivity for sustainable mode users;
- Behavioural change campaigns which will complement infrastructure delivery to encourage sustainable mode use and healthy lifestyles.
- Reduced reliance on car use by incorporating sustainable mode routes within new developments and connecting them with existing networks;
- Improvements to public transport infrastructure enabling improved access and integration between bus and to rail services;
- Convenient, safe and secure car parking facilities which attract shoppers and visitors and deter commuter parking in the city centre, through the development of Park and Choose sites; and
- A Relief Road to the west of Hereford to reduce the volume of traffic from the city centre and enable the delivery of walking, cycling and bus improvements on the existing highway network. The road will be designed and developed in such a way which avoids and mitigates adverse impacts or physical damage to or loss of habitats, noise pollution and vibration, light pollution, air pollution, flood risk and water quality on the River Wye SAC, as well as residential amenity and business interests. Consideration of the impact of the road on heritage assets, their significance and setting, as well as the historic character of the wider landscape will also be required. Further assessments will be undertaken as part of the Hereford Area Plan and subsequent planning application(s).

The pace of delivery of transport and movement infrastructure will be aligned with that of housing provision in accordance with policy SS3.

4.2.40 The Hereford Transport Strategy includes a programme of infrastructure and services to facilitate growth proposals including:

- real time information on core bus network and stop upgrades;
- active travel network;
- extension of Destination Hereford project;
- Hereford transport hub;
- city centre refurbishments;
- bus priority measures;
- rail track and signal improvements between Hereford and Malvern; and
- facilities to support electric and low carbon vehicles.

Particular transport infrastructure necessary to bring forward the Core Strategy proposals are detailed in the *Infrastructure Delivery Plan*.

4.2.41 A key element of the long-term Hereford transport strategy is the requirement for a Relief Road. This vital addition to the city's transport network will enable the reallocation of existing highway for bus priorities and walking and cycling measures and the re-routing of the existing A49 Trunk Road (managed by the Highways Agency) removing longer distance traffic from the centre of the city.

4.2.42 The *Hereford Relief Road – Study of Options* (Aug 2010) reviewed all route options and assessed the impacts of the routes in relation to environmental, engineering and traffic impacts. The inner western corridor is the preferred corridor for the Relief Road based on the study's overall assessment.

4.2.43 The report indicates that the impact on biodiversity at the River Wye crossing can be largely mitigated through the use of wide span structures and avoidance of direct working in the watercourse.

4.2.44 The first section of the Relief Road to be constructed will be the section between the A49 and A465, as part of the South Wye Transport Package (as identified in the *Local Transport Plan*). The second section will link the A465 and the A4103 and include a bridge crossing of the Wye. This section will be co-ordinated with the delivery of the Western Urban Expansion at Three Elms. The final section would link the A4103 to the western and eastern sides of the A49 in the north of Hereford. Costs of the link sections are highlighted within the study.

4.2.45 Detailed alignment of the road will be shown in the Hereford Area Plan. Close working with key statutory stakeholders and any necessary assessments will be undertaken in preparing the HAP and subsequent planning application(s) to ensure the avoidance of impact on natural assets and appropriate identification of mitigation measures, particularly in relation to impacts from physical damage/loss of habitat, noise pollution and vibration, light pollution, air pollution and water quality on the River Wye SAC. The design and exact location of the proposals will need to fully take account of flood risk to ensure no detriment to third parties. Regard should also be had to any impact on Source Protection Zones. Consideration of the impacts on the historic environment will also be required with particular regard being paid to any designated heritage assets, including their significance and setting, archaeological interest, and the historic character of the wider landscape.

4.2.46 In addition, it will be essential to work closely with the Highways Agency to ensure that all opportunities are realised to re-route trunk road traffic to the new Relief Road. This will reduce the intrusion of commercial and longer distance traffic through the city centre, reduce existing air quality problems and provide the council with greater control of the existing city transport network.

Hereford urban expansion areas

4.2.47 Three expansion areas and associated infrastructure, services and facilities are proposed. The broad location of these is shown in Figure 4.2: Hereford Key Diagram and the proposals are described in the following paragraphs.

Northern Urban Expansion (Holmer west)

4.2.48 A location to the north of the city has been identified as a strategic urban expansion area. This area is broadly located north of the A4103 and west of the A49 extending westwards towards the A4110 comprising predominantly of agricultural land.

4.2.49 Holmer West will be planned on a comprehensive basis. This will include variations in layout, density and design to achieve a form and character to the development that respects the landscape sensitivity, and existing natural and historic features of the area.

Policy HD4 – Northern Urban Expansion (Holmer West)

Land at Holmer west will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The development will be expected to provide:

- 500 new homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the *Herefordshire Local Housing Market Assessment*;
- a target of 35% of the total number of dwellings shall be affordable housing;
- Park and Choose site (land and infrastructure) adjacent to the western side of the A49 in close proximity to the Hereford Relief Road and land or a contribution to facilitate the construction of the adjoining phase of the Hereford Relief Road;
- walking and cycle routes and green infrastructure corridors linking to the Park and Choose site the existing public right of way network and existing education and community facilities and employment sites in the locality;
- appropriate new green buffers and linear green routes, particularly along Ayles Brook;
- measures to mitigate flood risk both for the new homes within the expansion area and for the benefit of existing residents and businesses in other parts of the city through the incorporation of sustainable urban drainage solutions, as part of the green infrastructure network and measures to control water levels within Ayles Brook;
- appropriate provision of and contributions towards indoor and outdoor sports and play facilities, open space and allotments;
- where appropriate a contribution towards pre-school facility and contributions towards the enhancement of existing primary and secondary school provision and any identified need for other community infrastructure/facilities; and
- sustainable standards of design and construction.

This expansion area will be accessed primarily off the A4103 Roman Road. The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure.

New homes

4.2.50 This policy will deliver a minimum of 500 new homes will be provided within the Holmer west area. All will be built to high energy efficiency standards. A target of 35% will be affordable. Housing will be delivered that meets the needs of all sections of the community including housing for older persons – a need highlighted in the study of *the Housing and Support needs of Older People in Herefordshire 2012*. The design and styles of the new housing will complement the built and landscape character of the locality and the scale and density will be reflective of the topography and prominence of the area. The development will need to be laid out and all homes and community buildings constructed to a high sustainability standard to ensure energy and water usage is minimised and sustainably sourced materials are used where practicable. This will include the use of renewables and other low carbon energy sources.

Movement

4.2.51 The new area will be required to encourage sustainable modes of travel and discourage car use. It will be primarily accessed from Roman Road with the option of a further access link to the northern Hereford Relief Road corridor and Park and Choose. The

scheme will be reliant on walking and cycling routes and bus priority to access the city and existing community facilities.

4.2.52 A Park and Choose site is planned on part of the northern expansion area, alongside the A49, which will work in combination with the proposed western and southern Park and Choose facilities. The design and siting of the Park and Choose should take into account any impact on the landscape.

Landscape and heritage

4.2.53 The landscape character assessment defines this broad location as being ‘principal settled farmland’. The expansion area is of a high to medium sensitivity on the higher northern portion of the land. However, as the land falls away southwards towards Ayles Brook, the landscape is less sensitive to change. Careful consideration must be given to the impact of the development on the landscape and vistas. Landscape characteristics should be used to direct new development to the most appropriate areas, which is likely to concentrate most built development to the lower, southern three quarters of the expansion area. The masterplan should identify measures which will successfully integrate the new development into the landscape setting including opportunities for enhancement to restore and reinforce the landscape character.

4.2.54 Listed buildings and a Scheduled Ancient Monument at St Bartholomew’s Church and Holmer House lie to the east of the expansion area. New development should be designed to ensure that the impacts on the significance and the setting of these heritage assets are minimised and that opportunities for enhancement are pursued and regard should be had to the Herefordshire Historic Land Characterisation project. There is potential for significant buried archaeological remains to survive within this area as parts of it are adjacent to the Roman Road and aerial photographs indicate the presence of former settlements here. Earthworks also indicate the presence of medieval settlements.

Green infrastructure and biodiversity

4.2.55 The *Green Infrastructure Strategy 2010* identifies the expansion area as predominantly arable in use. It lies within a local enhancement zone (HerLEZ3) and incorporates strategic corridor HerLSC3. The strategy identifies a number of opportunities to enhance existing green infrastructure, including establishing robust linear habitats along Ayles Brook, planting new hedgerows and traditional orchards and appropriate planting to soften the transition between settlement and open countryside. A network of green infrastructure will be required with linear green routes which can be used for biodiversity and conservation as well as sustainable transport routes, leisure and flood management. The expansion area’s natural characteristics and features together with the area’s heritage assets should form the basis for new green infrastructure and open space proposals. Opportunities exist for the retention and enhancement of field boundaries and other linear features, and for the maintenance and enhancements of connectivity between habitats.

Community, recreation and education facilities

4.2.56 Appropriate community facilities will be provided within the area to support the identified need to support the new development. Contributions will be sought where appropriate for primary and secondary education facilities in order to accommodate children living in the expansion area. There will also be a need for contribution towards expanded pre-school provision within existing primary schools or the provision of a new pre-school facility as part of the expansion area.

4.2.57 The *Open Space Study 2007* highlights there is an under provision in the north of the city of natural and semi-natural green space. The *Play Facilities Strategy 2012* identifies provision north of the city as being ‘average’ with particular gaps in the provision for older children. Therefore the development will be expected to incorporate acceptable levels of

open space and play facilities in accordance with Policies OS1 and OS2 and additional semi natural green space. Provision for community allotments will also be required to assist in meeting the shortfall in provision across the city.

Fluvial flooding, surface water management and drainage

4.2.58 The expansion area is within Flood Zone 1 which has a low probability risk of flooding, with the exception of the southern eastern boundaries defined by the Ayles Brook which is identified as being in Flood Zone 3. Ayles Brook is an existing source of flooding to properties, community facilities and highway infrastructure south of the site. Therefore a detailed Flood Risk Assessment to model the Ayles Brook, to accurately ascertain the degree of flooding from this watercourse, will be required. This assessment will inform decisions regarding the developable area of the site and the required mitigation measures. Overall, the developer will be required to demonstrate that adequate measures, primarily through the development of sustainable urban drainage systems, are incorporated within the development to mitigate flood risk for existing residents. The area suffers from low water pressure and therefore an upgrade to the mains water supply to serve the area may be required. Improvements in the capacity of the public foul drainage network in the locality will also be required to serve the new development.

Western Urban Expansion (Three Elms)

4.2.59 Land on the outskirts of Hereford, north west of the city centre, is identified as a location for a major mixed use urban expansion of the city. The area is broadly located between the A4103 to the north and A438 to the south, immediately west of Yazor Road extending westwards towards the new livestock market. The land is currently predominantly being used for agriculture and is of low/medium landscape sensitivity. Yazor Brook runs through the land and the brook corridor is designated a flood zone. The existing residential areas of Three Elms and Kings Acre are adjacent and Huntington Conservation Area is within the development area.

4.2.60 The expansion area referred to as Three Elms will be planned on a comprehensive basis, informed by a development brief and masterplan prepared through the Hereford Area Plan. This will include variations in layout, density and design to achieve a form and character to the development that respects the landscape sensitivity and existing natural features of the area and the setting of Huntington Conservation area.

4.2.61 In planning for urban growth to the west of the city, it will be essential that the development integrates both visually and physically with the remainder of the city and existing neighbouring communities.

Policy HD5 – Western Urban Expansion (Three Elms)

Land at Three Elms will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The development will be expected to provide:

- a minimum of 1,000 homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the *Herefordshire Local Housing Market Assessment*;
- a target of 35% of the total number of dwellings shall be affordable housing;
- delivery of land and infrastructure to facilitate the construction of the adjoining phase of the Hereford Relief Road;
- a minimum of 10 hectares of employment land, comprising predominantly of a mixture of use class B1, B2 and B8 located near to the new livestock market with access to the Hereford Relief Road and Roman Road;
- land and infrastructure for Park & Choose facilities;
- a new linear park along the Yazor Brook corridor connecting with the existing green infrastructure links east of the expansion area, the public rights of way network within and adjoining the expansion area and informal recreation space;
- a series of new green infrastructure connections which enhance the biodiversity value of the area and also serve as pedestrian cycle links through the development, including optimising the use of the disused railway line to connect with the transport interchange, schools, community facilities, employment land and the remainder of the city;
- provision for new bus links through the expansion area;
- development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and contributes to the distinctiveness of the site and surrounding environment;
- the provision on site of appropriate sports and play facilities, formal and informal open space, community orchards, woodland planting and allotments;
- integration of Huntington village into the development area in a way which respects, protects, conserves and, where possible, enhances the setting of the Conservation Area and heritage assets;
- 210 primary school places and where appropriate contributions towards new pre-school facilities;
- an extension of Whitecross High School to increase capacity from a 6 form entry to 7 form entry school, with commensurate school playing field provision;
- a neighbourhood community hub to meet any identified need for small scale convenience retail, community meeting space, health provision, indoor sports and other community infrastructure/facilities where appropriate;
- sustainable urban drainage and flood mitigation solutions to form an integral part of the green infrastructure network;
- opportunities to mitigate flood risk arising from Yazor Brook for existing residents and businesses within the city; and
- sustainable standards of design and construction.

The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure.

New homes

4.2.62 This policy will deliver a minimum of 1,000 new homes will be provided within the western expansion area. Around 35% of the total number of dwellings will be affordable housing to be distributed in small clusters across the development. Housing will be delivered that meets the needs of all sections of the community, including housing for older persons – a need highlighted in the study of the *Housing and Support needs of Older People in Herefordshire 2012*.

4.2.63 This expansion area will be developed in smaller clusters to create new neighbourhoods that dovetail in with existing communities adjoining the development area. It is anticipated that the residential element of the new growth will be to the east of the Hereford Relief Road, adjacent to the existing urban fabric.

New employment

4.2.64 The provision of additional 10 hectares of employment land will balance the existing provision to the south of the city within the Hereford Enterprise Zone at Rotherwas and to the north at Moreton Business Park. Employment land should be provided close to the new livestock market, with potential access on to the Hereford Relief Road and A4103 and pedestrian/cycle links to the development area and city beyond. This land is relatively flat, will have good road frontage and is sufficiently large to offer opportunities for large and small scale businesses, thus adding to the diversity of employment land options around the city. The expansion area will also offer opportunities for live work units.

Sustainable construction and resources use

4.2.65 All homes, community and employment buildings will need to be constructed to a high sustainability standard to ensure energy and water usage is minimised and sustainably sourced materials are used where practicable. This will include the use of renewables and other low carbon energy sources and the feasibility of combined heat and power systems will also be investigated.

Movement

4.2.66 A package of transport measures in the area will assist in creating a development which is less dependent on the private car whilst providing safe and convenient access to the local and future strategic road network (Hereford Relief Road). The new urban extension will be designed to inhibit traffic and facilitate more sustainable travel choices. Key to achieving this will be the creation of new pedestrian and cycle links through the development area connecting with existing links within the city and local community facilities. Where necessary, the development will also be required to upgrade existing links to make them more user friendly for pedestrians and cyclists. Additionally, the provision of new, or enhancement of, existing bus links to serve the new community will also be required, including the introduction of bus priority measures both within the development and on the existing highway network.

4.2.67 Vehicular access options will need to be informed by a traffic assessment but opportunities exist to connect to Roman Road, Three Elms Road and Kings Acre Road as well as the new Relief Road.

4.2.68 The development will also include a Park and Choose site with ancillary facilities such as secure cycle lock ups.

Green infrastructure

4.2.69 A network of green infrastructure is planned within the western expansion area. Green corridors which can be used for biodiversity and conservation enhancement as well as leisure and sustainable transport routes will be required.

4.2.70 Linear green spaces will also be provided along existing footpaths to link key features within the development, including the Park and Choose site, to existing facilities such as schools, employment and retail areas. The old railway and Yazor Brook linear green spaces should link to existing footpaths and cycleways through Moor Park and into the city via Plough Lane. Opportunities to link heritage assets as part of the green infrastructure network should also be explored.

Heritage

4.2.71 Within the expansion area, the development will need to respect and where possible enhance the setting of Huntington Conservation Area and the rural character of Huntington Lane. Key attributes such as the built heritage within the conservation area, the landscape setting of the village and the width, hedgerows and alignment of the lane will be safeguarded and enhanced whilst also ensuring the development fully assimilates with these features. The potential for survival of significant buried archaeological remains within the expansion area is high. The development will also be required to conserve and where possible enhance other heritage assets. The historic linkages in this area should not be obscured and new development should maximise the potential for vistas that take in the key landmark and historic feature of Credenhill Park Wood. Regard should be had to the historic landscape characterisation project in relation to the design of the development.

Community hub and facilities

4.2.72 A community hub would address the needs of the new homes and the existing residents of Three Elms, Kings Acre, Bobblestock and Moor Park. This hub could provide a range of multi-agency use facilities, including a health centre, pre-school education, community rooms and local convenience retail. To serve as a hub, it will be situated near the new school, with safe direct pedestrian and cycle access to existing communities.

New education facilities

4.2.73 210 primary school places will be required to meet the educational needs of the new population generated by the development.

4.2.74 Whitecross High school is the principal secondary school likely to serve the development. This school is currently at capacity and therefore the development will also deliver an extension of the school to create capacity for an additional form (150 pupils). This is most likely to entail building on the existing school playing fields and therefore new playing fields to serve the larger school will need to be provided adjoining the school.

Surface water management and fluvial flooding

4.2.75 The Yazor Brook corridor is designated as floodplain which also extends to a wider land area at the eastern end of the expansion area. The *Water Cycle Study* and the *Strategic Flood Risk Assessment* have highlighted that a strategy to address both the sustainable management of new surface water discharges from the urban extension and measures to mitigate against fluvial flood risk will be required. This is likely to encompass surface water attenuation features which will be an integral part of the development and will provide opportunities for biodiversity enhancement. A detailed flood risk assessment will be required to address these issues. Yazor Brook is also an existing source of flooding to properties, community facilities and highway infrastructure east of the expansion area and the development will also need to include measures to assist in reducing this existing flood risk, in accordance with national policy and technical guidance on the management of flood risk. The area suffers from low water pressure and therefore an upgrade to the mains water supply to serve the area may be required.

4.2.76 With regard to the Whitecross High School expansion, flood management and mitigation will also be required. Opportunities to utilise existing and new playing fields for flood betterment will be explored.

Minerals

4.2.77 The expansion area is subject to a safeguarding policy in respect of mineral reserves (sand and gravel). Applications for development will be assessed in this respect using the saved UDP policy M5 until this is replaced by the Minerals and Waste Local Plan policy.

Southern Urban Expansion (Lower Bullingham)

4.2.78 A strategic location to the south of the city at Lower Bullingham has been highlighted as an expansion area for urban growth. This location is to the east of Hoarwithy Road between the railway line and the Rotherwas Access Road.

4.2.79 The expansion area referred to as Lower Bullingham will be planned on a comprehensive basis, informed by a masterplan prepared through the Hereford Area Plan. This will include variations in layout, density and design to achieve an organic form and character to the development that respects the landscape sensitivity and existing natural features of the area.

Policy HD6 - Southern Urban Expansion (Lower Bullingham)

Land at Lower Bullingham will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The development will be expected to provide:

- a minimum of 1,000 new homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the *Herefordshire Local Housing Market Assessment*;
- a target of 35% of the total number of dwellings shall be affordable housing;
- around 5 hectares of employment land comprising a mixture of use class B1, B2 and B8 to complement Hereford Enterprise Zone;
- suitable vehicular access to the site principally from the B4399;
- Park and Choose site (land and infrastructure) adjacent to the A49/ Rotherwas Access Road roundabout;
- green infrastructure corridors through the area to include strategic greenways along Red Brook and Norton Brook and links with Withy Brook;
- creation of a country park to incorporate new footpaths linking with the existing public right of way network in the locality, woodland and orchard planting;
- development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and contributes to the distinctiveness of the site and surrounding environment;
- the provision on site of appropriate sports and play facilities, open space, community orchards and allotments;
- 210 primary school places and where appropriate contributions towards new additional pre-school facilities;
- a neighbourhood community hub, including small scale convenience retail and provision of and/or contributions towards any identified need for other community infrastructure/facilities, including community meeting space and health provision, indoor and outdoor sports, where appropriate;
- sustainable urban drainage and flood mitigation solutions to form an integral part of

- the green infrastructure network;
- new direct walking, cycling and bus links from the urban extension to the Park and Choose to the west, Hereford Enterprise Zone to the east and existing communities and the city centre to the north;
- sustainable standards of design and construction; and
- the protection, conservation and, where possible, enhancement of the heritage assets, their significance and setting. An evaluation of the archaeological importance of the area should be provided to ensure appropriate protection of heritage assets and inform the detailed development proposals.

The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion area and the provision of key new infrastructure.

New homes

4.2.80 This policy seeks to deliver a minimum of 1,000 new homes with a minimum of 35% of the total number of dwellings will be affordable housing, to be distributed in small clusters across the development. Housing will also be delivered that meets the needs of all sections of the community including housing for older persons – a need highlighted in the study of the *Housing and Support needs of Older People in Herefordshire 2012*. The housing will be predominantly two storeys in height, reflecting the residential character of the locality.

Sustainable construction and resources use

4.2.81 All homes, community and employment buildings will need to be constructed to a high sustainability standard to ensure energy and water usage is minimised and sustainably sourced materials are used, where practicable. This will include; the use of renewables and other low carbon energy sources. The feasibility of combined heat and power systems will also be investigated, possibly in combination with the Hereford Enterprise Zone at Rotherwas.

New employment

4.2.82 The Hereford Enterprise Zone (HEZ) lies adjacent the expansion area and will provide opportunities for local employment. Part of this designation includes land within this urban extension. To assist with the delivery of future employment land on the HEZ, provision for around 5 hectares of employment land is included as part of the urban extension. This would largely relate to land west of Watery Lane and be linked to the new housing and the remainder of the employment area by new walking and cycling routes. The composition of employment uses will need to complement that to be provided on the remainder of the HEZ but the site offers the opportunity for sustainable small scale businesses with good access and road frontage.

Movement

4.2.83 The provision of new road infrastructure, along with a package of sustainable transport measures, is necessary for Hereford to deliver its full housing and economic growth. Sustainable transport measures are also required to assist in creating a development which is less dependent on the private car. New growth areas will be designed to inhibit traffic and encourage more sustainable modes of travel and contribute to new and the enhancement of existing highway and sustainable transport infrastructure.

4.2.84 It is expected that the principal vehicular access to the development is via Rotherwas Access Road and likely to take the form of a new roundabout. Access to the north into the city and to the employment to the east will be restricted to and/or prioritised for buses, walking and cycling.

4.2.85 New cycle ways and footpaths will need to link the development to the existing and new employment areas, community facilities, local schools and the city centre. This will include a new link to the Connect 2 Greenway cycle route. Collectively, this will provide residents with safe and pleasant routes to walk and cycle. Key to the transportation strategy will also be the expansion of the existing bus network into the site to further encourage sustainable travel choices.

4.2.86 As part of the development, a southern Park and Choose site is required in the vicinity of the A49/Rotherwas Access Road roundabout to complement those proposed north and west of the city aside other expansion locations. Provision will also need to be included for a small parking area to serve the country park. The design and siting of the Park and Choose should take into account any impact on the landscape.

Landscape and green infrastructure

4.2.87 The *Urban Fringe Sensitivity Analysis* highlights the southern section of the site is of higher landscape sensitivity and is vulnerable to change, forming part of rising land to Dinedor Hill. This will require careful design in any masterplan. The protection of the setting of the Iron Age hill fort, Dinedor Camp, and the ridge extending eastwards into Rotherwas Park requires careful consideration as part of the master planning process. The expansion area is however, largely contained to the south by the Rotherwas Access Road, which effectively forms a visual barrier to the more sensitive landscape beyond.

4.2.88 The expansion area will need to be designed to incorporate a network of green infrastructure. This will serve as biodiversity and landscape enhancement corridors as well as sustainable transport routes. The *Green Infrastructure Strategy* has highlighted a strategic corridor along Red Brook, Norton Brook and Withy Brook as an enhancement zone. Opportunities for enhancement include reinforcing the biodiversity value of the linear features including the railway and water corridors and establishing landscape buffer areas. Further green infrastructure will need to be provided to safely connect the new homes to the country park proposed as part of the urban extension and other community facilities in the locality. Opportunities to link heritage assets as part of the green infrastructure network should also be explored.

4.2.89 The existing rural nature of Watery Lane and Lower Bullingham Lane should be protected and will provide new opportunities for sustainable transport links to connect to wider footpaths to Dinedor Hill, the historic Hill Fort, Rotherwas Park and beyond.

Heritage

4.2.90 Recent field investigations in the locality have revealed a number of archaeological finds of significance, including the Bronze Age feature known as the Rotherwas Ribbon. Further archaeological field evaluation will be required to inform the masterplan for the expansion area and it may be appropriate to include this area as part of a green corridor. Any statutory designation afforded to this site will influence the master planning process.

Community, recreation and education facilities

4.2.91 Local communities will be more sustainable if they have access to necessary local services and facilities that meet their needs. A community hub is required to address the needs of the new homes and adjacent neighbourhoods in the south Hereford area. This hub will provide a range of facilities including community rooms for public and multi-agency use, local convenience retail, health care and pre-school education.

4.2.92 The development will require the provision of a new 210 place primary school within the urban extension along with sustainable travel links to the secondary school in the locality to meet the educational needs of the increased population generated by the development.

4.2.93 Land to the west of the urban extension will be required to deliver a new country park. This will comprise of an area of land to be transferred to Herefordshire Council containing a series of informal paths connected to the existing public right of way network and the Park and Choose site beyond. The country park will include measures to restore degraded landscape to include new tree planting and biodiversity enhancement along Norton Brook which is also identified as a strategic green infrastructure corridor connecting with Withy Brook and the enhancement of the setting of Bullinghope village.

4.2.94 Open space, play and sport facilities will need to be provided on site in accordance with the requirements of policy OS1 informed by the *Play Facilities Strategy*, *Playing Pitch Strategy*, *Sports Facilities Framework* and *Open Space Study*.

Surface water management and fluvial flooding

4.2.95 The northern part of the urban extension adjacent the railway line and along the brook corridor is designated as Flood Zone 3. The site is also bisected by a number of smaller watercourses such as the Withy and Red Brooks. The impact of the development on these will also need to be assessed as part of the Flood Risk Assessment. The *Water Cycle Study* and the *Strategic Flood Risk Assessment* have highlighted that a strategy to address both the sustainable management of new surface water discharges from the urban extension and measures to mitigate against fluvial flood risk will be required. This is likely to encompass surface water attenuation features, which will be an integral part of the development and will provide opportunities for biodiversity enhancement.

Hereford Employment Provision

Policy HD7 – Hereford Employment Provision

Hereford will continue to provide focus for employment provision in the county. Employment supply at Hereford will be delivered through:

- the expansion of the city centre as part of wider city regeneration which will include commercial uses including new office provision and creating a better environment for existing businesses. Proposals for office uses outside of the city centre will be subject to the sequential test, as set out in paragraph 24 of the NPPF;
- continuing development of employment land at Hereford Enterprise Zone at Rotherwas to strengthen the enterprise zone, with particular focus on defence and knowledge sectors, creating added benefit for companies who locate in the area;
- encouraging small scale environmental and knowledge based employment development opportunities; and
- provision of new areas of employment land particularly through the development of strategic urban extensions.

4.2.96 Hereford provides a significant focus for employment provision in the county. Proposals such as city centre regeneration and the development of employment sites as elements of strategic urban extensions will provide new opportunities for job creation during the plan period. In addition to new areas of employment land the protection and continued development of existing employment land will also be an important contributor to the economic prosperity of Hereford. The following areas provide important elements of the portfolio of employment land in and close to the city.

Hereford Enterprise Zone (HEZ)

4.2.97 The Rotherwas industrial estate is located south-east of Hereford and is over 120 hectares in size and has over 125 companies operating within it. As part of meeting the employment needs and the development of the economy in Herefordshire, the Rotherwas industrial estate was awarded Enterprise Zone status in 2011. The site has a range of classes of employment land and buildings ranging from 'best', 'good' and 'moderate' in the *Employment Land Study 2012* and a number of specific sites within the estate, which are allocated in the Enterprise Zone Masterplan as sites for new B1, B2 and B8 development.

4.2.98 The HEZ was originally nominated by the Marches Local Enterprise Partnership, anticipating that the scheme will become a catalyst for enhanced economic growth throughout the Marches through the creation of highly skilled jobs and encouragement of overseas investment into the area. The aspiration of the HEZ Board is to develop part of the site into a centre of excellence for the defence and security sector, with additional employment hubs focused on advanced technologies, environmental technologies and food and drink technologies.

Westfields trading estate

4.2.99 The Westfields trading estate is a 25 hectare site located in the northern region of Hereford. The entire site is rated as 'good' in the *Employment Land Study 2012* and contains a number of different sized units, although it would benefit from new investment in employment buildings with many older units being present. This site contains a small amount of development opportunities, as well as redevelopment opportunities.

Three Elms trading estate

4.2.100 Three Elms trading estate is located north of Hereford and occupies 3 hectares of land, which has shown good employment land take-up, with few vacant sites. The trading estate is designated as 'good' in the *Employment Land Study 2012* and there is the opportunity to expand the estate by an additional 10ha as part of further housing development to the north of Hereford. The additional 10 ha of employment land is likely to cater for a range of different sizes of B1, B2 and B8 employment uses.

Holmer Road

4.2.101 The industrial precinct on Holmer Road is located to the north of Hereford and is approximately 16 hectares in size and contains a number of larger, as well as smaller, employment units. The site is designated as 'moderate' in the *Employment Land Study 2012* and contains land available for further B1, B2 and B8 employment development.

Moreton Business Park

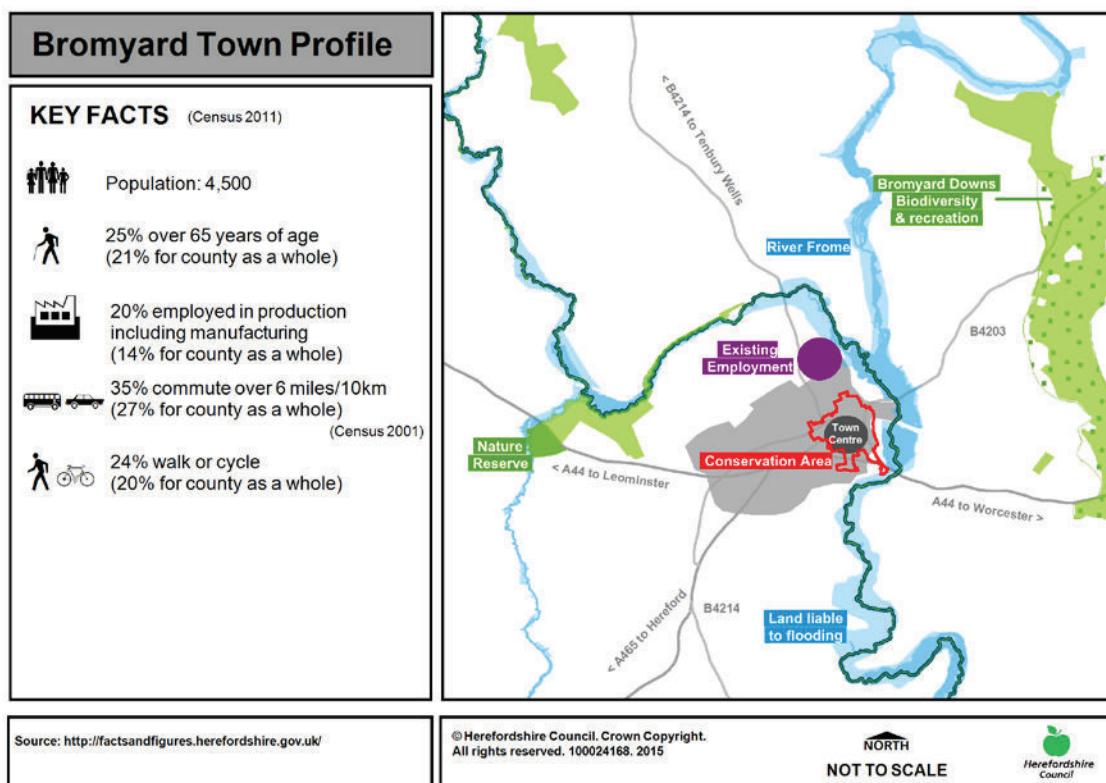
4.2.102 Although this business park is located 7km north of Hereford, it is one of the county's largest employment sites and is sufficiently close to Hereford to assist in meeting the current and future employment needs. This site presently comprises 60,000 m² of predominantly B1 and B8 floorspace, a planning permission has been granted for around a further 51,000 m² of mixed B1, B2 and B8 floorspace, totalling an additional 21 hectares.

Market Towns

4.3 Bromyard

4.3.1 As part of the vision for Herefordshire, Bromyard will continue to fulfil a diverse range of important roles as a focus for residential, employment, recreational and cultural uses. The town will continue to act as a service centre for the surrounding rural area. The strategy promotes the continued development of the town, taking into consideration its needs, opportunities and constraints. This vision is manifested in strategic objectives 1, 4, 6, 8 and 10, which for Bromyard, centre on meeting housing need (including affordable housing), reducing the need to travel, facilitating employment generation and diversification and improving delivery and access to services. The spatial strategy for Bromyard is balanced against its unique needs, opportunities and constraints which are represented in the town profile map in Figure 4.4.

Figure 4.4 Bromyard Town Profile



Background to policies

4.3.2 To achieve the vision for Bromyard, a strategic urban extension for residential development is proposed in the north west area of the town. In addition, new employment land of around 5 hectares will be identified through a Bromyard Development Plan. The proposed housing at Hardwick Bank is located on mainly 'high' and 'medium-high' sensitivity landscape according to the *Urban Fringe Sensitivity Analysis 2010*. High landscape constraints are predominant all around Bromyard and flooding issues also constrain development to the east of the town. The environmental constraints of Bromyard must be balanced with the need for new development. The spatial strategy proposes to direct some development to Bromyard to support its service centre role, meet local housing needs and provide further employment opportunities for the local community. Policies BY1 and BY2 set

out how the spatial strategy for Bromyard will be delivered and managed and are illustrated in the Bromyard Key Diagram – Figure 4.5.

Policy BY1 - Development in Bromyard

Bromyard will accommodate a minimum of 500 new homes together with around 5 hectares of new employment land during the plan period. The majority of new development will be located in the north western areas of the town with a minimum of 250 new homes. Around 5ha of employment land will also be required to come forward through the Bromyard Development Plan. Further development will take place through the implementation of existing commitments, windfall development and sites allocated through the Bromyard Development Plan.

Within Bromyard, new development proposals will be encouraged where they:

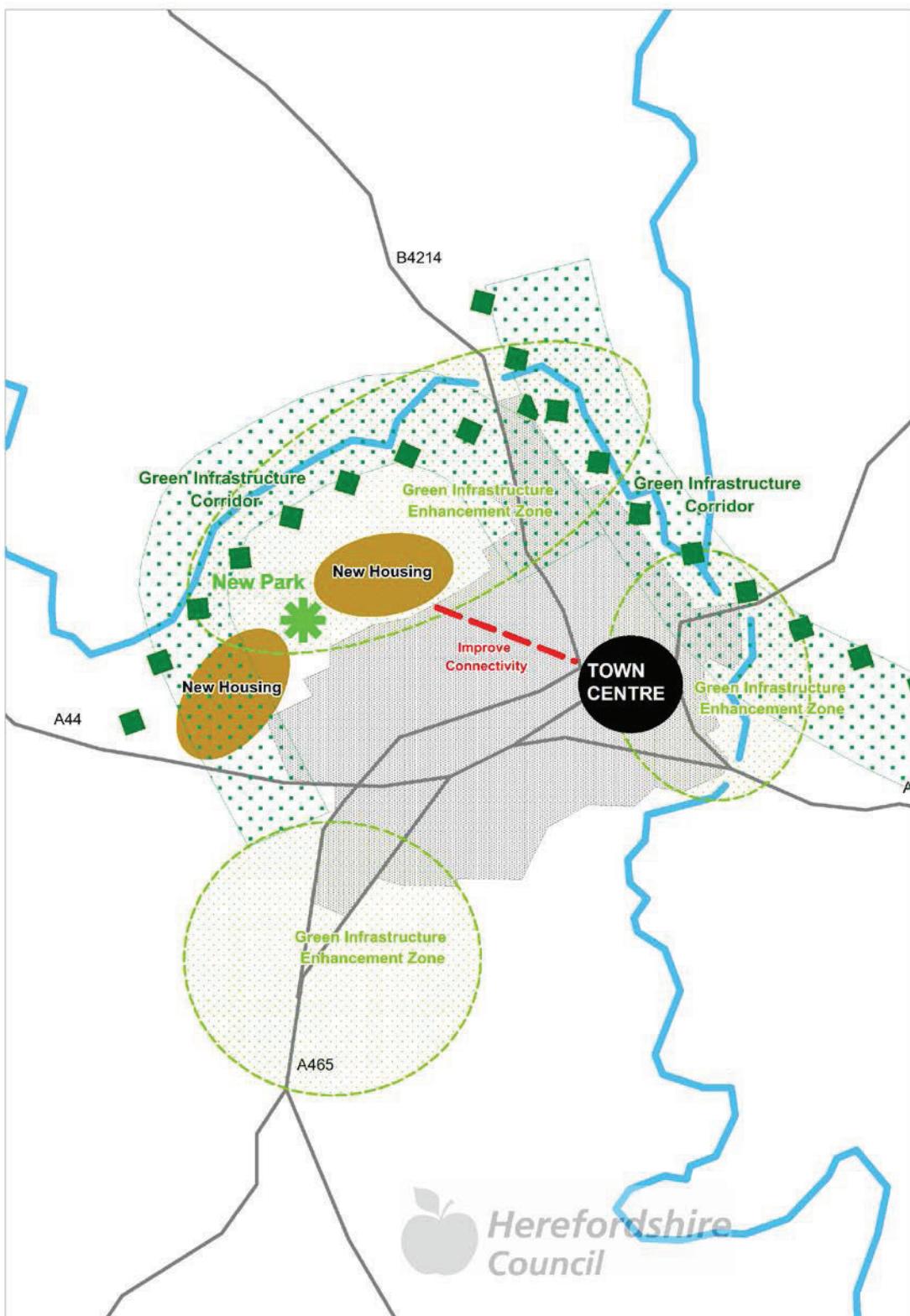
- can accommodate small scale employment sites including live/work units within and around the town;
- protect and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 200m² in gross floor space and located outside of the defined town centre will need to be supported by an impact assessment, to determine whether there could be any adverse impacts on the town centre;
- provide for the sustainable conservation and enhancement of its green infrastructure and natural environmental resources such as water; there should be no adverse impact on water quality in the River Frome;
- facilitate a genuine choice of modes of travel including public transport, cycling and walking as alternatives to the private car;
- contribute to identified needs for new or improved community facilities as a result of new development;
- take account of the ability of existing and proposed infrastructure including foul drainage, water supply and water resources, and the highway network to serve the development proposed without undue environmental impact;
- contribute to the quality of Bromyard's local environment, including its landscape and historic character; and
- have demonstrated engagement and consultation with the community including the town/parish council.

Policy BY2 – Land at Hardwick Bank

Land at Hardwick Bank will deliver a comprehensively planned sustainable urban extension to the town and will be expected to deliver:

- a minimum of 250 new homes at an average density of up to 35 dwellings per hectare comprising a mix of market and affordable houses and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Hereford Local Housing Market Assessment;
- a target of 40% of the total number of dwellings shall be affordable housing;
- a new formal park to form part of the residential development complemented by new play and sports facilities and allotments;
- the development areas should be linked by a suitable vehicular access, likely to take the form of a roundabout, onto the A44. The development areas should also be serviced by a residential road which will allow for opportunities to extend development beyond the plan period and serve as a future route to other parts of the local highway network;
- the residential roads leading off Winslow Road should be utilised to provide sustainable links to the town (including pedestrian and cycle links) as well as public transport links between the area and the town centre;
- the provision of and contributions towards any identified need for new/improved community facilities. This shall include improvements to classroom provision for the local primary school which should incorporate publicly accessible youth facilities;
- a high standard of design and layout which respects the townscape, landscape and green infrastructure of the area;
- sustainable standards of design and construction;
- incorporate significant landscape buffers to mitigate the impacts of the development areas on the wider landscape;
- an evaluation of the archaeological importance of the area in order to ensure appropriate protection of heritage assets and inform the detailed development proposals; and
- a comprehensive sustainable urban drainage system which includes measures such as rain gardens and swales to manage ground and surface water drainage and safeguard against any increased flood risk.

Figure 4.5: Bromyard Key Diagram



New homes

4.3.3 A minimum of 250 new homes will be provided within the Hardwick Bank area, north-west of the town. The strategic location is expected to be developed on an area of higher ground which slopes steeply to the north and west, down to the River Frome. The environmental suitability of including additional land south of the A44 and/or eastwards towards the B4214 will also be considered and consulted upon following completion of further technical analysis of these areas. It is anticipated that the layout of any site will incorporate the existing historic field pattern to respect the local distinctiveness of the area. It is important that the scheme is brought forward as a comprehensively planned development to enable the proper planning of the site and not prejudice any future development. All homes will be built to high design standards with energy efficient measures in place. It is expected that 40% of the homes will be affordable and with an appropriate mix of housing, informed by the *Local Housing Market Assessment* in order to meet the needs of all sections of the community including housing for older persons – a need highlighted in the study of the *Housing and Support needs of Older People in Herefordshire 2012*.

New jobs

4.3.4 The policy to deliver around 5 hectares of employment land through Bromyard Development Plan will help create greater and more diverse employment opportunities for Bromyard. Any employment development is likely to need significant landscaping to mitigate any visual impact. If employment land is adjacent to existing housing, it will be necessary to co-ordinate both developments to achieve greater economies of scale and ensure neighbouring land uses are compatible. This may include the restriction of the employment areas next to the residential to use class B1 or suitable live/work units. The Bromyard Development Plan will seek to identify the required employment land of five hectares. Given the level of constraints in Bromyard the delivery of employment land over the plan period will be closely monitored and reviewed if necessary. The policy enabling small scale employment/mixed use opportunities as part of housing development will allow for a more sustainable development reducing the need to travel. Further small scale sites for employment use will be identified through the Bromyard Development Plan.

Movement

4.3.5 The A44 Leominster Road will provide the primary access to housing and employment areas likely to be in the form of a roundabout serving land to the north and south of the A44. The visual and landscape impact of the access will also require mitigation with significant new landscaping.

4.3.6 The highway infrastructure within the new development area should also facilitate a connection for vehicular access which will serve the proposed new land uses over the plan period. It must also be designed so as not to prejudice the delivery of additional development beyond the plan period and the eventual completion of a full road connection from the A44 to Tenbury Road.

4.3.7 The new development should have a network of cycle ways and footpaths that are easily accessible and connect with the town centre, existing employment sites, community facilities and the surrounding countryside. This is particularly important given the peripheral location of the development area. Car parking will be addressed through the Bromyard Development Plan.

Green infrastructure, biodiversity and open space

4.3.8 In addition to new play facilities to serve the additional population created, a new park will form part of the residential development at Hardwick Bank. This will be designed for both informal recreation and biodiversity enhancement purposes. There will be a network of green infrastructure routes through the area with linkages to the park to encourage sustainable

travel choices. Access to the River Frome and surrounding countryside will also form part of the enhanced linkages.

4.3.9 Due to the sensitive nature and landscape visibility of the housing and employment locations particularly from long distance views from the north west and east, strong landscape mitigation measures will be required. This will include the restoration of the degraded landscape character through the conservation and enhancement of hedgerows, with new planting to include hedgerow oak trees, planting of new orchard to replace degraded orchard land to the north of the A44 and elsewhere and new landscape buffers around the western and northern boundaries.

Community and educational facilities

4.3.10 The local primary school will require additional classroom provision as well as additional contributions to pre-school, post 16, youth and special educational services. Additional community requirement needs include improvements to the fire service, police service and improvements to existing community buildings. Such requirements should be met by developer contributions.

Heritage and archaeological value

4.3.11 The conservation area of Bromyard has been identified as an area at risk. It is important that new development respects and where possible enhances, the character of the area.

4.3.12 Recent field investigations in the area have revealed moderate to high potential for the presence of currently undiscovered prehistoric remains. Further archaeological field evaluation will be required to inform the proposed development of the area.

Retail

4.3.13 The *Town Centres Study Update 2012* concluded that new retail convenience (food store) and comparison retail development within the centre should be encouraged, but this is unlikely to be of scale to warrant any new retail allocation in the town for the plan period.

4.3.14 The town retains a modest amount of comparison goods expenditure from existing residents and any opportunity to increase this part of the offer will be dependent upon the market having the necessary confidence in the town. New homes in Bromyard with enhanced means of access into town should strengthen support for the town centre's vitality and viability. The size threshold of 200 m² set out in Policy E5 indicates when impact testing will be required.

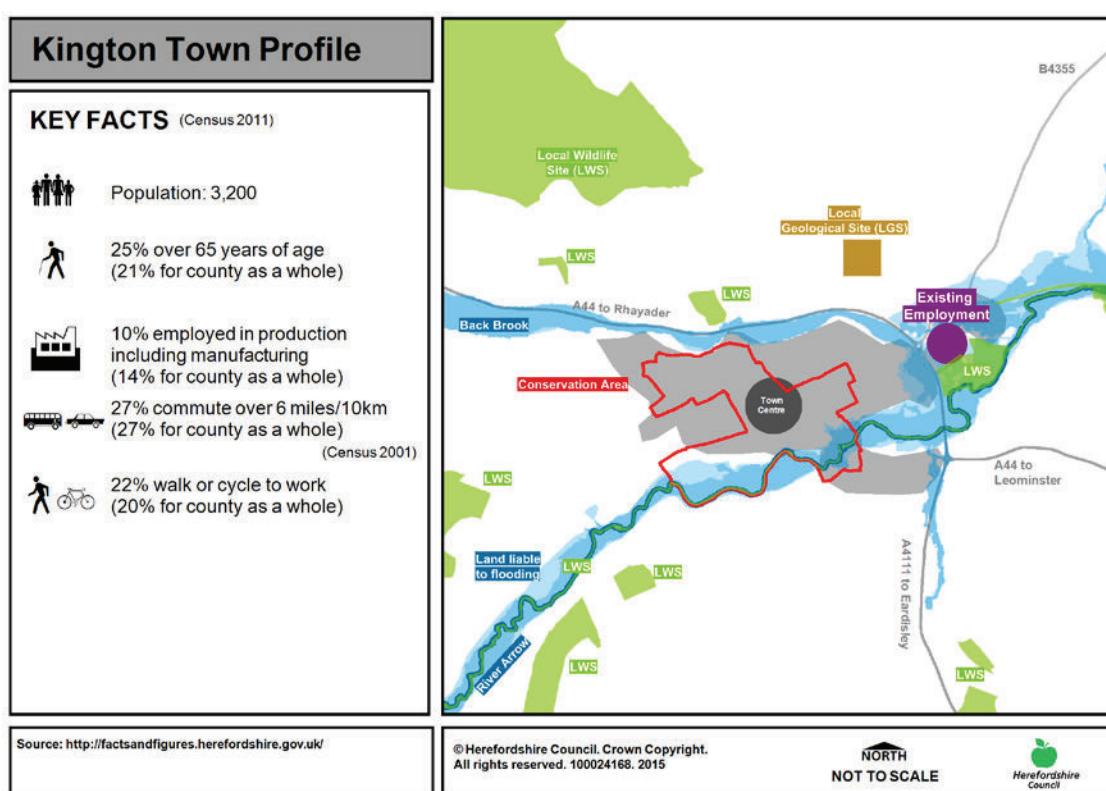
Surface water management

4.3.15 Whilst the east of Bromyard is prone to fluvial flooding, the urban extension area is located to the north and south west of the town on land outside the flood risk zones. However, development in this location will need significant assessment to ensure that there is no increased risk of flooding. This must be addressed through a comprehensive surface water management plan.

4.4 Kington

4.4.1 The vision for Kington places significant emphasis upon the creation of new homes, employment opportunities, delivery of and access to services, including affordable housing, reducing the need to travel to other centres, and utilising the natural and historic environment as economic assets (see Figure 4.6). As one of the county's five market towns it contributes to the Core Strategy's strategic objectives 1, 4, 6, 8, 10, 11 and 12. Consequently, Kington's role in providing facilities and services to its hinterland should be maintained and, where possible, enhanced. However as the smallest of the market towns and with significant environmental and locational constraints, the challenges that the town faces are such that it will need to be flexible in terms of the way it both encourages and accommodates development. Integral to the spatial approach will be the need to support rural regeneration both specifically within the town itself and also for the area it serves.

Figure 4.6: Kington Town Profile



Background to policy

4.4.2 Although Kington will need to accommodate new housing as part of the spatial strategy, no proposals for strategic housing locations are proposed. Low building completion rates coupled with the *Strategic Housing Land Availability Assessment* 2012 indicate significant constraints upon the need and opportunities for any strategic locations both within and around the town. Similarly, provision for employment will be on the basis of small scale proposals and a flexible approach to home-working. The role of the town centre as the location for shops, supported by service and tourism facilities should not be undermined by developments that might affect its viability. A range of other supporting community facilities is also required to ensure balance between development pressures and needs in terms of infrastructure.

Policy KG1 – Development in Kington

Kington will accommodate around 200 new homes during the plan period. A Neighbourhood Development Plan will allocate sites to meet this level of housing. In addition, provision for new employment uses should be brought forward to meet needs from within the Kington and West Herefordshire Housing Sub-Market Area.

Development proposals for Kington will be encouraged where they:

- deliver affordable housing in accordance with the requirements of Policy H1;
- provide a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the *Herefordshire Local Housing Market Assessment*;
- enable an overall density of up to 35 dwellings per hectare;
- enable home working;
- make available small scale employment sites, brought forward in balance with housing within the Kington and West Herefordshire Housing Sub-Market Area;
- maintain and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 200m² in gross floor space and located outside the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework, to determine whether there could be any adverse impacts on the vitality and viability of the Kington town centre;
- make provision for green infrastructure and amenity space, including play facilities, community access to open space, and the linking of habitats into ecological networks within and surrounding the town;
- make provision for or improve walking and cycling links to the town centre, schools, shopping and employment;
- protect, conserve and where possible enhance the historic character of Kington, in particular the Conservation Area and its significance and setting, including particular features, its heritage assets, important buildings, scenic views and the landscape features surrounding the town; and
- have demonstrated engagement and consultation with the community including the town/parish council.

New Homes

4.4.3 Approximately 200 new homes will be delivered in Kington between 2011 and 2031, with sites allocated through a Neighbourhood Development Plan. Sites within the existing confines of the town are constrained in terms of flooding. Developing peripheral sites will require compromise in terms of effect upon the landscape. Choice of sites should seek those with least impact and where the provision of significant landscape and townscape mitigation measures can best be achieved. Phasing will be necessary to overcome current infrastructure constraints. Given the level of constraints in Kington, the delivery of housing over the plan period will be closely monitored. If this monitoring process indicates that it will not be possible to deliver the required level of housing, the Council will use appropriate mechanisms to address the situation in accordance with policy SS3. This may include a review of this policy.

4.4.4 The *Affordable Housing Viability Study, 2010* concluded that prices are relatively high in the Kington Housing Market Area and therefore a target of 35% affordable homes would be the most appropriate within the town, with an appropriate mix of housing, informed by the latest *Local Housing Market Assessment* in order to meet the needs of all sections of the community including housing for older persons – a need highlighted in the study of the *Housing and Support needs of Older People in Herefordshire 2012*.

New Jobs

4.4.5 The policy encourages the development of small scale employment opportunities at Kington, which would benefit both the town and its surrounding rural area. It may not be possible for such provision to be located within or even immediately adjacent to the existing town. The consideration of such sites should not adversely affect the town's setting and other environmental features. Enabling working from home in accordance with Policy E3 – Home Working may reduce the level of need although the provision for small scale employment opportunities is expected to remain.

Movement

4.4.6 Kington is a relatively compact settlement where access can be gained relatively easily to its central area and facilities elsewhere through walking or cycling. The location of new development should seek to maintain this character. A particular characteristic of the town centre is its network of historic walled lanes which should form the core for any footpath strategy. Where possible, improvements should be made to promote sustainable modes of transport, in particular walking and cycling which can be combined with green infrastructure proposals including better access to greenspace. The principle of shared spaces will be encouraged on Kington High Street in accordance with Policy MT1.

Retail

4.4.7 *Herefordshire Town Centre Town Centres Study Update 2012* suggests the expenditure forecast for Kington over the plan period is unlikely to be of a scale to require proposals for further convenience floor space. Many of the smaller units within the town could absorb more turnover within existing floor space. The size threshold of 200 m² indicates when impact testing will be required. The Neighbourhood Development Plan will determine the level of flexibility given to uses within the town centre area.

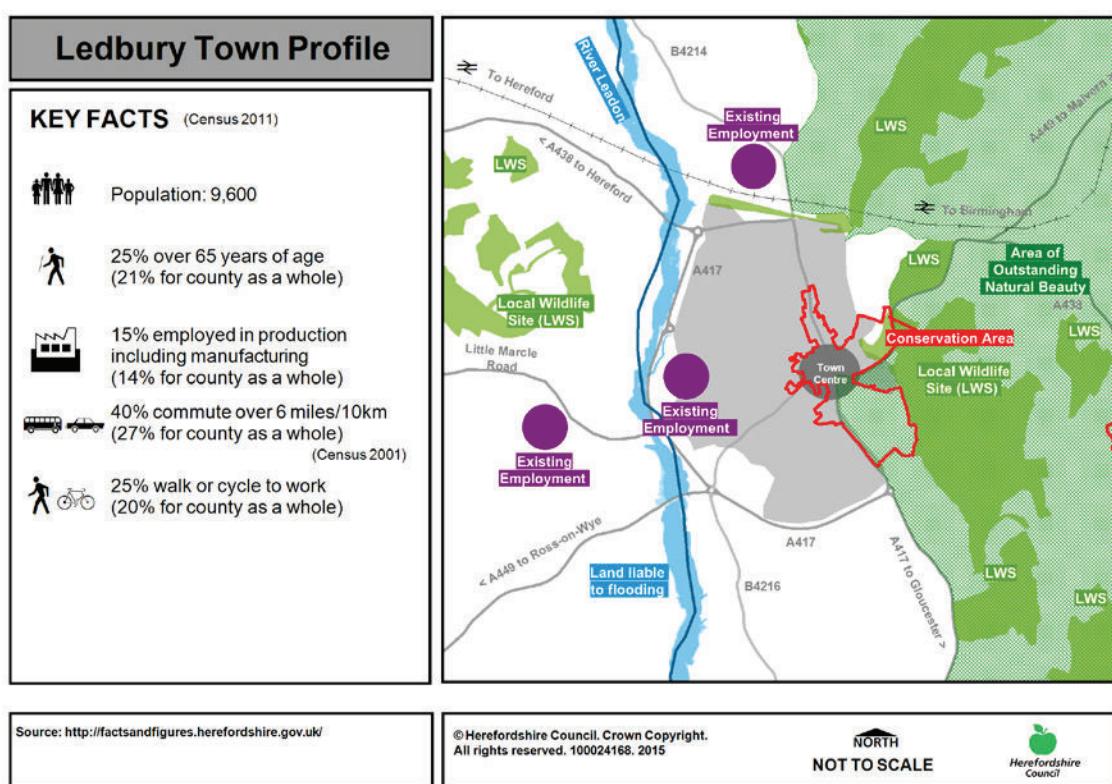
Utilities, Community Facilities Green Infrastructure, Open Space and Heritage

4.4.8 Utilities, the river floodplain, heritage assets, setting and landscape all pose constraints upon development within and around the town although some also add to the attractiveness of its character providing potential benefits to local people and visitors. In addition, evidence base studies have identified open space needs and green infrastructure requirements. The level of new development proposed both within and surrounding the town should support the current provision of community facilities. In addition to phasing development to address utility constraints developers may also need to assist proposals for surface water management in particular locations depending upon which sites are brought forward. All these issues need to be addressed comprehensively and in detail through any Neighbourhood Development Plan or other Development Plan Documents.

4.5 Ledbury

4.5.1 Within the overall vision for Herefordshire, Ledbury will continue to be supported in its role as a thriving service centre to its surrounding rural area in the east of the county. This vision is manifested in strategic objectives 1, 4, 6, 8 and 10. For Ledbury, the focus will be on meeting housing needs including affordable housing, reducing the need to travel by private car, facilitating the provision of new jobs to stem out-commuting, improving delivery of and access to services, and realising the value of the local environment as an economic asset through promoting sustainable tourism and high quality housing. The spatial strategy, which proposes sustainable development for the town (in terms of new homes and employment opportunities), is balanced against Ledbury's unique needs, opportunities and constraints as represented in the town profile – Figure 4.7.

Figure 4.7: Ledbury Town Profile



Background to policies

4.5.2 To achieve the strategy, an urban extension of new homes is proposed to the north of the town and new employment land to the west. This approach will address the specific issues and opportunities identified in the town profile for Ledbury, namely: addressing high affordable housing need; high levels of commuting for jobs; and the significant environmental constraints affecting the setting of the town, which is enclosed on the east side by the Malvern Hills Area of Outstanding Natural Beauty and floodplains of the Leadon Valley and adjoining sensitive landscapes to the west. Policies LB1 and LB2 set out how the spatial strategy for Ledbury will be delivered and managed and are explained in the Ledbury Key Diagram, Figure 4.8.

Policy LB1- Development in Ledbury

Ledbury will accommodate a minimum of 800 new homes balanced with a minimum of 15 hectares of new employment land during the plan period. The majority of new housing development will be focussed to the north of the town as set out in Policy LB2 and the strategic location for new employment of around 12 hectares to the west of the town, south of Little Marcle Road. Further development will take place through the implementation of existing commitments, infill development, and sites allocated through a Neighbourhood Development Plan. A number of sites which have future potential for development have been identified in the *Strategic Housing Land Availability Assessment (SHLAA)*.

Within Ledbury, new development proposals will be encouraged where they:

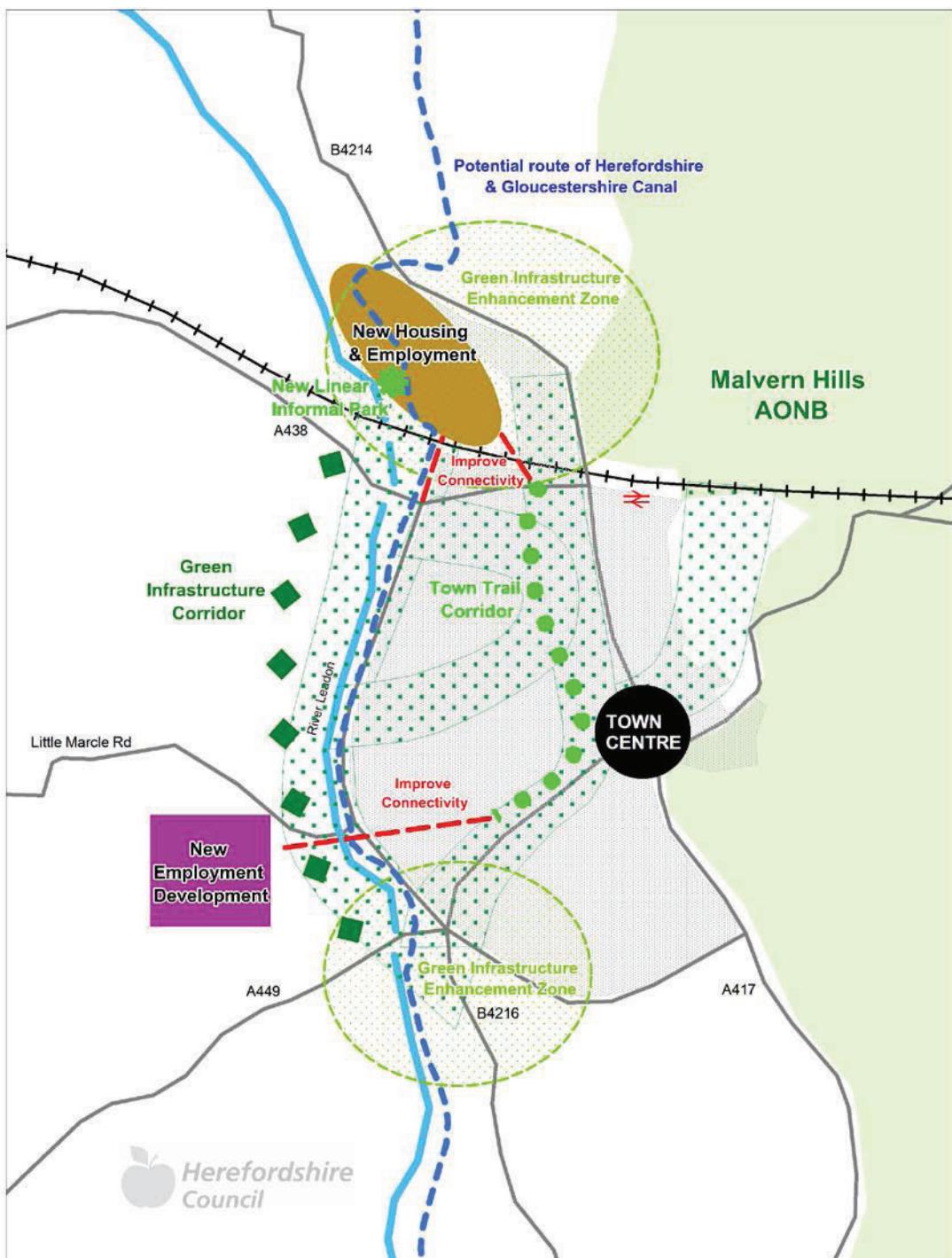
- allow for suitable small scale employment sites including live work opportunities within or adjoining the town;
- maintain and enhance the vitality and viability of the existing town centre. Proposals for new retail, leisure or office development of over 400m² in gross floor space and located outside the town centre will need to be supported by an impact assessment to determine whether there could be any adverse impacts on the town centre;
- improve accessibility within Ledbury by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, new employment areas and the town centre;
- contribute to addressing deficiencies in community facilities and/or allow for infrastructure improvements (including broadband) in the town, to promote sustainable development;
- reflect and enhance the characteristic built historic elements of Ledbury, such as its stone, brick and timber-framed buildings, medieval plan form, conservation areas and setting overlooking the Leadon Valley;
- protect and enhance its green infrastructure, including connections to the public right of way network and biodiversity, particularly the Malvern Hills Area of Outstanding Natural Beauty to the east and the Leadon valley to the west;
- protect and enhance the setting of the town from eastern and western viewpoints; and, where this is not possible, incorporate appropriate mitigation measures; and have demonstrated engagement and consultation with the community including the town council.

Policy LB2 - Land north of the Viaduct

Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:

- a comprehensively planned, mixed use development of around 625 new homes, at an average density of around 40 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment;
- around 3 hectares of employment land, restricted to Use Class B1;
- a target of 40% of the total number of dwellings to be affordable housing;
- land and contributions to facilitate a restored canal to be delivered in partnership with the Herefordshire and Gloucestershire Canal Trust;
- a new linear informal park to link to the existing town trail, riverside walk, recreational open space and existing allotments;
- the provision of developer contributions towards any identified need for new/improved community facilities/infrastructure improvements. This shall include a new 210 place primary school within the development (or an expansion of the existing primary school) and new recreational open space, play, indoor and outdoor sport facilities;
- provision of satisfactory vehicular access arrangements, the details of which will be determined at planning application stage;
- appropriate mitigation to safeguard the amenity of future occupants from unacceptable levels of noise and to safeguard the continued operation of existing businesses adjoining the area;
- development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and that contributes to the distinctiveness of this part of Ledbury and respects the setting and significance of the listed viaduct and the Malvern Hills Area of Outstanding Natural Beauty;
- safeguards to ensure there is no adverse impact on water quality and quantity in the River Leadon;
- new walking, cycling and bus links from the urban extension directly to the town trail and riverside walk under the viaduct, the railway station and town centre to create linkages to nearby development and existing community facilities;
- sustainable standards of design and construction; and
- a comprehensive sustainable urban drainage system which includes measures such as rain gardens and swales to manage ground and surface water drainage and safeguard against any increased flood risk.

Figure 4.8: Ledbury Key Diagram



New homes

4.5.3 The policy for Ledbury focuses on delivering high quality, sustainably constructed new homes to meet housing need and demand, especially for that of smaller open market housing and affordable housing, in this high house price area. It also aims to balance new development against the environmental constraints of this historic market town. The strategy to deliver new homes mainly in a single location is not only economically viable but also limits development mainly to land of medium-low landscape sensitivity and of lesser environmental merit, with regard to agricultural and biodiversity value. The listed viaduct adjoining the area also represents an opportunity to create a bespoke design solution and high quality townscape to meet the needs of all sections of the community including housing for older persons – a need highlighted in the study of the *Housing and Support needs of Older People in Herefordshire 2012*. Housing will be phased to tie in with the construction and provision of essential new community infrastructure in line with Policy SS3. The remaining housing requirement for Ledbury will be delivered through existing commitments, windfalls and the allocation of sites through a Neighbourhood Development Plan.

New jobs

4.5.4 The policy to deliver around 12 hectares of employment land to the south of Little Marcle Road will help facilitate greater employment opportunities for Ledbury residents, promoting its role as a multi functioning centre and reduce the need for commuting by private car. This area of arable land adjoins existing employment land and sports pitches and is of low landscape sensitivity and biodiversity value. Acceptable access can be achieved from Little Marcle Road, whilst new sustainable transport links can be created into the town including safe crossings of the by-pass. Structural landscaping will be required along the western and southern boundaries to mitigate the visual impact of new buildings. The land will particularly provide opportunities for medium and large size business requiring large land areas, including the expansion of existing businesses.

4.5.5 Land north of the viaduct will also include around 3 hectares of employment land (in addition to any existing commitments), which will be restricted to use class B1 (light industry, offices, research and development) in order to complement the larger employment area. Small-scale sites for employment use will also be identified through a Neighbourhood Development Plan.

4.5.6 The figures for employment (as with housing) are targets for the whole plan period and will be monitored through the annual monitoring process to assess performance and the need for any management measures.

Movement

4.5.7 The policy approach for movement in Ledbury is based on reducing the need to travel by private car. This will be achieved by locating new development within walking and cycling distance of existing and new facilities (including the railway station) and improving and extending sustainable transport routes. New employment land and other policies in the Core Strategy, as well as the forthcoming Neighbourhood Development Plan, will also promote local employment opportunities. This will help address the issue of reducing the need to travel. Herefordshire Council (through the *Local Transport Plan*) proposes to work in partnership with bus operators and developers to ensure housing and employment locations are served by public transport and that service frequencies linking to Hereford are maintained.

4.5.8 Vehicular, pedestrian, cycle and bus access to the housing site will need to be provided with additional sustainable transport links to the station A reduction in the speed limit along the Bromyard Road and improvements to the Hereford Road/Bromyard road junction are also likely to be required to improve the design, safety and efficiency of this road and junction. These, and any other highway improvements, will be informed by a traffic

assessment, and will be considered as part of the Council's determination of planning applications on the site.

4.5.9 The issue of car parking supply and demand at the railway station and in the town centre will be addressed through a Neighbourhood Development Plan. With regards parking to serve the railway station, the opportunity may exist for an underground overspill car park on land north of the railway line which could be funded through community infrastructure levy monies, subject to landowner agreement.

Green infrastructure and open space

4.5.10 Developing land to the north of the viaduct addresses aspirations of the *Green Infrastructure Strategy* which identifies the area as an Enhancement Zone, representing a possible intersection of the riverside linear park and the town trail green infrastructure corridors. It enables the introduction of new, accessible green space through the provision of a linear park, on-site recreational open space and part of a strategic canal route all of which will address the issue of deficiencies in open space in Ledbury as identified in the *Open Space Study and Playing Pitch Strategy*, as well as promote biodiversity. The strategic employment area also offers opportunities to reinforce the green infrastructure enhancement zone.

4.5.11 This approach realises the value of the environment as an economic asset, as the urban extension will create better access to and enjoyment of new green infrastructure for residents and tourists alike. A review of open space needs and existing designations in Ledbury will be undertaken as part of a Neighbourhood Development Plan.

Community and educational facilities

4.5.12 Improving the delivery of and access to, services is addressed in this policy through requirements for new infrastructure. This will be either directly delivered by a developer or through developer contributions, including either a new primary school at the urban extension or an expansion of the existing primary school, canal, riverside park, outdoor sports pitches and other community facilities. A centrally located, equipped, multi age play area will also be provided on the urban extension, along with new outdoor sports facilities, further enhancing the opportunities for active play. An upgrade to the public water supply infrastructure to serve the new housing and employment growth may also be required.

4.5.13 Opportunities will also be sought to secure the reinstatement of other sections of the former Herefordshire and Gloucestershire Canal within/adjoining the town through a Neighbourhood Development Plan.

Heritage and archaeological value

4.5.14 A landmark feature of Ledbury is its railway viaduct which is Grade II listed. Any development of the viaduct site will need to respect the setting and significance of the viaduct, yet regard it as a positive feature to be integrated within, and inform the detailed master planning and design of, any scheme.

Retail

4.5.15 The policy for shopping in Ledbury, based on the evidence in the *Town Centres Study Update 2012*, is to maintain the existing, thriving centre which is based on a mixture of popular high street and independent stores. New homes and households in Ledbury will strengthen this support for the town centre and improvements to sustainable modes of transport into the town centre via the existing town trail will also support this approach.

4.5.15 The *Town Centres Study Update 2012* indicates a need for further convenience shopping floor space in the town up to 2031 and further comparison retail from 2026. The study also concludes that there is an opportunity to increase the specialist nature of some of the independent shops which attracts a large amount of people from the wider surrounding

area. Initiatives such as the *Ledbury: From Field to Fork Initiative* will assist in supporting this aim. As is required by paragraph 23 of the NPPF, an area near to the edge of the town centre area at Bye Street/Lawnside Road is identified as a possible location for additional convenience retail floor space in any sequential search, but is not included as a site-specific proposal of the Core Strategy. Should any proposals be advanced for this area it will be subject to the retention or the replacement of the existing community facilities, including the swimming pool, either on the site or in an appropriate and accessible location elsewhere within the town. Any replacement facilities must be completed prior to the loss of existing facilities. The need highlighted in the *Town Centres Study Update 2012* will be reviewed regularly against expenditure capacity and the identification of any specific proposals to meet the needs will be considered through a Neighbourhood Development Plan.

Surface water management and fluvial flooding

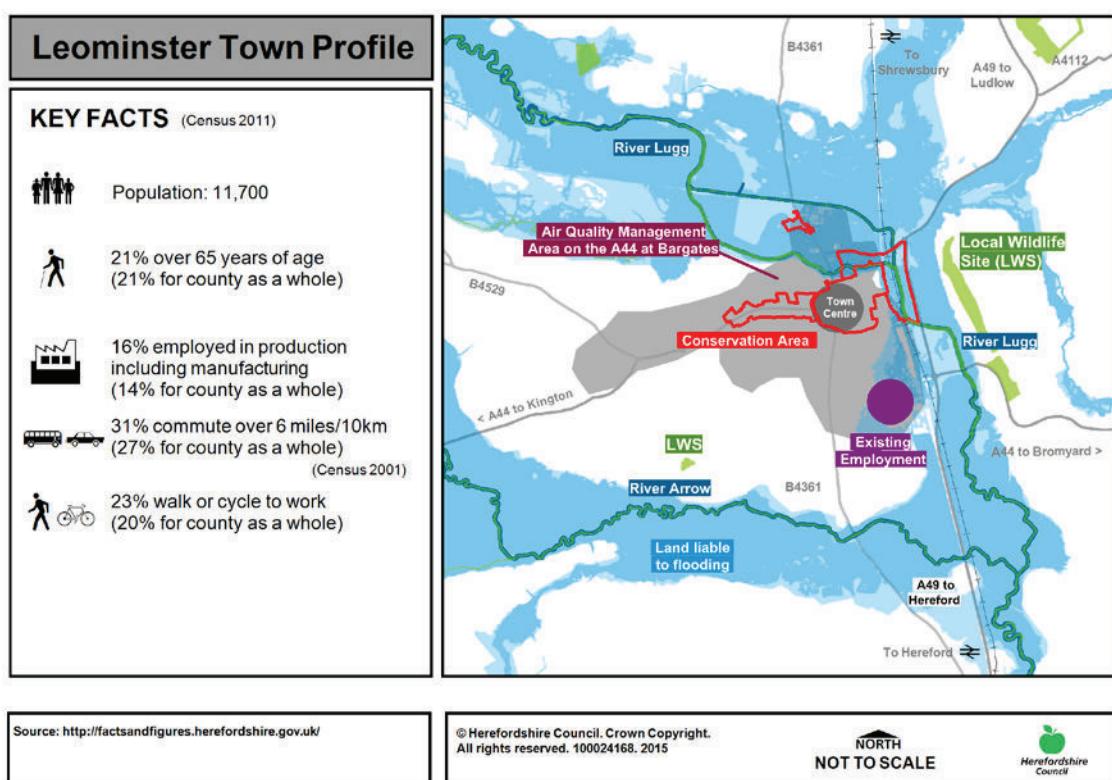
4.5.16 The west of Ledbury is prone to flooding from the River Leadon. The physical development within the urban extension and employment area will need to demonstrate through a flood risk assessment that the housing, employment, play and sports facilities avoids the areas that are vulnerable to flooding and does not increase flood risk for any existing residents and businesses. Additionally, the urban extension and employment area should include a sustainable surface water drainage management system, incorporating features such as swales and ponds, sensitively integrated with the development, to achieve existing or better than existing greenfield runoff rates.

4.6 Leominster

4.6.1 Leominster, as the main centre in the north of the county, will continue to fulfil a diverse range of important roles as a centre for residential, employment, cultural, retail, tourism and recreational uses. Leominster will continue to act as a service centre to the surrounding rural areas. This strategy seeks to promote the continued development of the town, taking into consideration its needs, opportunities and constraints.

4.6.2 This vision is manifested in strategic objectives 1, 4, 6, 8 and 10, which for Leominster, centres on meeting housing need (including affordable housing), reducing the need to travel, facilitating employment generation and diversification, improving delivery and access to services and realising the value of the environment as an economic asset.

Figure 4.9 Leominster Town Profile



Background to policies

4.6.3 Residential development is proposed to the south-west of the town. The decision to focus the largest single strategic allocation of new homes to Leominster has been based on the recognition of its economic importance located on the A49 corridor; that it is the least constrained market town; its good public transport links, including the railway station; and that an urban extension will bring transport benefits in the form of a relief road. The latter will benefit the centre of the town in terms of reducing congestion and improving air quality.

4.6.4 The residential growth proposed for Leominster will ensure a sustainable population for the town and the Core Strategy's policies will provide opportunities for and the encouragement of appropriate economic growth as well as the provision of appropriate community facilities, environmental enhancement and protection as reflected in the Leominster Key Diagram – Figure 4.10.

Policy LO1 – Development in Leominster

Leominster will accommodate a minimum of 2,300 new homes throughout the plan period, (2011-2031) of which a minimum of 1,500 dwellings will be provided in a single strategic urban extension to the south-west of the town. The remaining dwellings will be provided through existing commitments, smaller scale non-strategic sites within the existing built up area; those which come forward through the Leominster Neighbourhood Development Plan, or sites judged as having development potential which are identified in the *Strategic Housing Land Availability Assessment*.

The Leominster Enterprise Park will continue to serve the employment needs of Leominster, which will include a further extension of up to 10ha to the south of the enterprise park. The release of the additional land will be phased across the plan period depending upon the availability or otherwise of land within the existing enterprise park.

In Leominster new development proposals will be encouraged where they:

- continue the development of the Leominster Enterprise Park and encourage proposals for suitable small scale employment sites within the town;
- maintain and enhance the viability and vitality of the town centre. Proposals for new retail, leisure or office development of over 400m² in gross floor space and located outside of the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework to determine whether there could be any adverse impacts on the vitality and viability of Leominster town centre;
- ensure that developments do not exacerbate air pollution levels within the designated air quality management area at Bargates;
- ensure that development does not undermine the achievement of water quality targets in accordance with Policy SD3 and SD4; and
- have demonstrated engagement and consultation with the community including the town/parish council.

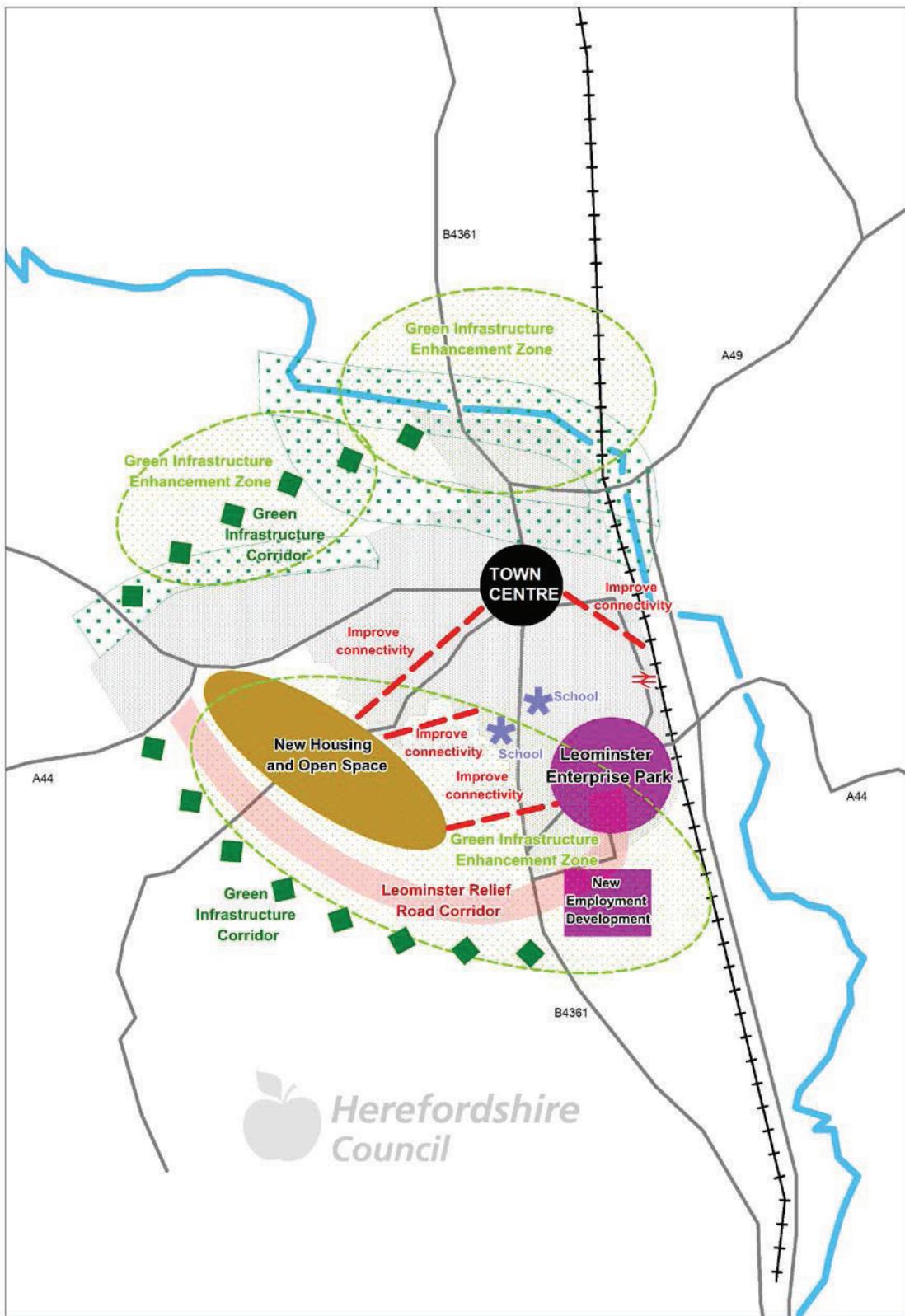
Policy LO2 – Leominster urban extension

Land south west of Leominster will deliver a comprehensively planned sustainable urban extension and will be expected to deliver:

- a minimum of 1,500 new homes at an average density of up to 35 dwellings per hectare comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3, and the needs identified in the latest version of the *Herefordshire Local Housing Market Assessment*;
- an affordable housing target of 25% will be required as an opportunity to address the range of homes currently available in the town;
- Leominster relief road linking the Worcester Road roundabout directly to the A44, to help relieve traffic congestion within the town and improve air quality in the Bargates area;
- small scale neighbourhood retail facilities;
- potential for employment opportunities as demand arises in the form of use class B1 and live/work units;
- provision of appropriate community and youth facilities within a community hub;
- provision of a new 420 place primary school and pre-school facilities;
- appropriate provision of on-site open space, sports and recreation provision (in addition to Cockcroft Hill). This shall include fully accessible semi-natural and natural greenspace; play provision for all age groups, indoor and outdoor sports provision (some of which may be off site); allotments and new orchard planting;
- new green infrastructure walking and cycling links to the town centre, schools, the Enterprise Park and local public right of way network;
- retention of the highly sensitive landscape areas and geological features of Cockcroft Hill (which encompasses Ryelands Croft) by retaining this site as natural open space;
- sustainable standards of design and construction;
- a comprehensive sustainable urban drainage system which includes measures such as rain gardens and swales to manage ground and surface water drainage and safeguard against any increased flood risk; and
- an evaluation of the archaeological importance of the area in order to ensure appropriate protection of heritage assets and inform the detailed development proposals.

The land available for development to the south-west of Leominster will also enable the housing needs of the town to be met beyond the plan period.

Figure 4.10: Leominster Key Diagram



New homes

4.6.5 Land to the south of Leominster provides the most appropriate location for meeting the future strategic housing requirements of the town. A minimum of 1,500 new homes will be provided within the urban extension up to 2031 together with a range of other facilities to enable the development to meet the needs of its residents and integrate with the existing town. The development will be comprehensively master-planned to create a series of neighbourhoods integrated with the town. Density and design will vary across the development with all homes constructed to minimise their energy use and CO₂ footprint.

4.6.6 It is recognised that there is a need for affordable homes across the county. It has been identified through the *Affordable Housing Viability Study* that land values are lower within Leominster, therefore a target of 25% affordable homes would be the most appropriate within the town. An appropriate mix of housing will be needed, informed by the most up to date *Local Housing Market Assessment*, in order to meet the needs of all sections of the community including housing for older persons.

4.6.7 The development of the urban extension provides an opportunity to create a scheme which is sensitive to the landscape of this edge of town whilst meeting the needs of all sections of the community, including those of working age, who will be close to existing and new employment opportunities, and also older people.

4.6.8 The land south of Leominster is sufficient not only to meet the housing target for the current plan period but is also likely to help meet the housing needs of the town through further development post 2031 supported by new highway infrastructure and community facilities.

New jobs

4.6.9 There remains a reasonable supply of employment land on Leominster Enterprise Park and at Southern Avenue but it is envisaged that vacant employment land in the Leominster Enterprise Park will be taken up during the early stages of the plan period. As a result, in order to accommodate employment needs over the plan period, Leominster will require an extension of the Leominster Enterprise Park to the south, which will provide up to 10ha of employment land. There is also the opportunity to provide additional smaller B1 class live/work units which could be integrated into the urban extension.

Movement

4.6.10 The Bargates area of the town suffers from congestion and without new road infrastructure the potential growth of Leominster would be limited. In addition, the Bargates area is also designated as an Air Quality Management Area as a result of poor air quality and new road infrastructure would enable much of the heavy vehicular traffic to be diverted from this area.

4.6.11 The urban extension provides the opportunity to provide new road infrastructure as an integral element of the development. A relief road connecting the Worcester Road roundabout to the A44 at Baron's Cross will be constructed. Much of the link from the B4361 Hereford Road to the Worcester Road roundabout has already been constructed, with a small area of approximately 200 yards needed to complete the link. The entire relief road will be designed to provide an alternative direct and more convenient route for vehicles and avoid the need for through traffic to pass through the town centre, and in particular, the Bargates junction. The relief road is also likely to require new roundabout junctions on the B4361 and A44 and an extension of the highway infrastructure in the south west corner of the Enterprise Park.

4.6.12 In addition to the provision of new road infrastructure the urban extension also provides an opportunity to encourage more sustainable modes of transport within the town through new footpaths and cycle routes developed to ensure that good linkages and opportunities to integrate with the existing networks are provided, particularly to the primary schools, high school, the town centre and the Enterprise Park.

Green infrastructure and open space

4.6.13 The potential housing allocation located to the south west of the town is a mixture of medium-low and medium-high sensitivity landscape areas according to the *Urban Fringe Sensitivity Analysis*. However such landscape constraints are lower than sites to the north and west of Leominster. It will be necessary to provide landscape mitigation particularly along the outer edge of the residential and employment development areas adjoining open countryside and Cockcroft Hill. Cockcroft Hill incorporates the Ryelands Croft Local Geological Site, a locally important landscape and geological feature and will therefore need to be retained as semi-natural open space.

4.6.14 Leominster has an under provision of semi-natural greenspace, play facilities, parks, gardens and outdoor sport space according to the *Open Space Study and Playing Pitch Strategy*, and hence there is the opportunity to provide a number of open space, sports and recreation facilities within the urban extension in addition to Cockcroft Hill. The development will also generate a need for additional allotments which will be met and designed into the urban extension.

Community and educational facilities

4.6.15 There will be a need for additional community facilities or hub within the south west extension to achieve a sustainable development. This may include a doctor's surgery, a community hall, youth facilities and small scale retail. This will ensure that journeys that need to be made regularly can be made within the new development.

4.6.16 The additional housing provided by the urban extension will place a need for 420 new primary school places. In addition, there will be a need for a children's centre for the early years which could form part of the community hub. In terms of high school places, the Earl Mortimer College has adequate capacity to cover the new growth of the town. These new facilities will help create a more sustainable community.

Heritage and archaeological value

4.6.17 Archaeological potential has been identified, in Leominster, particularly at land south of Barons Cross where there are earthworks. The proposed route of the relief road needs full assessment prior to any works taking place on the south west extension. The *Sustainability Appraisal* highlighted that any archaeological concern on the proposed site needed to be addressed, and detailed field evaluation will be required.

Retail

4.6.18 As part of the *Town Centres Study Update 2012* it is identified that Leominster has some convenience and comparison retail floorspace need which increases over the plan period. In terms of convenience retail, this could create the opportunity for an additional food store development in the town centre, which would draw more shoppers into the centre and complement the existing independent convenience shops. Small scale convenience retail will be provided within the urban extension to meet the day to day needs of the residents of the new development.

4.6.19 The need for comparison retail proposals is more limited with a modest capacity towards the end of the plan period. The study indicated that the priority should be to steer any new floorspace to the town centre as far as this is practical, and only to permit out-of-centre facilities if they would materially enhance the retail offer of the town and assist in

retaining catchment residents' expenditure. Impact assessments will be required for developments of 400m² of floorspace and greater and this is reflected in Policy E5.

4.6.20 The study also identifies a number of sites that provide redevelopment opportunities to accommodate retail development during the plan period and should be considered first in a sequential test in accordance with the National Planning Policy Framework:

- Broad Street Car Park at Arkwright Close;
- Broad Street Car park, rear of Fire Station;
- The Original Factory Shop, 52 Broad Street.

4.6.21 More detailed assessment of the need for future retail provision for Leominster, including the need to allocate sites will be provided through the preparation of a Neighbourhood Development Plan. The extent of the town centre and the primary shopping area, (made up of the primary and secondary frontages) will be defined as part of the Neighbourhood Development Plan.

Surface water management, water quality and fluvial flooding

4.6.22 There are extensive areas at risk of flooding in Leominster, particularly to the north of the town. Leominster lies near the confluence of two major river systems, the Lugg and the Arrow, which further downstream becomes the River Lugg Special Area of Conservation (SAC).

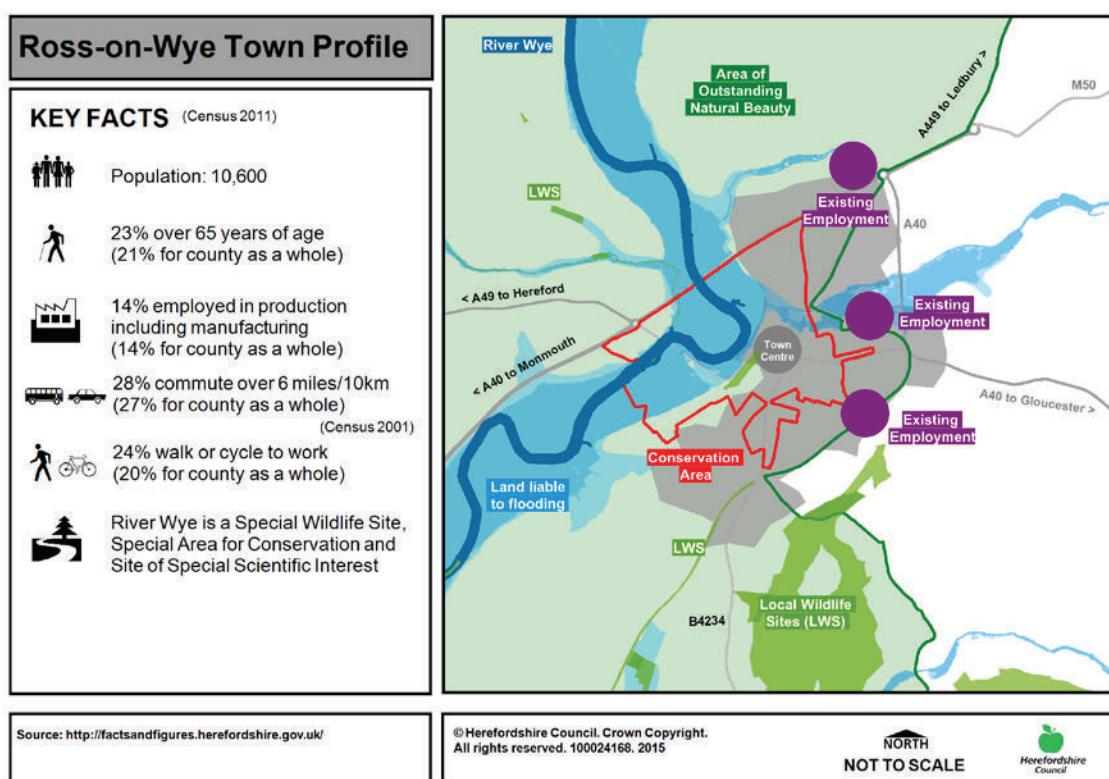
4.6.23 The *Water Cycle Study* identifies that developers would need to ensure there are no adverse impacts as a result of any new development, this could be managed to mitigate the effects on the SAC through adequate control measures and additional capacity in water treatment infrastructure and surface water management. Sections of the River Wye SAC where the water quality targets are already exceeded will be subject to measures to reduce nutrients in line with the targets. All new development proposals including the Leominster urban extension must not compromise the ability of the Nutrient Management Plan to deliver the necessary overall reductions along these stretches.

4.7 Ross-on-Wye

4.7.1 Within the overall vision for Herefordshire, Ross-on-Wye, as the market town serving the south of the county, will be supported in continuing to fulfil a diverse range of roles as a centre for residential, employment, recreational and cultural services. The town will also continue to act as an important service centre for the surrounding rural area. The connections to the motorway network make Ross-on-Wye an important gateway into the county and it is also a tourist destination in its own right. The strategy seeks to promote the sustainable development of Ross-on-Wye, taking into consideration its needs, opportunities and constraints.

4.7.2 This vision is manifested in strategic objectives 1, 6, 8 and 10 which, for Ross-on-Wye, focuses on enabling some strategic growth on the town's peripheries and also some smaller scale growth in and around the town itself. The proposed development of Ross-on-Wye is planned taking account of the town's very significant environmental constraints, including the floodplain of the River Wye, and the Wye Valley Area of Outstanding Natural Beauty.

Figure 4.11: Ross-on-Wye Town Profile



Background to policies

4.7.3 To achieve the strategy, an urban extension of new homes is proposed to the southeast of the town at Hildersley. This location has a limited capacity, in order to avoid encroachment on the wooded hillside to the south and the constraint of an active rifle range to the west. It does, however, have the potential for sustainable transport links to the town centre without creating a need for new strategic highway links, it is within walking distance of the proposed employment site at Model Farm and can be designed to minimise landscape impacts on the setting of the town.

4.7.4 The remainder of new homes for Ross-on-Wye will be provided on a range of, primarily, smaller sites of less than 100 dwellings, in and around the town. The location of these can be further detailed through a forthcoming Neighbourhood Development Plan or other Development Plan Document.

4.7.5 The potential for new employment development will remain at Model Farm. This combined approach to housing and employment will help to address the issues of high affordable housing need and significant levels of commuting, whilst working within the environmental constraints of Ross-on-Wye.

Policy RW1 – Development in Ross-on-Wye

Ross-on-Wye will accommodate a minimum of 900 new homes, balanced with approximately 10 hectares of existing allocated employment land allocation during the plan period, in accordance with the spatial strategy. A strategic housing location will focus a minimum of 200 new homes to the south east of the town. The remaining requirement for homes will be delivered on sites allocated through a Neighbourhood Development Plan.

Within Ross-on-Wye, new development proposals will be encouraged where they:

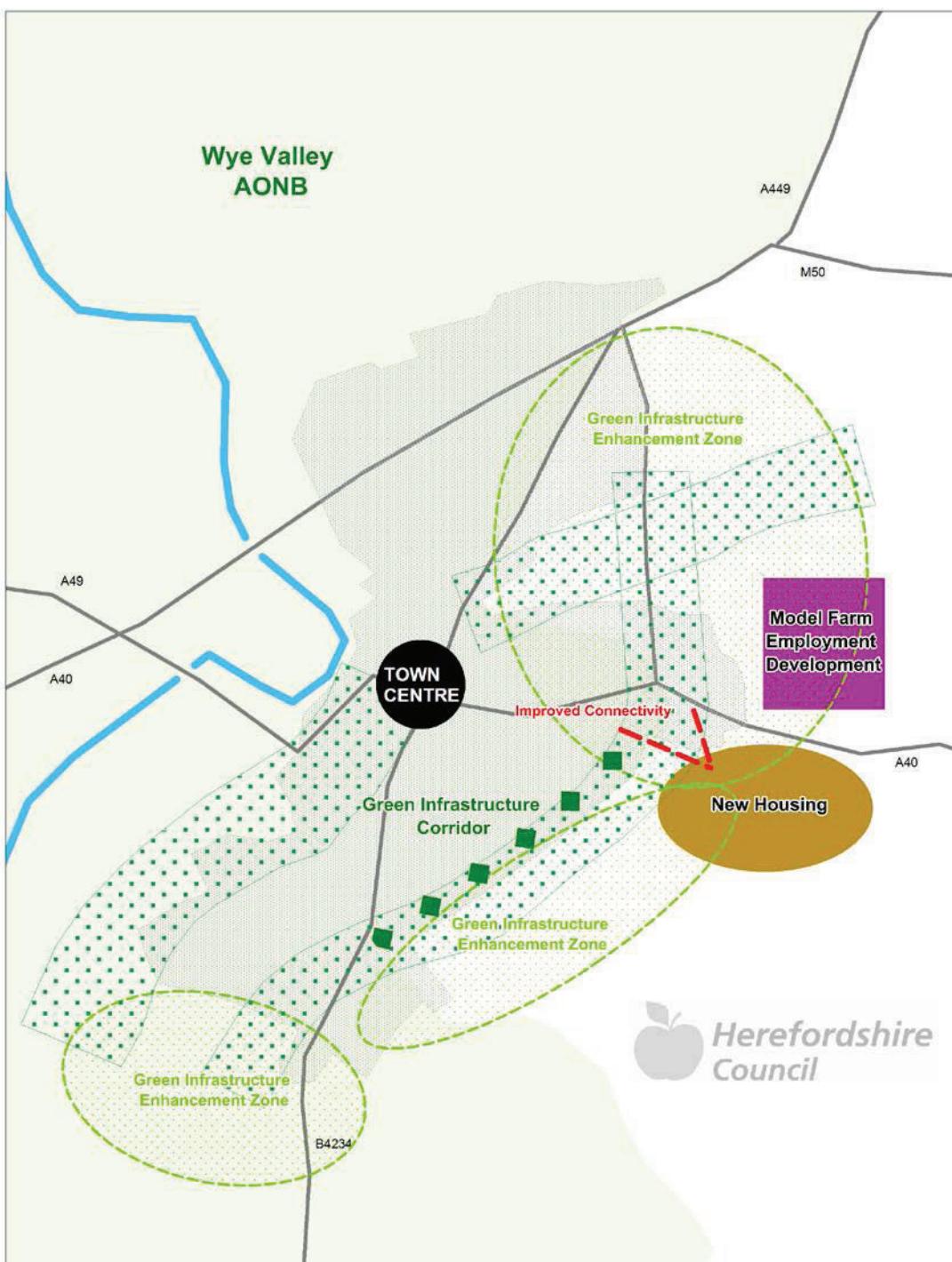
- allow for suitable employment sites, including live-work opportunities within or adjoining the town;
- maintain and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 400m² gross floor space and located outside the town centre will need to be supported by an impact assessment to determine whether there could be any adverse impacts on the town centre;
- improve accessibility within Ross-on-Wye by walking, cycling and public transport, particularly where they enhance connectivity with local facilities, the town centre and existing employment areas;
- contribute towards new or improved community facilities and/or allow for infrastructure improvements in the town to promote sustainable development;
- reflect and enhance the characteristic natural and built historic elements of Ross-on-Wye, such as its red sandstone and timber framed Tudor buildings and boundary walls, the medieval plan form, conservation area and natural setting overlooking the River Wye;
- enhance green infrastructure and biodiversity, particularly the Wye Valley Area of Outstanding Natural Beauty and the River Wye; and
- have demonstrated engagement and consultation with the community including the town/parish council.

Policy RW2 – Land at Hildersley

The strategic residential development on land to the south east of Ross-on-Wye at Hildersley will be required to include the following to deliver a comprehensively planned sustainable urban extension of the town:

- a minimum of 200 new homes at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment;
- a target of 40% of the total number of dwellings shall be affordable housing;
- the provision of and contributions towards any identified need for new/improved community facilities/infrastructure improvements. This shall include contributions towards the provision of: additional pre-school places; additional classrooms at John Kyrle High School for secondary, post 16 and youth/community infrastructure and further special educational needs provision;
- the provision of a sport/recreation space either on or off site as an alternative to the existing on site John Kyrle High School playing field;
- the creation of new green infrastructure within the development area to benefit residents, local bat populations and other flora and fauna;
- new pedestrian and cycle links from the area towards the town and nearby employment sites, to ease road congestion and limit CO₂ emissions;
- appropriate mitigation measures to be implemented, which ensure that acoustic and safety issues relating to the proximity of the adjacent firing range are satisfactorily addressed;
- adverse impacts on the Water Source Protection Zone should be avoided or mitigated, including through the incorporation of sustainable urban drainage solutions such as rain gardens and swales; and the production by the developer of a Surface Water Management Plan;
- avoid and mitigate adverse impacts from noise and air pollution and vibration (during both construction and occupation of new homes) on the River Wye SAC, Wye Valley Woodlands SAC and the Wye Valley and Forest of Dean Bat Sites SAC; and
- development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and that contributes to the distinctiveness of this part of Ross-on-Wye and enhances the setting of the adjacent Wye Valley Area of Outstanding Natural Beauty.

Figure 4.12: Ross on Wye Key Diagram



New homes

4.7.6 The policy for Ross-on-Wye focuses on delivering high quality, sustainably constructed new homes to meet housing need and demand, especially for smaller open market housing and affordable housing, in this high house price area. It also aims to balance new development against the environmental constraints of this historic market town. The strategy to deliver new homes in a dispersed manner between a single strategic site and other smaller sites within and around the town is economically viable and spreads the effect of new buildings across this sensitive town and its surroundings, which is predominantly within the Wye Valley Area of Outstanding Natural Beauty.

4.7.7 The development of the strategic extension at Hildersley represents an opportunity to create a scheme which is sensitive to the landscape of this edge of the town and that can provide additional biodiversity benefits to the local protected bat population, whilst meeting the needs of all sections of the community, including those of working age who will be close to existing and new employment opportunities. New homes will also benefit older people – a need which was highlighted in the study of the *Housing and Support Needs of Older People in Herefordshire 2012*.

4.7.8 The development at Tanyard Lane will provide upgrades to road infrastructure including a new roundabout and traffic calming measures, which will allow sites identified in the Strategic Housing Land Availability Assessment such as 'Over-Ross' to come forward during the plan period. The housing requirement to be met through the development of smaller non-strategic sites in and around Ross-on-Wye will be delivered through existing commitments, windfalls and/or the allocation of sites through a Neighbourhood Development Plan and/or other Development Plan Documents.

New jobs

4.7.9 The policy to deliver employment land to the north of the strategic housing location at Model Farm will help facilitate greater employment opportunities for the residents of Ross-on-Wye. This employment area is located at an important entrance to the town and consists of a farm and surrounding agricultural fields with a field buffer to the nearby residential area to the west. A high quality development for B1, B2 and B8 uses will be accommodated, which should include appropriate landscaping to form a key element of any proposal, providing an appropriate eastern edge which is open to long distance views.

4.7.10 The developer of Model Farm will need to ensure that the Environment Agency is satisfied that adequate pollution prevention measures are in place to protect ground and surface waters on this site, since it is located on a source protection zone of the Alton Court aquifer.

4.7.11 The need for additional employment land to serve the needs of Ross-on-Wye and surrounding areas will be monitored during the Plan period. Any identified additional need will be addressed through: development coming forward in accordance with policies SS5, RW1, E1 and E3 of the Plan; a review of the Local Plan Core Strategy; or a Neighbourhood Development Plan or other Development Plan Document for the area.

Movement

4.7.12 The policy approach for movement in Ross-on-Wye is based on reducing the need to travel by private car. This will be achieved by locating new development within walking and cycling distance of existing and new facilities and improving and extending sustainable transport routes. New employment land and other policies in the Core Strategy, as well as any Neighbourhood Development Plan or other Development Plan Document will also promote local employment opportunities, which will help address the issue of commuting for jobs. The council (through the *Local Transport Plan*) proposes to work in partnership with

bus operators and developers to ensure housing and employment locations are served by public transport and that service frequencies linking to Hereford are maintained. The issue of car parking will be addressed through a Neighbourhood Development Plan or other Development Plan Document.

4.7.13 The development at both Model Farm and the Hildersley strategic location will access directly onto the A40. The developers of both areas will be required to make a contribution to the design of the local roads to achieve acceptable traffic movements between the sites and the town centre and adjoining road networks. Developers should ensure that suitable pedestrian and cycle connections to encourage sustainable movements between the areas and the town centre are incorporated in to the schemes.

4.7.14 Since a significant amount of residential development will take place on other sites dispersed around the town, developers must ensure that the council and/or Highways Agency are satisfied that the necessary mitigation measures and/or contributions towards alterations and improvements to the local road networks and sustainable modes of travel are made.

Green infrastructure and open space

4.7.15 The urban extension is located on an area of medium-low landscape value, and is generally flat, low-lying land, of mixed landscape character, contained within the rising land and wooded Penyard Hills to the south. The Town and Country Trail acts as a green corridor along the south-eastern boundary of the town. Potential new links between such green corridors and the urban extension will be encouraged.

4.7.16 The urban extension falls within 10km of two SACs: the Wye Valley Woodlands and the Forest of Dean Bat Sites. A specific study of bat activity on the Hildersley area in 2010 found that development could take place without incurring adverse impacts on these SACs. However, the proposed landscaping and open space provision within the Hildersley urban extension should be located and designed so as to provide additional and appropriate bat foraging opportunities where possible. The bats currently use the Town and Country Trail as a foraging corridor therefore links between the urban extension and this pathway would be beneficial to the protected bats.

4.7.17 The Hildersley location contains a sports field, under the ownership of Herefordshire Council, for use by John Kyrle High School. Any redevelopment of the recreation field at Hildersley for residential use must be in accordance with Policy OS3 – Loss of open space, sports or recreation facilities.

Community and educational facilities

4.7.18 Improving the delivery of and access to services is addressed in this policy. The additional housing within Ross-on-Wye will create a need for further early years, secondary school, post 16, youth/community and special educational needs provision. Such requirements should be met through developer contributions towards off site facilities.

Heritage and archaeological value

4.7.19 It is not anticipated that development at Hildersley will have a significant impact on any heritage assets. For any smaller residential sites proposed within and around the town development management considerations to protect heritage interests will apply. Ross-on-Wye's central area is contained within a Conservation Area and the majority of the town is within the Wye Valley Area of Outstanding Natural Beauty.

Retail

4.7.20 The policy for retail in Ross-on-Wye, based on the evidence in the *Town Centres Study Update 2012*, is to maintain its existing busy shopping centre, which is based on a

mixture of popular high street chains and independent stores. New homes and households in Ross-on-Wye will strengthen and provide support for the town centre.

4.7.21 The town centre for Ross-on-Wye is identified on the ‘saved’ Herefordshire Unitary Development Plan proposals map. This will be reviewed through the identification of Primary Shopping Areas in the Neighbourhood Development Plan. Saved policies can be viewed in Appendix 1

4.7.22 The *Town Centres Study Update 2012* indicates that with the assumed implementation of existing planning permissions, there is not a need for further convenience or comparison retail capacity over the plan period. This means that any new additional retail floorspace will be dependent on changed shopping patterns or the attraction of new trade to the town. The need for retail provision will, however, be reviewed regularly against expenditure capacity and sites will be identified through a Neighbourhood Development Plan and/or other Development Plan Documents if required.

Surface water management and fluvial flooding

4.7.23 The Hildersley area has been identified by the Environment Agency as being on a Secondary Aquifer and the majority of the preferred strategic development location lies within an outer groundwater source protection zone. Consequently, measures should be taken to ensure that this important source of water is not adversely affected by any future development.

4.7.24 Other dispersed residential development in and around Ross-on-Wye should ensure that areas prone to flooding from the River Wye are avoided and that any potential future flooding risk is appropriately addressed through appropriate sustainable urban drainage systems, which include rain gardens and swales.

4.8 Herefordshire's Rural Areas

4.8.1 The council's strategy for the rural areas outside Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as factors such as social fabric reflecting community cohesion, interdependence and commitment.

4.8.2 Sustainable development is about positive growth. Improved sustainability is central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, 8a, 10 and 12 of the Core Strategy.

4.8.3 To achieve this aim, the rural policies seek to enhance the role the county's rural areas have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of settlements through the development of appropriate rural businesses and housing, including affordable housing, that contributes towards their maintenance and strengthening will be supported.

A housing strategy for Rural Areas based on Housing Market Areas (HMAs)

4.8.4 Within this large, predominantly rural county, different areas of Herefordshire have their own identities shaped by a variety of factors and affinities that have evolved through time. A significant aspect of this particular local character is the settlement pattern. As the pattern of rural settlements varies, a more localised approach to the rural areas has been developed for the Core Strategy.

4.8.5 The approach adopted builds upon work undertaken on Housing Market Areas (HMAs) through the *Strategic Housing Market Assessment 2008*, *Herefordshire Local Housing Market Assessment 2013* and *Local Housing Requirement Study 2012*. These assessments of Herefordshire's housing market have identified that there are spatial variations. The county can be divided into seven areas based upon common housing market characteristics including tenure, house type profile, incomes and affordability, and house prices. It also reflects geographical proximity, patterns of household movement (migration) and travel to work patterns. The seven Housing Market Areas of Herefordshire are illustrated in Figure 4.13.

4.8.6 The rural area of each HMA has differing future housing needs and requirements. The approach adopted in this plan sets out to respond to these needs and requirements in a flexible and responsive way. Together with the roll out of the neighbourhood planning agenda, this strategy will empower communities to evolve as sustainable places whilst respecting their fundamental rural character.

4.8.7 Herefordshire's seven HMAs are broadly focused on Hereford and the market towns (except for the Golden Valley) and utilise ward boundaries. The term 'rural HMAs' refers only to the rural parts of the defined HMAs.

Figure 4.13: The Housing Market Areas of Herefordshire



Housing Market Areas



NORTH Not to Scale

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4.8.8 Housing development in rural areas will be delivered through Neighbourhood Development Plans, any required Rural Areas Site Allocations Development Plan Document and a combination of existing commitments and windfall development. . The council's

Strategic Housing Land Availability Assessment indicates there is potential for the level of development proposed in this policy.

4.8.9 Past rates of housing completions in the rural areas suggest that this level of growth is appropriate and achievable. Historically it is evident that much rural housing has come forward on small sites, often for individual dwellings, being allowed through the application of planning policy rather than the allocation of housing sites. Additionally, significant numbers of new housing continues to be delivered through the conversion of rural buildings, many being redundant agricultural buildings on farmsteads. Paragraph 48 of NPPF indicates that an allowance may be made for windfall if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source. There is clear evidence over many years that such sites have delivered an important element of the county's housing supply and as such a modest windfall allowance for rural areas has been included of 1000 dwellings (50 per annum).

4.8.10 The minimum rural HMA target represents a level of growth for parishes, as a percentage and which is proportionate to existing HMA characteristics.

4.8.11 The *Rural Housing Background Paper* (March 2013) sets out in its Appendix 2 the assessment of each rural HMA undertaken. The data will be subject to review during the plan period.

4.8.12 All settlements identified in Figures 4.14 and 4.15 will have the opportunity for sensitive and appropriate housing growth. The primary focus for this housing will be in those settlements highlighted in Figure 4.14. In the remaining, typically smaller settlements of each HMA, as set out in Figure 4.15, particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned. By virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive.

Policy RA1 – Rural housing distribution

In Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county's housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy.

New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13 This acknowledges that different areas of Herefordshire have different housing needs and requirements.

The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.

Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target (%)
Bromyard	364	15
Golden Valley	304	12
Hereford	1870	18
Kington	317	12
Ledbury	565	14
Leominster	730	14
Ross on Wye	1150	14
		5300

Housing in Herefordshire's settlements

4.8.13 National policy supports a sustainable approach to development in rural areas which is locally responsive, reflecting local housing needs with an emphasis on supporting services, employment and facilities in villages, avoiding new isolated homes in the countryside.

4.8.14 As set out earlier in this section, each rural HMA was evaluated through combining the application of a localised benchmark (median settlement size in each rural HMA), together with an assessment of services. This approach will enable settlements in the rural areas to accommodate appropriate and environmentally sensitive sustainable housing development in accordance with the National Planning Policy Framework.

4.8.15 One hundred and nineteen settlements have been identified across the county to be the main focus of proportionate housing development in the rural areas. These are listed in Figure 4.14. Within these settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted.

4.8.16 Residential development will be located within or adjacent to the main built up area(s) of the settlement. This will ensure that unnecessary isolated, non-characteristic and discordant dwellings do not arise which would adversely affect the character and setting of a settlement and its local environment.

4.8.17 Given the importance of the Herefordshire landscape, and particularly the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty¹, new dwellings should make a positive contribution to their rural landscape by being built to a high standard, incorporating appropriate materials and landscaping. High quality design that is sustainable and reinforces the locally distinctive vernacular will be particularly encouraged. Innovative and/or contemporary design will also be supported where it is appropriate to its context, it makes a positive contribution to the architectural character of the locality and achieves high levels of sustainability in terms of energy and water efficiency, as set out in Policy SD1. All residential development proposals will need to consider the capacity of the drainage network in the area and the impact of future development on water quality in accordance with Policy SD4.

4.8.18 Residential development will be expected to contribute to the future housing needs of each HMA by providing an appropriate mix of dwelling types and sizes having regard to the *Local Housing Market Assessment* and other relevant evidence sources. Developments should be sensitively and inclusively designed to reflect the lifelong housing needs of the local community. They should also contribute, where appropriate, to the provision of infrastructure, affordable homes and improving community cohesion.

4.8.19 Housing affordability is a significant issue in rural Herefordshire. This situation is exacerbated by an existing housing mix that is heavily skewed towards higher value properties, together with demand from people moving to rural areas and restricted scope for new house building. As a result there is a need for market housing priced at a level that can be afforded by local people.

4.8.20 On this basis, housing proposals will be expected to reflect the range that is required for the settlement concerned. In relation to proposals that seek specifically to meet identified local housing needs, those proposed developments must be based on appropriate, compelling evidence of how the proposal meets that need. . A planning obligation will restrict the occupation of dwellings on this basis to ensure their long term availability for those with local housing needs.

4.8.21 A proactive approach has been taken to neighbourhood planning within the county. At February 2015, there were 88 designated neighbourhood areas in the county and significant progress is being made in the production of neighbourhood development plans. These plans will be the principal mechanism by which new rural housing will be allocated. The proportional growth target within policy RA1 will provide the basis for the minimum level of new housing that will be accommodated in each neighbourhood development plan. The target represents a level of growth for parishes, as a percentage, that is proportionate to existing HMA characteristics. The main focus for development will be within or adjacent to existing settlements indicated within fig 4.14 and 4.15. In parishes which have more than one settlement listed in Figure 4.14 and 4.15 the relevant neighbourhood development plan will have appropriate flexibility to apportion the minimum housing requirement between the settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors. This approach will accord with paragraph 55 of the NPPF which indicates that where there are groups of smaller settlements in rural areas, the development in one location may support

¹ Malvern Hills AONB Guidance on Building Design

services in a location nearby. The adoption of this approach will allow distinctive solutions which reflect the varied geographies in the county.

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

Figure 4.14: The settlements which will be the main focus of proportionate housing development

HMA			
Bromyard	Golden Valley	Kington	Ledbury
Bodenham	Bredwardine	Almeley	Ashperton
Bodenham Moor	Clifford	Brilley	Bishops Frome
Bredenbury	Cusop	Eardisley	Bosbury
Bringsty	Dorstone	Lyonshall	Colwall
Burley Gate	Ewyas Harold	Norton Canon	Cradley
Hope under Dinmore	Longtown	Pembridge	Eastnor
Linton	Michaelchurch Escley	Staunton on Wye	Fromes Hill
Pencombe	Moccas	Shobdon	Lower Eggleton/ Newtown
Risbury	Peterchurch	Titley	Putley
Stoke Cross/Stoke	Preston on Wye	Whitney on Wye	Wellington Heath
Lacy	Vowchurch	Winforton	
Stoke Prior			
Whitbourne			
Leominster	Hereford	Ross-on-Wye	
Adforton	Bartestree/Lugwardine	Bromsash	Walford (Coughton)
Bircher	Bishopstone	Brampton Abbots	Whitchurch
Brampton Bryan	Burghill	Bridstow	Wilton
Brimfield	Canon Pyon	Crow Hill	Winnal
Bush Bank	Clehonger	Garway	Woolhope
Dilwyn	Credenhill	Goodrich	Wormbridge
Eardisland	Eaton Bishop	Gorsley	Wormelow
Kimbolton	Fownhope	Hoarwithy	
Kingsland	Hampton Bishop	Kingstone	
Leintwardine	Holme Lacy	Kingsthorne	
Leysters	Little Dewchurch	Kings Caple	
Lingen	Madley	Lea	
Lucton	Marden	Linton	
Luston	Mordiford	Little Birch	
Monkland	Moreton on Lugg	Llangrove	
Orleton	Stretton Sugwas	Much Birch	
Richards Castle	Sutton St Nicholas	Much Dewchurch	
Shirlheath	Swainshill	Much Marcle	
Weobley	Tarrington	Orcop Hill	
Wigmore	Tillington	Peterstow	
Yarpole	Wellington	Pontrilas	
	Westhope	Pontshill	
	Withington	St Weonards	
		Weston-under-Penyard	

Figure 4.15: Other settlements where proportionate housing is appropriate.

HMAs			
Bromyard	Golden Valley	Kington	Ledbury
Docklow Edwyn Ralph Hatfield Munderfield Ocle Pychard Pudleston Steensbridge Ullingswick	Abbeydore Bacton Blakemere Lower Maes-coed Priory Wood Rowlestone Tyberton	Hergest Holme Marsh Kinnersley Letton Staunton on Arrow Woonton	Canon Frome Coddington Eggleton Mathon Monkhope Much Cowarne Stretton Grandison
Leominster	Hereford	Ross-on-Wye	
Ashton Aymestrey Brierley Cobnash Combe Moor Eyton Ivington Kinsham Leinthall Earls Leinthall Starkes Little Hereford Moreton Mortimers Cross Middleton on the Hill Stapleton Upper Hill Walford Wharton Yatton	Burmarsh Breinton Byford Dinedor Dormington Grafton Kings Pyon Ledgemoor Little Tarrington Litmarsh Mansel Lacy Moorhampton Munstone Pipe and Lyde Preston Wynne Prior's Frome Ruckhall Shelwick Shucknall Stoke Edith Twyford Common Vauld Westhide Weston Beggard Withington Marsh Yazor	Aconbury Allensmore Aston Ingham Bishopswood Broad Oak Brockhampton Cobhall Common Didley Glewstone Harewood End Howle Hill Kilpeck Llancloudy Llangarron Llanwarne Much Birch/The Axe and Cleaver Orcop Rushall St Owens Cross Symonds Yat (West)	Three Ashes ThruXTon Upton Crews Welsh Newton Common

Housing in Herefordshire's countryside

4.8.22 National guidance emphasises the importance of not promoting unsustainable patterns of development in rural areas and avoiding the provision of new isolated homes.

4.8.23 Where appropriate, settlement boundaries (or a reasonable alternative) for those settlements listed in Policy RA2 will be defined in either neighbourhood development plans

or the Rural Areas Sites Allocation DPD. In the period leading up to the definition of appropriate settlement boundaries the Council will assess any applications for residential developments in Figure 4.14 and 4.15 against their relationship to the main built up form of the settlement. Outside of these settlements new housing will be restricted to avoid unsustainable patterns of development. Residential development will therefore be limited to those proposals which meet the criteria listed in Policy RA3. Proposals should seek to make use of existing buildings through conversion and adaption in preference to new development. This approach accords with Paragraph 55 of the NPPF.

Policy RA3 – Herefordshire’s countryside

In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
5. is rural exception housing in accordance with Policy H2; or
6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

4.8.24 Occupancy controls will be applied to dwellings arising from the expansion of rural business enterprises, as well as to agricultural and forestry dwellings (Policy RA4) and will be secured from the start by a Section 106 Agreement.

4.8.25 Replacement dwellings will only be permitted provided that the existing building has established and continuing residential use rights and has not been abandoned. Proposals should ordinarily be sited in a similar position as the original dwelling unless there is technical justification to consider an alternative location within the existing lawful domestic curtilage. To safeguard the character and appearance of the rural landscape from the visual impact of large buildings, the size of any replacement dwelling will be of a comparable total cubic volume (measured externally) to the existing dwelling. To minimise the impact of the proposal on the surrounding area, the design of the dwelling and any associated development should respect the local character of the area and/or make a positive contribution to the rural landscape. As such the mass, scale, height and external appearance of the resultant development should be taken into account. Permitted development rights may be removed from replacement dwellings.

4.8.26 All residential development proposals will need to take account of capacity of the drainage network in the area and the impact of future development on water quality in accordance with Policy SD4.

Rural enterprise dwellings in Herefordshire's countryside

4.8.27 One of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or in the immediate vicinity of, their place of work to provide essential supervision and management. The need to make an exception to the general policy approach to development in the countryside in order to meet the requirements of rural businesses has long been recognised and this approach to rural workers has been endorsed by the National Planning Policy Framework (2012).

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. demonstrate that the accommodation could not be provided in an existing building(s);
2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings and
3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape.

Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise is not yet established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings.

Dwellings permitted in accordance with this policy will be subject to occupancy controls secured through a Section 106 Agreement. In some situations it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit.

Applications for the removal of occupancy conditions (or section 106 Agreements) will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price (for rent or sale) which has been independently verified.

4.8.28 Applications for planning permission for new dwellings advanced through this policy will be based on an accurate assessment of the needs of the rural enterprise. Rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services, tourism and leisure enterprises. The sustainability of the business will be scrutinised to ensure any essential need established can be sustained so the criteria set out in Policy RA4 are not abused.

4.8.29 Therefore, in terms of agricultural or forestry dwellings it will be essential to firstly establish that stated intentions to engage in agriculture are soundly based, reasonably likely to materialise and capable of being sustained for a reasonable period of time. Where proposals are advanced in association with non-agricultural rural enterprises it should also be established that the business could not exist without close and continual supervision, for

example where a worker is required day and night for supervision, inspection or emergency responses. Security is not of itself sufficient to justify a dwelling but it may be a contributing factor in association with others.

4.8.30 All applications will be required to demonstrate that a dwelling at the enterprise is essential by showing a functional need for the occupier to be present at the business for the majority of the time.

4.8.31 Where the economic sustainability of the rural enterprise is not proven or where an enterprise has not been established, planning permission for a caravan or other temporary accommodation may be granted for a limited period. This is to enable the economic sustainability of the enterprise to be proven through the development of the business, including investment, planned on a sound financial basis. At the end of the temporary period a reassessment of the sustained essential functional needs of the business, together with the financial sustainability of the enterprise will be reviewed.

4.8.32 To avoid a proliferation of dwellings in the countryside, occupancy controls will be secured through Section 106 Agreements attached to dwellings advanced through this policy. Where a second dwelling is necessary for the essential management of a rural enterprise, the council will restrict the occupation/separate sale of any existing dwellings on the holding which are in the ownership or control of the applicant or their registered business/partners. Similarly, where appropriate, planning obligations may be used to prevent the future separation of a farmhouse(s) from any adjoining farm buildings and land. These measures may be taken to ensure that new proposals for additional dwellings do not allow existing farm dwellings to be removed from the rural worker housing stock, protect the countryside against the pressure for new homes and to prevent the original justification for the additional dwelling being undermined.

4.8.33 Where the need for a dwelling is established on the basis of proven essential need, preference should be given to the use of suitable existing buildings through conversion. Where this is not possible, any new development should relate closely to the activities for which there is a need. In most cases this will mean that the new dwelling should be sited in close proximity to existing buildings. Isolated locations or locations that could encourage farm fragmentation in the case of dwellings for agricultural enterprises should be avoided. The location and siting of temporary accommodation will itself be considered on the basis of permanent accommodation being provided. Where other development relating to the enterprise is being proposed at the same time as part of an overall scheme, siting of all development will be considered on a comprehensive basis.

4.8.34 Where applications are made to remove occupancy conditions (or obligations) on dwellings when an essential on-site worker is no longer required, applications will be required to demonstrate that the condition is no longer appropriate. Accordingly applicants should demonstrate there is no functional need and thus the dwelling is surplus to both the current and sustainable needs of the original rural enterprise, as well as other rural enterprises in the locality. Evidence should be provided that genuine attempts have been made to market the property for sale or rent at a realistic price that reflects its occupancy restriction for a period of at least 12 months. The council will require the marketing price to be independently verified by the District Valuer prior to the commencement of marketing.

Re-use of rural buildings

4.8.35 Policy RA5 recognises that the re-use of existing rural buildings has an important role to play in promoting economic prosperity and sustainable development in rural areas. Such proposals can result in the creation of local accessible jobs, the provision of premises for business start-ups and/or expansions, improving business networks and supporting farming through diversification schemes. The re-use of buildings can also provide environmental

benefits by making use of existing resources and at the same time conserving buildings of heritage value.

Policy RA5 – Re-use of rural buildings

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:

1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
2. design proposals make adequate provision for protected and priority species and associated habitats;
3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.

4.8.36 Redundant rural buildings in Herefordshire vary greatly in terms of scale, design and materials depending on their original use. Some are situated within villages, but the majority are located in the countryside. They may occasionally be single buildings but more commonly are grouped together in farmsteads or other clusters. Many are former agricultural buildings which are no longer required for their original purpose. Others may relate to different activities such as corn mills or other industrial buildings. Most of these buildings have heritage value and are referred to in the policy as ‘heritage assets.’

4.8.37 Policy RA5 is not intended to support the rebuilding of rural buildings which have fallen into a derelict state. At this point, their significance has usually been lost. Buildings should therefore be structurally sound and capable of bona fide conversion for the proposed use without major reconstruction. A full structural survey may be required to demonstrate whether this is the case.

4.8.38 Many rural buildings, particularly those previously used for agricultural purposes, provide valuable wildlife habitats including for legally protected species such as bats and barn owls. Applications for planning permission for the re-use of these buildings will need to demonstrate that an appropriate wildlife survey has been carried out and will be required to

make adequate provision for wildlife mitigation and enhancement measures within their design and setting. They must also demonstrate appropriate species-protection measures before, during and after the conversion process.

4.8.39 Where required applicants will also be required to demonstrate that proposed uses respect the character of the buildings, are suitable for the rural environment, address sustainable transport issues and do not have a negative impact on the amenity of local residents and environment and in terms of noise, light and air pollution. Detailed design requirements for proposals for the re-use of individual buildings and farmsteads must ensure that schemes respect the historic character and interest of the buildings, its relationship with other buildings and heritage assets, and its place in the wider landscape. Overall, schemes should keep new openings to a minimum; respect internal features and spaces; and avoid introducing non-traditional features such as dormer windows, chimney stacks, porches or unsympathetic materials.

4.8.40 Redundant rural buildings may also provide good opportunities for the development of live/ work units and these can potentially make a positive contribution to the rural economy. Therefore these will be encouraged in accordance with Policy E1 and the criteria of Policy RA5.

Rural economy

4.8.41 The rural areas have consistently played a strong role in local, regional and national food and drink production, particularly in areas such as agriculture and farming. Other uses within the rural economy consist of local businesses and services, village shops and public houses, tourism activities and accommodation, home working businesses, military uses, as well as farm diversification enterprises. The strengthening of the rural economy is also important in retaining a skilled labour force. In order to allow the rural economy to grow the following policy provides flexibility for start-ups and continuation of business enterprises, business diversification and home working. It also embraces new technologies and methods to allow the rural economy to prosper.

Policy RA6 - Rural economy

Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;
- support the retention and/ or diversification of existing agricultural businesses;

Planning applications which are submitted in order to diversify the rural economy will be permitted where they:

- ensure that the development is of a scale which would be commensurate with its location and setting ;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

4.8.42 The rural economy will be strengthened by providing flexibility for new and expanding rural businesses. Policy RA6 sets out a range of criteria that will need to be met to ensure that resulting developments are of an appropriate scale and location and do not significantly impact upon the environmental quality of the area.

4.8.43 The Wye Valley AONB and the Malvern Hills AONB are recognised by the National Planning Policy Framework as areas where development should be restricted. Guidance on proposed developments in AONBs is set out in Paragraph 116 of the NPPF. Policy LD1 of this plan also sets out guidance on how development proposals should seek to safeguard the character and appearance of these areas.

4.8.44 Tourism plays a role within the rural economy. The varied tourism facilities enable existing farms and rural businesses to diversify as well as accommodating the needs of visitors.

4.8.45 Isolated employment sites may be appropriate for small extensions and/or redevelopment. A justification should be provided to demonstrate the need for these additions. Proposed developments will need to take into account other relevant policies within this plan.

Delivery and monitoring of the Place Shaping Policies

4.8.46 These policies will be delivered by:

- the Infrastructure Development Plan and developer contributions/community infrastructure levy
- the development management process
- Hereford Area Plan, Bromyard Development Plan, Neighbourhood Development Plans, other Development Plan Documents as appropriate and Supplementary Planning Documents .

4.8.47 In addition to the indicators listed in the Spatial Strategy and General Policies' sections, the following indicators will be used to measure the effectiveness of the policies:

- utilising the AMR to develop an indicator of housing completions by HMAs and rural HMAs

5.0 General Policies

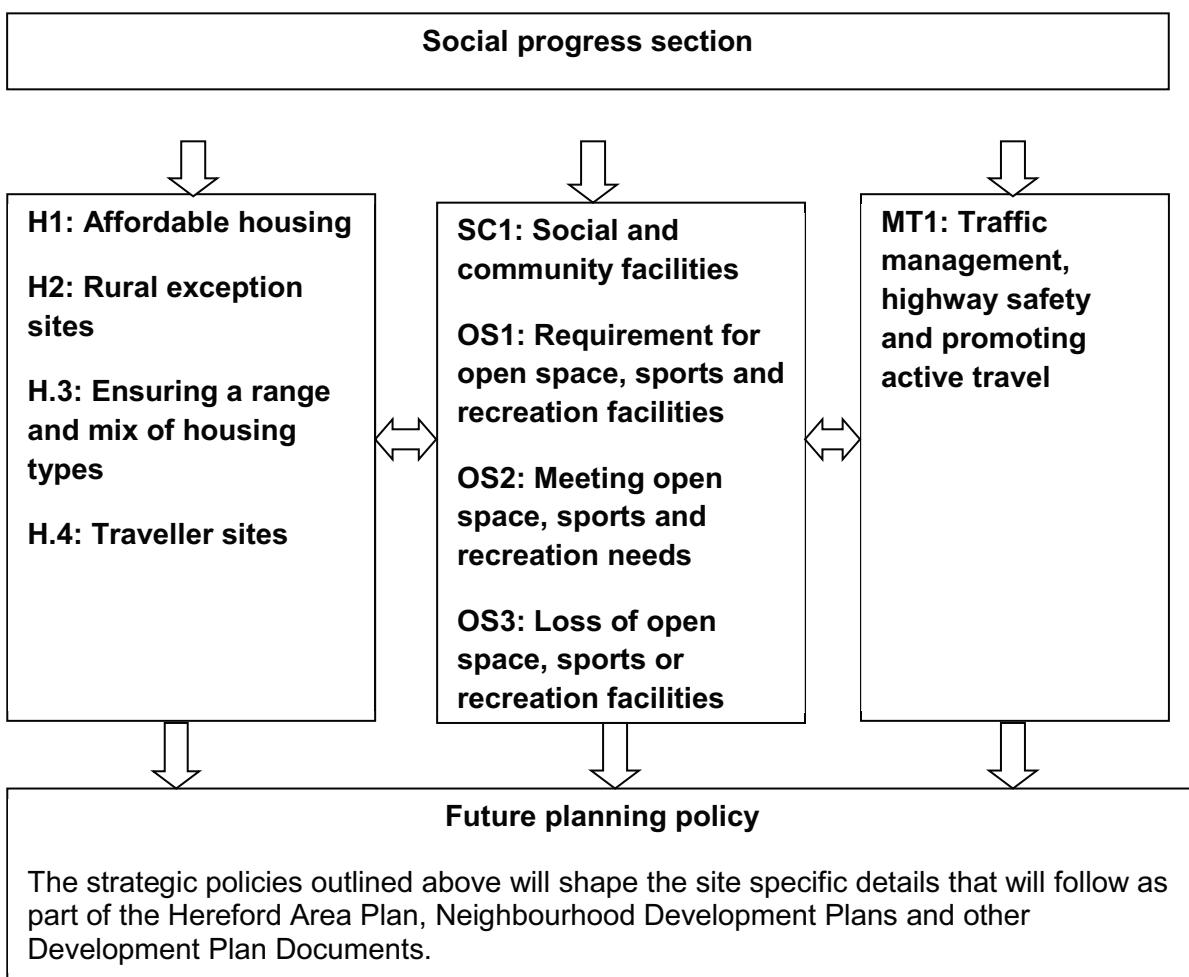
The General Policies are divided into three different sections:

Social Progress, Economic Prosperity and Environmental Quality

5.1 Social progress

Introduction

5.1.1 Social progress is about improving the well-being of our communities. The Core Strategy's vision for social progress is a long-term one, seeking to deliver decent affordable homes, social and community facilities and other necessary infrastructure in urban and rural areas. There are five objectives which develop this vision (strategic objectives 1-5 in the spatial strategy section) and this section sets out a series of policies on affordable housing, social and community infrastructure, open space, sport and recreation, and traffic management to deliver these objectives, alongside Policies SS1 to SS7 and the Place Shaping policies.



Affordable housing

5.1.2 There is a significant need for affordable housing within Herefordshire and the planning system can assist the delivery of affordable homes. Policy H1 establishes affordable housing targets whilst specific place based policies in Section 4 of this document set out targets for individual strategic housing developments.

5.1.3 Within the county, the need for affordable housing has been investigated through the *Strategic Housing Market Assessment 2008* (SHMA) which introduced the broad housing needs of the county. A *Local Housing Market Assessment* (LHMA) was completed in 2011 and updated in 2013, which draws on and develops the SHMA to provide a local assessment of housing requirements for the seven local housing markets across Herefordshire. In addition to the LHMA, parish level housing needs surveys are undertaken to identify needs at a very local level, to support the development of affordable housing. The need for affordable homes across the county is significantly high, but the viability of delivering affordable homes over the plan period has been recognised in order to provide an achievable target in the Core Strategy.

5.1.4 Affordable housing is housing provided to eligible households whose needs are not met by the open market. It encompasses housing provided at below market prices and allocated on the basis of need, to people who are unable to purchase or rent houses available generally on the open market without financial assistance. Eligibility is determined with regard to local incomes and local house prices.

5.1.5 Affordable housing can include a range of rented and home ownership housing options which meet local housing need. By seeking to provide a range of housing options, the council can help to address the needs of those seeking to gain a first step on the property ladder, reduce the demand for social rented housing, free up existing social rented homes, provide wider choice for households and ensure that sites have a mix of tenures.

5.1.6 The National Planning Policy Framework divides affordable housing into three categories:

- social rented for which guideline target rents are determined through the national rent regime;
- affordable rented housing subject to rent controls that require no more than 80% of the local market rent; and
- intermediate homes for sale and rent, provided at a cost above social rent but below market levels.

5.1.7 Affordable housing under these definitions can include both individual and multiple dwellings, those constructed under self-build projects funded by registered providers or community housing groups as well as individual projects providing low cost housing that does not exceed affordable levels – as defined in the council published ‘Provision of Affordable Housing Technical Data.’ In such cases planning conditions will be imposed to ensure that housing is retained in perpetuity for future local housing needs.

5.1.8 Housing provided under these categories whether for rent or sale must be made available at a price level that can be sustained by local people in housing need. It is important to emphasise the distinctions between the roles of the different categories of affordable housing and not to treat one as a substitute for the other. It is important to set criteria identifying what constitutes local housing need. This is in order that proposals for additional dwellings coming forward can be clearly shown to be contributing to this requirement – and thus to the aim of sustaining urban and rural communities.

Policy H1 - Affordable housing – thresholds and targets

All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm will be expected to contribute towards meeting affordable housing needs.

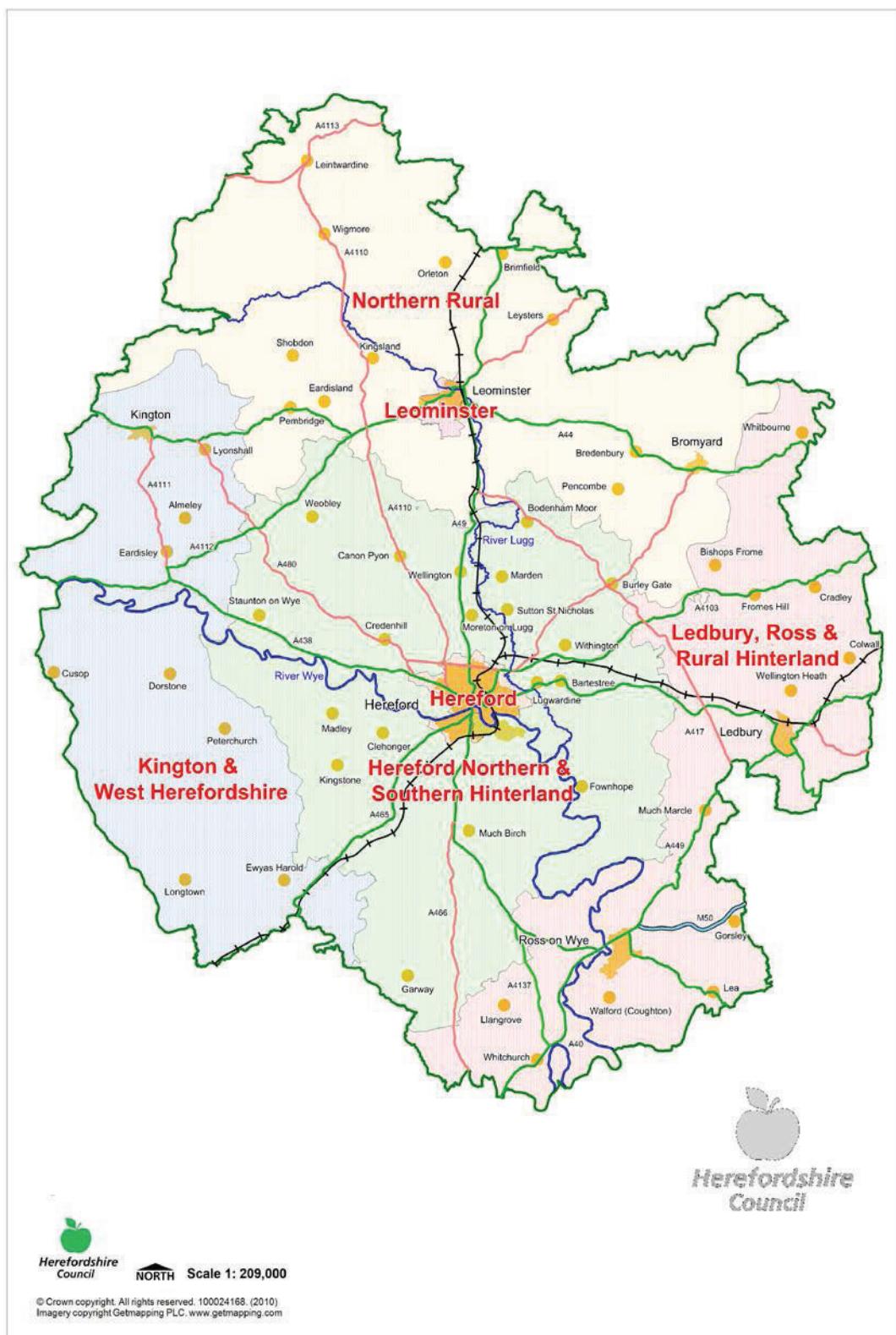
The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value areas:

1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas;
2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard);
3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.

5.1.9 Affordable housing targets and thresholds have been informed by an *Economic Viability Assessment 2014* including the likely impact upon overall levels of housing delivery and aim of creating mixed communities. The work on viability involved the definition of housing value areas which are areas where housing values/prices are broadly similar. These can be seen in figure 5.1. The relationship of postcode areas to Housing Value Areas can be found in Appendix 7

Figure 5.1 - Housing Value Areas



5.1.10 The findings of the *Local Housing Market Assessment 2013* (LHMA) have also been taken into account so that the resultant policies on affordable housing are locally relevant and viable. The supporting evidence will be maintained by updating the housing market assessment work and viability and housing value areas on a three yearly basis.

5.1.11 The LHMA indicates that there remains a significant need for social housing across the county. However the viability of housing schemes also has to be taken into account in determining both the required percentage and an appropriate mix of tenures of affordable housing. Overall target percentages have been established for different parts of the county and are set out in Policy H1. In locations where achieving high levels of social rented housing would impact upon the viability of new housing schemes, increasing the percentage of intermediate housing will be considered where the overall affordable housing target can be maintained. Evidence to justify this would need to be demonstrated as part of the consideration of a development proposal.

5.1.12 A supplementary planning document will provide additional guidance and set out the details of how the affordable housing policies will be implemented. The guidance will include:

- advice regarding the need for affordable housing;
- affordable house prices and rents in Herefordshire;
- the negotiation process;
- securing affordable housing and controlling occupancy; and
- contributions to off-site provision.

5.1.13 There is a need to ensure that planning policy provides for a mix of affordable housing to reflect differing household needs and future demographic trends. There are a number of intermediate housing products, including shared ownership, which is likely to be particularly appealing to would-be first-time buyers who do not have sufficient funds to access the open market.

5.1.14 The council recognises that the provision of affordable housing is more difficult in **rural areas** where often the scale and location of new development is more restricted. Policy H2 enables the provision of affordable housing outside of villages, in areas where there is generally a restraint on open market housing, so as to help meet affordable housing needs in rural areas in perpetuity.

Policy H2 - Rural exception sites

Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. the proposal could assist in meeting a proven local need for affordable housing; and
2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2.

In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.

5.1.15 Rural exception schemes need to take full account of environmental considerations including design, siting and materials and avoid sensitive locations where development would not be permitted for reasons of landscape or visual impact. Similarly

a site's location should not place additional financial burdens upon households occupying the scheme such as through isolation or increased costs in gaining access to local services and facilities, for example schools and employment. Given that these schemes may be located in or around small villages, the scale of development should reflect the locality.

5.1.16 National planning policy indicates that consideration should be given to whether allowing some market housing on exception sites would facilitate the provision of significant additional affordable housing to meet local needs. Open market housing should be limited to an absolute minimum in such schemes and only in order to make the scheme viable. The preparation of Neighbourhood Development Plans and/or other Development Plan Documents will also provide an opportunity to identify sites for affordable housing.

Range and mix of housing

5.1.17 There is a clear need to provide for balanced and sustainable communities in Herefordshire. Housing affordability issues in the county are compounded by the housing offer, with a high proportion of detached housing and properties in higher council tax bands. The supply of properties which younger households might be able to afford to buy is limited; only 13.5% of housing is in social sector ownership (affordable) compared to 19.5% across the West Midlands.

Policy H3 – Ensuring an appropriate range and mix of housing

Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of being adapted for people in the community with additional needs; and
3. provide housing capable of meeting the specific needs of the elderly population by:
 - providing specialist accommodation for older people in suitable locations;
 - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
 - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

5.1.18 The *Local Housing Market Assessment 2013 (LHMA)* recommends that planning policies are not overly prescriptive with regard to requiring a specific mix of housing sites. Specific policies for the strategic sites refer to meeting needs identified in the LHMA. The range of house types provided across the county will be monitored to ensure an appropriate mix of housing is provided, however it is recognised that meeting specialist needs is more likely to be achievable on sites of 50 dwellings and above.

5.1.19 The *Herefordshire Older People's Survey 2012* outlined that there is an increasing requirement for new housing to cater for older people. Addressing this need will be met through a combination of measures including the provision of specialist accommodation in locations where the principle of residential development is accepted; and by ensuring

that general housing provision is designed in such a way that enables easy adaptation to meet the requirements of all households.

Traveller sites

5.1.20 It is important that the accommodation needs and requirements of all sections of the community are considered in developing planning policies. Government planning policy is increasingly favouring the identification of sites for travellers. Herefordshire Council recognises these requirements which will be taken forward in the preparation of a new Travellers' Sites Document. In the interim however, the following policy is required in order to consider the merits of planning proposals.

5.1.21 For the purposes of this policy the definition of "travellers" means "gypsies and travellers" and "travelling show people" as defined in Planning Policy for Traveller Sites, CLG 2015.

Policy H4 – Traveller sites

The accommodation needs of travellers will be provided for through the preparation of a Travellers' Sites Document (DPD) which will include site specific allocations.

In the absence of an adopted DPD, or where proposals for sites are brought forward on non-allocated land, proposals will be supported where:

1. sites afford reasonable access to services and facilities, including health and schools
2. appropriate screening and landscaping is included within the proposal to protect local amenity and the environment
3. they promote peaceful and integrated co-existence between the site and the local community
4. they enable mixed business and residential accommodation (providing for the live-work lifestyle of travellers)
5. they avoid undue pressure on local infrastructure and services
6. in rural areas, the size of the site does not dominate nearby settled communities and
7. they are capable of accommodating on-site facilities that meet best practice for modern traveller site requirements, including play areas, storage, provision for recycling and waste management.

In rural areas, where there is a case of local need for an affordable traveller site, but criterion 1 above cannot be fulfilled, then an exception may be made and proposals permitted, provided such sites can be retained for that purpose in perpetuity.

5.1.22 The approach to planning for travellers through the preparation of a Travellers' Sites Document will reflect the increased involvement of traveller and settled communities in determining the location of development. Traveller sites include those considered necessary to meet the residential needs of gypsies and travellers who will remain in a location permanently or for substantial periods, transit sites for those moving through the area as well as plots for travelling show people.

5.1.23 The Travellers' Sites Document, which is programmed in the Council's Local Development scheme (2015), for adoption in spring 2016, will include the following:

- an assessment of current need for permanent residential pitches with an indication of the process for updating need on a regular basis;

- pitch targets for travellers;
- deliverable sites for residential pitches for the period 2014-19 to set against targets;
- identification of broad locations for further developable residential sites for travellers over the period 2019-2031;
- identification of need for, and approach to, the provision of transit sites for the plan period;
- consideration of the need for, and approach to, provision for travelling showpersons within the county for the plan period;
- consideration of the need for a rural exceptions policy to enable sites to be brought forward solely as affordable gypsy and traveller sites and
- consideration of support for the authorisation of long-term unofficial sites where they meet the criteria in policy H4 above or the making available of alternative provision where they are lost for whatever reason.

5.1.24 A pitch is defined as the 'area of land on a gypsy and traveller caravan site developed for a single family.' A plot means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may/will need to incorporate space or to be split to allow for the storage of equipment.

5.1.25 As at January 2015*, there are 114 authorised residential pitches within Herefordshire with a further 21 pitches on unauthorised, but tolerated sites. Numbers of caravans on these sites have fluctuated over the past two years from 148 to 161 and averaging 157. Some pitches accommodate more than one caravan.

5.1.26 The private sector may need to provide for further residential site needs until the Travellers' Sites Document is adopted in 2016 and policy H4 sets out the basis upon which planning permission will be granted during this period. The criteria in this policy may also apply when the defined need for residential gypsy and traveller sites has been met, yet further need is accepted.

5.1.27 In the same way that a rural exception policy is applied to housing development, rural exception sites can also be applied to affordable traveller sites and the Travellers' Sites Document will consider this issue. A rural exception site policy enables small sites to be used, specifically for affordable traveller sites in perpetuity, in small rural communities, that would not normally be used for traveller sites.

5.1.28 The assessment of need for transit sites or plots for travelling show people will be reviewed as part of the work for the Travellers' Sites Document. Should any need arise in the interim; proposals will need to satisfy the criteria set out in Policy H4.

5.1.29 In bringing proposals forward it will be important to ensure that sites are appropriately landscaped in order to limit their visual impact and should provide access to local facilities and services such as shops, schools and healthcare. It is also important to recognise that provision is included to meet the live-work nature of gypsies and travellers and adequate provision is made for play space for children.

*Caravan count conducted by Herefordshire Council (January 2015)

Social and community facilities

5.1.30 The Core Strategy aims to achieve sustainable communities across Herefordshire and improve the well-being of its people. This requires an effective balance between the provision of new housing and employment and providing the social and community facilities required to support growth. There is a need to support and seek improvements to local services and facilities; particularly in rural areas where facilities have been in decline since the post-war period. Less prosperous groups in remote rural areas are arguably in a worse position than similar income groups in towns, because their access to services, employment, leisure and shopping facilities is severely limited. For people living in the rural areas, access to essential facilities and services depends on access to a car or living close to a public transport route.

5.1.31 The lack of local services and facilities in rural areas and their increasing concentration in the towns has been identified as a key issue in Herefordshire. Included within the ambitions of the Herefordshire Community Strategy, are the retention and improvement of services and facilities and the provision of excellent training and learning opportunities - for people of all ages within the county.

5.1.32 Social and community facilities can be defined as physical facilities for different individuals and communities, which are provided by a range of organisations (public, private and voluntary). They provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. These facilities play an important role in the development of a vibrant community by creating a sense of place and providing a place for people to meet and interact socially. They also offer services that are essential for education, health and well-being; and support community cohesion and benefit the general quality of life of residents.

5.1.33 Social and community facilities can include: public services, community centres and public halls, arts and cultural facilities including theatres, public art and heritage centres; policing and criminal justice facilities, fire and ambulance services, health and education facilities including GP surgeries and NHS walk-in centres; public houses, local shops, public toilets, youth centres, social care facilities including day centres and child care facilities; places of worship, and services provided by the community and voluntary sector - for example scout and guide premises.

Policy SC1 – Social and community facilities

Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF .

Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).

Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they

replace, in terms of size, quality and accessibility.

The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.

5.1.34 Population growth will generate a range of service needs throughout Herefordshire, particularly concentrated within the major growth locations, and it is essential that these service needs are supported by appropriate levels of social and community infrastructure. This should come forward either as an integral part of the development (adaptable, mixed use and made available at an early stage), or by way of a developer contribution/community infrastructure levy monies which meet the relevant tests of paragraph 204 of the NPPF.

5.1.35 Notwithstanding the diverse spatial requirements of local clubs, societies and faith communities, the council is moving towards the co-location of community premises such as meeting halls, places of worship and schools - for example, a mix of community uses/resources at one location to encourage efficient use of space and integrated provision to meet the needs of all sectors of our community. The council recognises however, that whilst shared space will be a suitable way forward for some, there are many who require their own space for activities, including worship and teaching.

Loss of existing facilities

5.1.36 Local retail premises, village halls, churches and public houses, particularly in the rural areas are often at the heart of the community and provide a place for the local community to meet, to use function rooms, to socialise and to fulfil the day to day convenience needs of the local community. In some locations it is becoming increasingly difficult to retain services, shops and public houses; however it is essential that support is given to enable businesses to continue to serve the local community. In such cases, flexibility should be given to enable local shops, services or public houses to diversify into ancillary retail and tourism opportunities or community ownership through the 'Community Right to Bid' process. This flexibility may enable the business to continue to serve the local community. Where a business is shown to be no longer viable, the first alternative should be to investigate whether an alternative community use is possible. In order to demonstrate that alternative community uses have been considered, evidence of marketing for a period of at least 12 months should be provided with any proposals involving the loss of community facilities.

Education and skills

5.1.37 Some of the main socio-economic outcomes of the Sustainable Community Strategy are to improve educational attainment, increase the number of young people entering education or training at 16 and create a highly skilled workforce. These are also wider regeneration objectives of various agencies and important components of delivering the economic vision for Herefordshire. The council is therefore exploring the potential for a university gateway at Hereford in order to provide opportunities for local people to access jobs in growth sectors, including green technologies and help the city become a magnet for businesses in knowledge intensive industries. In doing so, the skills of the current labour market will be improved and the knowledge and research infrastructure aligned with particular growth sectors of the economy.

Culture

5.1.38 The council also acknowledges the contribution that culture can make to the economy. Culture is fundamental to the character of Herefordshire, with national and local research showing that it is important to people, and has the potential to make us happier and healthier; as well as providing opportunities for social interaction and learning. However, the rural nature of Herefordshire, with its dispersed communities and

limited public transport, means that access to cultural facilities can be difficult. One of the aims of Herefordshire's Cultural Strategy 2008-18 is to facilitate easy and affordable access to high quality cultural activities and facilities for all.

Reducing the need to travel

5.1.39 The provision of community facilities in local areas across the county will ensure better access for people, which in turn reduces the need to travel; while the co-location of some facilities and services will help to ensure the effective use of resources, and encourage joined-up service delivery and shared maintenance and management costs. In this respect, the council aims to support the delivery of new services and facilities, through partnership working with service providers and the local community; and through development opportunities that arise from local authority and private sector regeneration projects. Furthermore, the council is working with local communities to develop Neighbourhood Development Plans, to ensure that community needs and priorities are matched to the services that are offered in their local areas.

Provision of public toilets

5.1.40 A lack of toilet facilities can have an impact on the lives of older people, parents and carers with young children, disabled people and people with chronic health problems; by preventing or restricting their opportunities to take part in everyday activities like shopping and leisure pursuits. The council is developing a community toilet scheme to enable local businesses like pubs, restaurants and shops, to work together with the council to make more clean, safe and accessible toilets available to the public.

Co-location of services and facilities

5.1.41 Co-locating public and community services in shared buildings or on shared sites provides a number of benefits for both the community, as users of the services and for the council and its partners, as providers of services. The population of Herefordshire is forecast to continue to grow, with an ageing population structure and this will put increasing pressure on existing services. At the same time, the current economic climate and competing demands for space and resources means that a different approach towards locating services and facilities may be needed, especially if we want to ensure that infrastructure is provided in the most sustainable and accessible locations in the county. In practice this could mean linking nurseries, schools and colleges; widening the range of health and social care services available at health centres, or by providing education, training or IT services in libraries.

Open space, sports and recreation

5.1.42 Open space, sports and recreation facilities are an essential part of sustainable communities. They need to stand the test of time, be where people want to live, and enable people to meet their sporting and recreational aspirations and potential. Planning policies for open space, sport and recreation are fundamental to delivering the broader objectives of achieving:

- networks of accessible, high quality open spaces and sport and recreation facilities in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and are economically and environmentally sustainable;
- an appropriate balance between new provision and the enhancement of existing provision; and
- reasonable certainty for developers and land owners in relation to the requirements and expectations of local planning authorities in respect of open space, sport and recreation provision.

5.1.43 Herefordshire is fortunate to have a broad range of open space, sports and recreation facilities which are both in public and private ownership. Open space, sports

and recreation typology definitions include (but are not limited to) formal and informal parks and gardens, school sports grounds, public rights of way, allotments, semi-natural areas (including orchards), sports playing fields, cemeteries and churchyards, amenity areas, indoor sports halls, children's play facilities, village halls, civic spaces, country parks, green infrastructure corridors and canals.

5.1.44 Unfortunately, not all communities within Herefordshire are sufficiently catered for in terms of quantity, quality and accessibility of open space; so it is essential that new developments within the county meet the needs of new communities as well as protect and enhance existing facilities which are valued by existing communities.

Policy OS1 - Requirement for open space, sports and recreation facilities

The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; or
2. retail and employment proposals where there is need to provide informal areas of amenity greenspace for the use of employees and visitors; and
3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

5.1.45 The need for open space, sports and recreational facilities will be considered on a site by site basis. Open space sports and recreation facilities will need to be placed on site and be integral to the functioning of the development. Off-site contributions will be sought, where appropriate, on an equally beneficial basis for the local community and will include provision for appropriate maintenance (as defined by the local planning authority) of the open space, sports or recreation facility.

5.1.46 For employment and/or retail proposals, formal open space, sports and recreation facilities (see Glossary) will not be required. However appropriate informal areas of amenity greenspace may be required for the use of employees and visitors for breaks, and will be assessed on a site by site basis. If there is a nearby open space within safe walking distance which would cater for the needs of the employees, a contribution of the equivalent cost of providing the on-site area as identified above to improve existing off-site provision, may also be considered. Users of residential institutions e.g. care homes will also require the provision of on-site amenity greenspace, particularly where the facility hosts families and children. For residential accommodation providing for the needs of people with severe mobility impairments, a reduction of required provision will need to be provided (on a pro-rata basis) according to the needs of the residents using the accommodation.

Policy OS2 – Meeting open space, sports and recreation needs

In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:

1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined; and
2. provision of open space, sports and recreation facilities should be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which is of benefit to the local community.

5.1.47 In order to identify shortfalls against a local standard of provision and set out future requirements, Herefordshire Council has undertaken a local assessment of existing provision of open space, sports and recreation needs which is in accordance with the National Planning Policy Framework, and standards set by relevant organisations such as Fields in Trust, Sport England and Natural England. The council is updating its evidence base in order to incorporate local standards into either a supplementary planning document, other Development Plan Document and/or Neighbourhood Development Plans. This evidence base will be used to secure appropriate planning contributions to aid development of open space, sports and recreation facilities throughout Herefordshire.

5.1.48 Wherever possible, the new provision of open space, sports and recreation facilities should help strengthen the link with green infrastructure corridors. New provision which repairs any previous fragmentation or isolation of sites as part of green infrastructure corridors will be looked upon favourably.

Policy OS3 – Loss of open space, sports or recreation facilities

In determining the appropriateness of proposals which results in the loss of an open space, sports or recreation facility, the following principles will be taken into account:

1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;
2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;
3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses;
4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.

5.1.49 Any proposals resulting in a loss of an open space, sports or recreation facility should be able to clearly demonstrate that the facility is not only surplus currently, but taking into account the population needs of the community over the plan period. Proposals which also lead to the ‘thinning out,’ isolation or fragmentation of green infrastructure networks will also be resisted. “Equally beneficial replacements” of open space refers to quantity and quality in a suitable location.

5.1.50 In some cases, the loss of an open space sports and recreation facility may be appropriate where a proposal is for the purpose of providing ancillary open space, sports and recreation uses which are necessary to enable the continued viability, functionality or useability of the facility. Ancillary facilities will also need to meet applicable policies regarding appropriateness and siting of the development.

5.1.51 Open space, sports and recreation facilities not only benefit the health and well-being of the community, but can also bring great benefits to existing and new species-rich habitats supporting local biodiversity. A number of open space, sports and recreation facilities are located in green infrastructure corridors and act as important green links throughout the county. It is therefore important that we keep providing a range of open space areas such as semi-natural areas alongside open space, sports and recreation

facilities to support their use and protection for future generations to enjoy.

Traffic management

5.1.52 In order to deliver the strategic objectives outlined in Policy SS4 in the spatial strategy, development proposals will be expected to demonstrate how they have incorporated the traffic management and safety criteria set out in Policy MT1.

5.1.53 Herefordshire Council's *Local Transport Plan 2013-2015 (LTP)* defines the following road hierarchy across the county:

- the strategic highway network - comprising the M50, A49, A465, and A40. The strategic highway links Hereford with the market towns and provides the principal routes into and throughout the county;
- main distributor roads which comprise mainly A class routes that supplement the strategic network;
- secondary distributor roads which comprise mainly B and C class roads that link movements to and from the main distributor network; and
- local distributor roads that facilitate movement between rural settlements and parishes.

Policy MT1 – Traffic management, highway safety and promoting active travel

Development proposals should incorporate the following principle requirements covering movement and transportation:

1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;
2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;
3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;
4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;
5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and
6. have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.

Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.

5.1.54 Development proposals should not inhibit the safe and efficient flow of the strategic network. The use of controls on access can positively contribute to the integration of sustainable modes of transport (walking, cycling and public transport), and development proposals will be expected to demonstrate how the criteria in Policy MT1 have been incorporated within the design of the scheme in order to increase active travel across the county.

5.1.55 Alongside the above, development proposals should have regard to the council's LTP while promoting the principles set out in Herefordshire Council's Highway Development Design Guide for New Developments and the Department for Transport's Manual for Streets and Manual for Streets 2 – Wider Application of the Principles (2010) or subsequent documentation. Consideration will also be given to the Department of Transport Circular 02/2013 and Design Manual for roads and bridges or subsequent documentation.

5.1.56 Traffic management schemes should respect the local area including landscape character by providing an appropriate design solution, siting of infrastructure and use of materials as well as taking opportunities to improve the quality of the public realm as part of an integrated approach. This may include opportunities for rationalising the existing infrastructure and 'de-cluttering' the streetscape to the benefit of its appearance as well as functioning.

5.1.57 In appropriate locations, the use of shared space can provide an approach which can reduce delays and allow pedestrians to move more freely within the space. Shared space is a design approach that seeks to change the way streets operate by reducing the dominance of motor vehicles, primarily through lower speeds and encouraging drivers to behave more accommodately towards pedestrians and other vulnerable road users.

Delivery and monitoring of social progress policies

5.1.58 These policies will be delivered by:

- the development management process;
- preparation and implementation of the Hereford Area Plan, Neighbourhood Development Plans and other Development Plan Documents; and
- developer contributions and the community infrastructure levy.

Social Progress Monitoring Indicators

5.1.59 The following indicators (in addition to those set out at the end of the spatial strategy) will be used to monitor the effectiveness of the policies through the Annual Monitoring Report:

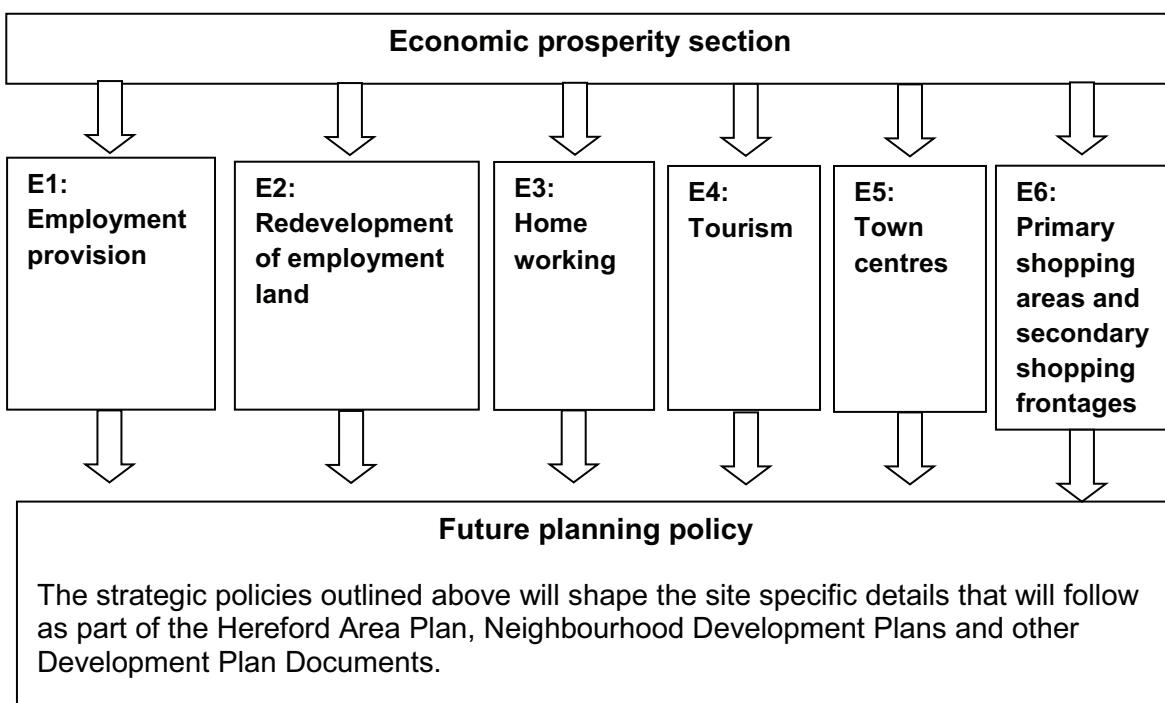
- life expectancy of residents – Office for National Statistics (ONS);
- affordable housing completions split by social and intermediate occupancy;
- rural exception site completion;
- house type and number of bedrooms (aspirational);
- assessment of traveller site provision against the need identified in the council's Assessment of Accommodation Needs of Gypsies and Travellers;
- recommendations of the Open Space Study and Playing Pitch Assessment which includes surveys of open space, sports and recreation facilities to assess useability, supply, access and maintenance;
- number of planning applications proposing the loss of an open space, sports or recreation facilities; and
- number of planning applications proposing new open space, sports and recreation facilities.

5.2 Economic prosperity

Introduction

5.2.1 Ensuring a strong and diverse economy will help give people in Herefordshire more opportunities for work within the county (which could reduce the number of people needing to travel outside of it), retain a skilled labour force, particularly in rural areas, as well as help to reduce carbon emissions. Herefordshire is currently very reliant on agricultural and manufacturing industries being a centre for food and drink production and a home to large manufacturing operations. However, it is acknowledged that although we need to help strengthen these industries, that generally these types of industries are in decline and that some employment uses will need to diversify, particularly to environmental technologies, knowledge, tourism and service based industries in order to address this economic imbalance and enable the county to grow into the future.

5.2.2 The following policies relate to the theme of economic prosperity and include policies for the provision of employment land; safeguarding existing employment land; home working, tourism, town centres and primary shopping areas and frontages. They supplement the spatial strategy policy SS5 and the Place-Shaping policies. In particular, they address relevant Core Strategy objectives set out in the spatial strategy section.



The strategic policies outlined above will shape the site specific details that will follow as part of the Hereford Area Plan, Neighbourhood Development Plans and other Development Plan Documents.

Provision of employment land

5.2.3 In line with the objectives of the National Planning Policy Framework, building a strong and competitive economy is an objective that resonates in each of the policies concerning economic prosperity. Over the plan period, Herefordshire will continue to diversify employment opportunities, encourage the expansion of local business and reduce the need for travel. Already many employment areas in Herefordshire utilise links with the A49 trunk road, including sites in Hereford city centre, Ross on Wye, Leominster, Marlbrook and Moreton-on-Lugg. There will be a greater emphasis on extending and enlarging enterprise parks in Hereford and the market towns and allowing more flexibility in the rural areas for employment development such as home working and live/work units.

Policy E1 - Employment provision

The focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate.

Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

- the proposal is appropriate in terms of its connectivity, scale, design and size;
- the proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify an existing business operation;
- the proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will also be encouraged.

5.2.4 It is important that plan policies enable new, sustainable provision of employment land in locations and of a scale that is appropriate. Whilst Herefordshire has a relatively high employment rate, it is important to make sure that adequate opportunities exist to improve the quality and range of employment available, so addressing the issue of low wages in the county.

5.2.5 A major element of the strategy for generating new and better paid jobs will be the provision of a deliverable range of land supply in appropriate locations and in the right amounts. 'Employment land' in this instance refers to those uses falling within the planning B use classes, that is, offices (B1), manufacturing (B2) and warehousing and distribution (B8). In addition, employment land is considered an appropriate location to accommodate waste facilities and similar sui-generis employment uses.

5.2.6 The following is a summary of the main new and existing strategic locations which will provide for local and inward investment and contribute to the future employment provision in the county over the plan period. There is also potential for smaller sites to come forward throughout the plan period away from these strategic locations, which will also be encouraged where appropriate.

Hereford

5.2.7 The city of Hereford will continue to provide a large proportion of the county's employment supply.

Hereford Enterprise Zone (HEZ)

The Rotherwas industrial estate is located south-east of Hereford and is over 120 hectares (ha) in size and has over 125 companies operating within it.

Westfields Trading Estate

The Westfields trading estate is a 25 ha site located in the northern part of Hereford.

Three Elms Trading Estate

Three Elms Trading Estate is located north of Hereford and occupies 3 ha of land.

Holmer Road, Hereford

The industrial precinct on Holmer Road is located to the north of Hereford and is approximately 16 ha in size.

Market towns

5.2.8 The market towns of Leominster, Bromyard, Kington, Ross-on-Wye and Ledbury will also continue to support employment development through the rest of the county at existing and/or new strategic employment sites, which will be the primary location of a range of employment premises providing a series of enterprise hubs to complement the Hereford Enterprise Zone. The main strategic employment locations in the market towns are as follows:

Leominster Enterprise Park, Leominster

5.2.9 The Leominster Enterprise Park is located to the south-east of Leominster and is designated by the *Employment Land Study 2012* as of 'best quality.' The site is 15 ha in size and caters for B1, B2 and B8 uses. It is envisaged to be fully developed during the first half of the plan period. Given housing growth in Leominster, it is likely that during the second half of the plan period, an additional 5-10 ha of employment land will be required by extending the Leominster Enterprise Park to the south.

Southern Avenue, Leominster

5.2.10 This site is adjacent to the Leominster Enterprise Park and is 33 ha in size and is rated by the *Employment Land Study 2012* as 'good.' The site has limited opportunities to provide additional employment opportunities, however it is a significant contributor to existing employment provision.

Land between Little Marcle Road and Ross Road, Ledbury

5.2.11 This location is to the south-west of Ledbury and will comprise approximately 12 ha of employment land which will come forward to support the existing population and proposed growth of Ledbury. The land adjoins existing employment land and is rated as 'moderate' and will cater for a mix of employment uses, particularly smaller based business which may help to reduce the need to travel for the local community.

Model Farm, Ross-on-Wye

5.2.12 This site, carried forward from the Unitary Development Plan 2007, is approximately 10 ha in size and is located to the east of Ross-on-Wye. The site is envisaged to deliver innovative knowledge based industries and a high quality mix of B1, B2 and B8 employment. The site has excellent access to the A40/A49 and is classed as 'good.'

Rural areas

5.2.13 The areas outside of market towns are also supported for continuing economic growth, particularly in areas which allow for the diversification of uses either through strengthening food and drink production, adding to new environmental technologies or those that allow for home based start-up businesses. Policy RA6 and its explanatory text guide employment development within these areas.

5.2.14 There is however a small number of larger employment locations outside of Hereford and the market towns which will also continue to contribute to the provision of Herefordshire's employment needs, including:

Moreton Business Park, Moreton-on-Lugg

5.2.15 Moreton Business Park is a large employment site of 60 ha which is located on the A49 between Hereford and Leominster. The business park includes a mineral extraction site and other employment units which contain all employment classes. However it has recently seen an increase of B1 office use and B8 storage and

distribution uses. There is also possibility to enhance rail infrastructure into the site for business use. The site is rated as 'good' with potential to be rated as 'best.'

Safeguarding existing employment land

5.2.16 'Best and Good' quality employment land in the county, as defined in the *Employment Land Study 2012* will continue to be safeguarded for employment generating uses and general industry. In circumstances where other employment land and sites are no longer viable, sufficient justification and evidence will need to be submitted - for example structural surveys demonstrating that the building is not fit for continued employment use, and redevelopment of the site for employment use is not viable or feasible. Where possible, flexibility will be given to enable the business the opportunity to diversify to other ancillary and complementary uses to enable the business to continue. Uses such as fitness centres, child care centres, residential and retail uses are generally not appropriate to be located within an employment site, unless they serve for the day-to-day convenience needs of the site's employees and any residential use is part of a live/work scheme.

5.2.17 It is important that a range of employment land continues to be available within Herefordshire. Means by which this can be achieved include: safeguarding existing supply, enabling extensions to existing employment land and the development of additional employment land where appropriate.

Policy E2 – Redevelopment of existing employment land and buildings

Employment land and buildings rated as 'best' and 'good' using the methodology in the *Employment Land Study 2012* (or successor document) will be safeguarded from redevelopment to other non-employment uses.

Proposals which would result in the loss of employment land rated as 'moderate' will be permitted where:

1. the development of the site for other uses would not result in an overall shortage in the quality and quantity of employment land supply in the area; or
2. there would be a net improvement in amenity through the removal of a non-conforming use from within a residential area, and where an alternative use would offer amenity benefits. For sites in existing employment use, consideration should also be given to the ability to relocate existing occupiers where this is necessary; or
3. the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme;

In all cases:

- the viability of the development proposal must be confirmed through a comprehensive assessment; and
- there must be evidence of appropriate and active marketing of at least 12 months for a change of use of a B Class employment use and it can be shown that this marketing has been unsuccessful.

The provision of ancillary and complementary uses which help meet the day-to-day needs of employment sites and their employees and improve the sites' attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land.

5.2.18 Policy E2 seeks to protect the best quality employment land in Herefordshire from being lost to other uses. The *Employment Land Study 2012* undertaken as part of the evidence base classifies employment land across Herefordshire in respect of its quality. The recommendations from this study provide the basis for the development of Policy E1 on Employment provision. Applications for the change of use of existing employment land and buildings not currently included in the *Employment Land Study 2012* will be assessed using the same methodology as if they were included.

Home working

5.2.19 In addition to employment sites in predominately Class B employment areas; Herefordshire Council also encourages the development of live/work units and some material change of use in surrounding residential areas to allow for a small scale occupation to be carried out at a person's principal place of residence. Live/work units and allowing flexibility for home working enable small enterprises which are compatible with the residential environment to become established. If the business seeks to expand beyond what could be described as home working or a live/work unit, then larger facilities in surrounding areas, particularly in enterprise parks in surrounding towns should be utilised.

Policy E3 – Homeworking

The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by **any** of the following:

- changes to the appearance of any building;
- noise disturbance from the use or any increased traffic and parking generated;
- unsociable hours of operation; and
- the storage of hazardous materials or emissions from the site.

Tourism

5.2.20 The *Herefordshire STEAM Report 2011* shows that tourism makes an important contribution to the county's economy. Herefordshire has many historic and natural assets which are of national interest for example the Mappa Mundi and the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty. Hereford, the market towns and rural areas are popular destinations for a range of different types of visits and activities. Tourism in Herefordshire can help to strengthen the economy through diversification and new business development in both urban and rural areas.

Policy E4 – Tourism

Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:

1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;
2. the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;
3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;
4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and
5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.

5.2.21 By encouraging more overnight stays and associated increased expenditure, there is potential for revenue from tourism to make a greater contribution to the county's economic well-being. The provision of new accommodation and the enhancement of existing accommodation will help achieve this goal. Many visitors to the county come to enjoy the beautiful countryside and there is likely to be a demand for new facilities and accommodations associated with this. Whilst some small scale tourism associated development may be appropriate in rural areas, any significant new development for accommodation and facilities should be focused in Hereford and the market towns to maximise sustainable transport opportunities and to protect environmental amenity. Applicants will be encouraged to provide a 'Hotel Needs Assessment Report' to support their proposals. This assessment will inform whether the right standard of hotel is proposed with respect to market demand and need, so demonstrating its economic benefit to the area.

5.2.22 The disused Herefordshire and Gloucestershire canal corridor is the subject of a long term restoration project with the aim of re-opening the canal link between Hereford and the Severn at Gloucester, terminating in a canal basin in Hereford. Some sections

have already been restored. The recreation, tourism and economic potential of the project are recognised and the canal corridor will continue to receive protection from development through Policy E4.

5.2.23 Policy E4 recognises the contribution that tourism makes to the Herefordshire economy and seeks to ensure that this continues and is enhanced through new developments which are of an appropriate scale, type and location.

Town centres

5.2.24 Policy E5 encourages appropriate town centre investment in Hereford and the market towns of Bromyard, Ledbury, Leominster, Kington and Ross-on-Wye which will contribute to and enhance the vitality and viability of these centres.

Policy E5 – Town centres

Town centres will be the focus for retail, commercial, leisure, cultural and tourism uses. Proposals for such uses which contribute to the vitality and viability of the town centres of Hereford and the market towns will be supported provided that they:

1. do not adversely affect the primary function of the town centres as shopping destinations; and
2. are of a scale and design appropriate to the size, role, character and heritage of the centre.

Proposals for development outside the town centres will only be permitted if it can be demonstrated that the requirements of the sequential test, as set out in paragraph 24 of the NPPF, have been met and that the proposal would not have a significant adverse impact on the vitality and viability of the centres. An application will be refused if it fails the sequential test or an impact assessment.

The sequential test requires the above mentioned uses to be located within town centres. Where it is proven there are no available and suitable town centre sites, preference will be given to edge of centre sites before any out of centre site is considered. Where a sequential test adequately demonstrates that the only suitable and available site is an edge of centre or an out of centre location, preference will be given to sites that are well connected to the town centre and are easily accessible by sustainable transport modes.

An impact assessment for retail, leisure and commercial proposals outside of the town centres to assess their impact on investment in the area and on vitality and viability of the town centre may be required depending on the scale and location of the proposal, as specified in the policies in the Place Shaping section.

The use of upper floors within town centres for residential and office uses will be supported.

Within town centres, retail uses will be concentrated within the primary shopping areas (Policy E6).

5.2.25 The town centre boundaries are defined in the Place Shaping sections of this document. A review of these boundaries will be undertaken as part of Neighbourhood Development Plans and the Hereford Area Plan.

5.2.26 Policy E5 has been informed by the findings of the *Town Centres Study Update 2012* which outlines the retail, office and leisure needs of Hereford and the five market

towns to 2031. The report identifies limited requirement for further retail and leisure development and advises that there is no need for out of centre retail allocations in Hereford or in the market towns. Where town centre uses are proposed in edge of centre or out of centre locations, a sequential approach to selecting sites will be adopted in accordance with the National Planning Policy Framework. Evidence will be required to demonstrate that all available town centre opportunities have been thoroughly assessed, and transparent reasons provided as to why the town centre sites are not suitable and available, before land and/or buildings in edge of centre and then out of centre locations are considered. The sequential approach will also apply to large scale extensions to existing retail and town centre uses, as well as proposals to vary or remove conditions restricting the range of goods that can be sold, where the site is located in an edge of centre or out of centre location. In considering the suitability and availability of sites, applicants will be required to demonstrate how they have adopted a flexible approach to the size, design and format of the proposal.

5.2.27 The National Planning Policy Framework requires local planning authorities to set thresholds to determine the requirement for an impact assessment for applications for retail, leisure and office development outside of town centres. Individual thresholds have been set for Hereford and the market towns as follows, and are included within the individual Place Shaping policies:

Hereford	700 sq m
Bromyard	200 sq.m
Kington	200 sq.m
Ledbury	400 sq m
Leominster	400 sq m
Ross-on-Wye	400 sq m

5.2.28 The council will seek to agree the scope of any impact assessment with the applicant in advance to ensure that the assessment is proportionate to the proposal under consideration. Impact assessments will be expected to meet the requirements as set out in the National Planning Policy Framework paragraph 26 and will also apply to extensions and proposals to vary or remove conditions restricting the range of goods that can be sold. Impact assessments should balance any identified benefits in terms of job creation, highways and accessibility improvements and so on against likely counter effects that may occur in the town centre as a result of the proposal.

5.2.29 The vitality and viability of town centres may also be enhanced by the use of upper floors over existing shops, for residential and office accommodation; and uses that assist in supporting the vibrancy of the town centres in the evenings such as restaurants and leisure facilities. Such uses will assist in increasing the footfall and general activity in the town centre.

Retail

5.2.30 A successful retail function contributes to the vitality and viability of the town centre, the maintenance of its historic fabric and its role as a tourist destination. The aim of the policy is to improve vitality and viability of the centres by improving the variety, choice and quality of shops and other services, and enhancing the overall attraction, safety, convenience and ambience of a town centre. Within the town centres, retail uses will be focused in the "primary shopping areas". These will be defined in the Hereford Area Plan, Neighbourhood Development Plans or Development Plan Documents.

5.2.31 For edge of centre and out of centre retail locations that have satisfied the sequential test and impact assessments, conditions may be imposed where necessary to restrict the range of goods to be sold to bulky goods only and/or restrict the net floorspace that can be devoted to non-bulky goods. Conditions may also be imposed setting a minimum size of unit and restricting the potential for further vertical or horizontal

sub division. This is to prevent the proliferation of smaller shop units outside of the town centre without seeking permission from the local planning authority and will protect the vitality and viability of existing centres.

5.2.32 Regular markets in town centres can attract additional shoppers and enhance the vibrancy to town centres bringing additional benefits for the existing retailers. Most of these are of a temporary nature and use public spaces. They generally complement the character of the town centres and their retention and enhancement will be encouraged.

Offices

5.2.33 The *Employment Land Study Update 2012* found that the majority of demand for offices in Hereford is for small office premises (less than 100 sq.m) and in the market towns is generally from local companies in the town centres. In all places demand was found to be low and therefore it is expected that this can be met through existing provision and the conversion of upper floors of properties.

Leisure

5.2.34 The *Town Centres Study Update 2012* recommended that no further allocations for leisure facilities and other town centre uses are made in Hereford or in the market towns. However the provision of new leisure facilities in locations within town centres will be encouraged where they serve an identified community need or meet a shortfall in existing provision.

Primary shopping areas and primary and secondary shopping frontages

5.2.35 Primary shopping areas will be made up of primary and secondary shopping frontages (except in Bromyard and Kington) and will be reviewed in the Hereford Area Plan (including the Old Market Area) or Neighbourhood Development Plans/Development Plan Documents. Until their review, the primary and secondary frontages as shown in the Place Shaping policies are carried forward from the Unitary Development Plan 2007 for development management purposes. Primary and secondary frontages will not be defined for Bromyard and Kington given the size of their centres and the distribution of uses within them. In these towns retail uses will be focused in the primary shopping areas when defined.

Policy E6 - Primary shopping areas and primary and secondary shopping frontages

The retail trading character of the primary shopping areas and primary and secondary shopping frontages will be protected and enhanced. Primary shopping frontages will continue to be dominated by retail shops (Class A1) whilst secondary frontages may include a greater mix of uses.

Proposals for uses within Classes A2- A5 (non-retail) in ground floor premises in primary and secondary shopping frontages will be permitted where the proposed use will not result in:

- 1 a continuous frontage of more than two non-retail units; and
the overall proportion of non-retail uses exceeding 25% in primary shopping frontages and 50% in secondary shopping frontages.

Exceptions to the above thresholds may be considered where:

- in primary and secondary frontages the proposal would lead to the appropriate use of vacant or underused premises where it can be demonstrated that the premises are unlikely to be used for retailing and that a business case can be demonstrated for requiring such a location; or
- in secondary frontages, the proposal results from an expansion of an existing non-retail use or would fall within Class D1-D2; or

- it is demonstrated in the Hereford Area Plan and/or Neighbourhood Development Plans that an alternative threshold would be appropriate.
- 2 detraction from the character of the shopping frontage concerned, for reasons of location, unit size or frontage width. The reinstatement of historic frontages will be encouraged.

5.2.36 The overall emphasis on retail trading should be retained in order to maintain character and to protect the vitality and viability of the primary shopping areas of Hereford and the market towns. The concentration of retail trading activity within a limited area, with substantial runs of active retail frontage will contribute to the busy and vibrant character of the county's primary shopping areas. A variety of non-retail uses already exist within shopping areas and these can add to the diversity of uses in town centres. Different but complementary uses during the day and evening can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. Non-retail uses include building societies, banks, estate agents, insurance and betting offices (uses falling within Use Class A2, financial and professional services), together with restaurants and cafes (Class A3), drinking establishments (Class A4) and hot food takeaways (Class A5). However whilst one non-retail use alone may not detract from the vitality of a street, the cumulative impact of such changes will do so. A concentration of non-retail uses can have the effect of breaking up the shopping area, isolating some shop units to the detriment of the centre as a whole. The further introduction of non-retail uses in the primary shopping areas therefore needs to be carefully balanced against the need to protect retail trading character.

5.2.37 The Hereford Area Plan and Neighbourhood Development Plans or Development Plan Document for Ledbury, Leominster and Ross-on-Wye will review the boundaries of the primary and secondary shopping frontages. However as stated above, only a primary shopping area will be defined in the Neighbourhood Plans/Development Plan Document for Bromyard and Kington as recommended in the *Town Centre Study Update 2012*.

5.2.38 The introduction of non-retail uses falling outside Class A of the Use Classes Order will normally be opposed on the ground floor level of primary shopping areas so as to protect the combination of retail and associated services which characterise these frontages in the interest of protecting vitality and viability. However, secondary shopping frontages may provide an opportunity for some non-retail uses in Classes D1 and D2 in accordance with the National Planning Policy Framework, subject to the criteria of Policy E6.

5.2.39 Proposals will also be considered in terms of noise, appearance, traffic generation, servicing, parking and any other factors which may have a detrimental effect on the shopping street and residential amenity. Reference should be made to the Herefordshire Shop Front Design Guide 2011. Where historic frontages have been lost or degraded their repair and/or reinstatement will be encouraged. This can help to improve the quality and attractiveness of the centre and this contributes to its vitality and viability.

Delivery and monitoring of economic prosperity policies

5.2.40 These policies will be delivered by:

- the development management process
- the Hereford Area Plan, Neighbourhood Development Plans and other Development Plan Documents and
- developer contributions and the community infrastructure levy.

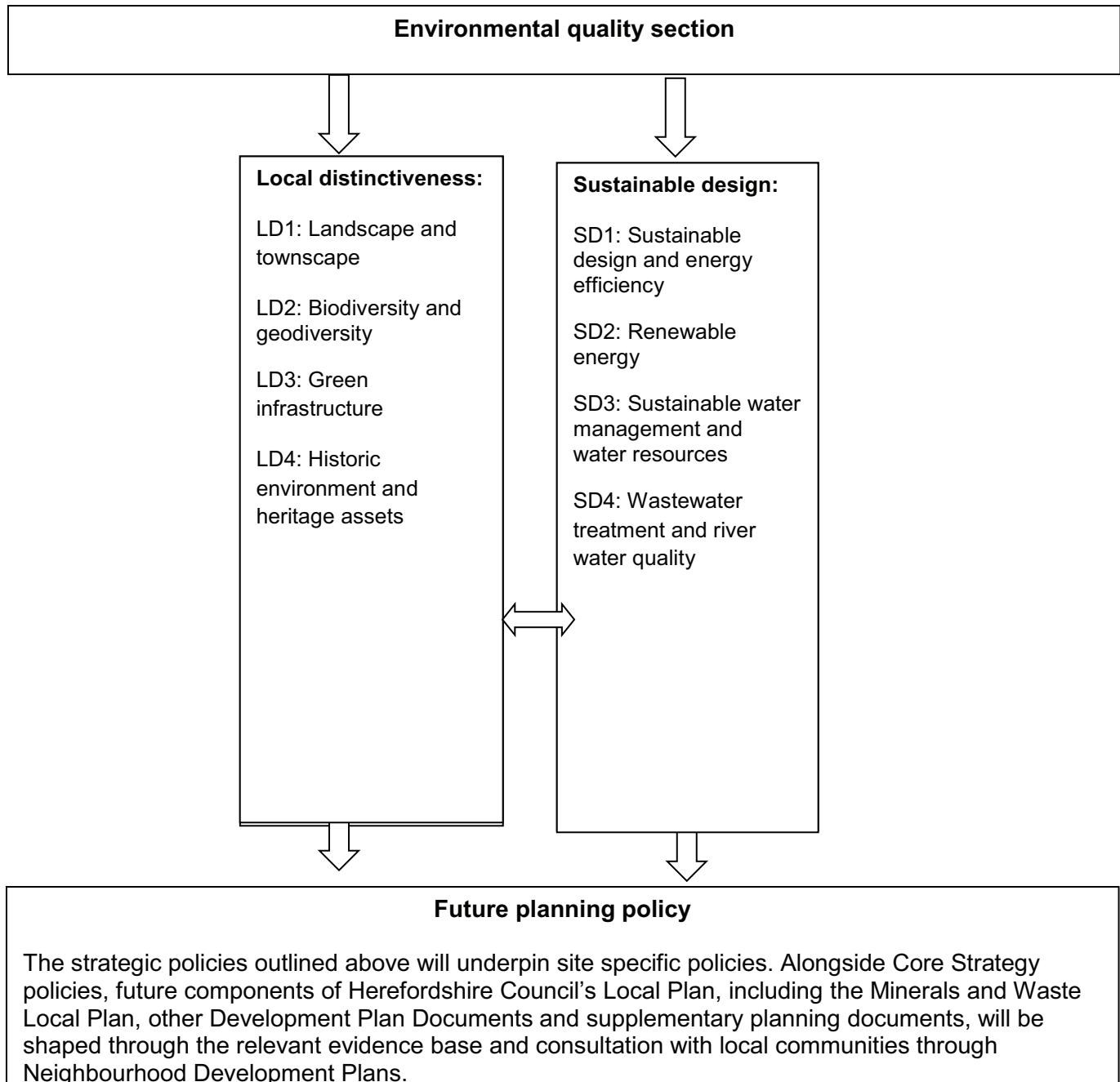
Economic Prosperity Monitoring Indicators

5.2.41 The following indicators (in addition to those set out at the end of the Spatial Strategy section) will be used to monitor the effectiveness of the policies through the Annual Monitoring Report:

- the amount of employment land commitments, completions and reallocations, as monitored through the council's annual Employment Land Survey including expansions and relocations;
- the amount of vacant land and premises for employment use in the county;
- the amount of new employment development occurring in rural areas;
- new business registration rates;
- the amount of retail, office and leisure development completed within the monitoring period;
- the amount of retail, office and leisure floorspace permitted outside of city and town centres;
- the amount of permissions granted for change of use from A2 to residential or offices;
- the number of vacant units within town centres;
- the number of conversions of upper floors of retail and commercial premises to residential and office use;
- the number and type of visits to Herefordshire, and associated expenditure; and
- the number of people employed in the different tourism sectors.

5.3 Environmental quality

5.3.1 The role of this section is to aid the delivery of environmental objectives 10-12 of Herefordshire Council's Core Strategy and supplement spatial strategy policies SS6 and SS7 and the place-shaping policies. This will be achieved through incorporating and enhancing important locally distinctive assets within future developments while combating climate change and mitigating its impacts. There are clear links as shown, between all the four elements below; for example water management, geodiversity and renewable energy are all integral 'natural resources' and each policy should not be read in isolation. The way water, energy and minerals are utilised affects all developments.



Local distinctiveness

5.3.2 To successfully deliver the Core Strategy vision in respect of environmental quality and local distinctiveness, this section provides a proactive strategy for the conservation, restoration and enhancement of environmental assets and the delivery of new green infrastructure to support policies SS6 and SS7.

5.3.3 Locally distinctive assets both natural and man-made, are finite and irreplaceable and any detrimental impacts can carry cultural, environmental, economic and social costs. A number of assets benefit from statutory designations within national and international legislation. Statutory designations range from large areas conserved for landscape, geodiversity or biodiversity importance, such as the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty and River Wye Special Area of Conservation, to individual statutory listed buildings which are protected for their architectural or historical significance. Appendix 8 lists the designated sites in Herefordshire at the time of adoption.

5.3.4 Non-statutory designations and locally determined features are equally important to Herefordshire's local distinctiveness. Working with partner organisations, Herefordshire Council has identified important assets such as local wildlife sites, local geological sites and areas and buildings of local interest which contribute to Herefordshire's unique character. Non-statutory locally distinctive buildings and green spaces will be identified through forthcoming Development Plan Documents or Neighbourhood Development Plans.

5.3.5 Conserving local distinctiveness is central to the purposes of designations at all levels and achieved substantially through the production and implementation of management plans, conservation strategies and objectives and guidance resulting from best practice and local assessments.

Landscape and townscape

5.3.6 The European Landscape Convention defines landscape as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*". Herefordshire has a distinctive and varied landscape. Much of the area is rural in nature but varied in landscape character, including high hills, forest, commons and river meadows. Herefordshire contains a wide range of settlement patterns, different types of farmland and evidence of ancient landscape features. This diverse landscape is an integral element of local Herefordshire's distinctiveness.

5.3.7 Landscape is important, not just as scenery but because it links culture with nature, and the past with the present. It has many values, not all of them tangible (such as sense of place); and it matters to people – it is people who create and value landscape. All landscapes matter, not only those with national designations. They provide a range of services such as food, water, climate regulation and aesthetic enjoyment.

5.3.8 The concepts of conservation, restoration and enhancement have been set out as a strategic approach to landscape and townscape management. The principles are relevant when considering the management of individual sites where the landscape character may be dependent upon unique landscape features. Landscape survey and analysis are proactive tools for allowing new build developments to address the three principles. For development proposals there are often opportunities for measures to conserve landscape features such as trees, to restore features such as boundary hedges and to enhance the landscape character by other means such as woodland planting, creation of wetland areas or restoration of historic features. The preparation of landscape schemes and management plans should address these three aspects in relation to the local landscape character and the relevant landscape type. Designated areas are detailed on the Policies Map. Specific conservation area boundaries can be found on the council's website at the planning/conservation pages.

Policy LD1 – Landscape and townscape

Development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

5.3.9 A number of landscape and townscape character assessments have been prepared supported by a Historic Landscape Characterisation and completed conservation areas appraisals. The *Landscape Character Assessment Supplementary Planning Guidance 2009* (SPD) will be reviewed during the plan period. The SPD will build upon the detailed evidence base documentation; including Natural England's Character Areas as well as more recently produced *Urban Fringe Sensitivity Analysis January 2010*, *Rapid Townscape Assessments (various)*, *Green Infrastructure Strategy February 2010* and other local studies covering the architectural and historic environment. In conjunction with the above, relevant Areas of Outstanding Natural Beauty Management Plans and associated guidance also provide more place-specific guidance which should inform development proposals from the outset.

5.3.10 The particular importance of trees is recognised within the planning system and the extent of tree cover is important to the county's landscape and townscape. Tree surveys and arboricultural impact assessments may be necessary where it is important to assess and protect existing trees on or adjacent to sites where development proposals are being advanced.

Biodiversity and geodiversity

5.3.11 Biodiversity can be defined as the variety of sites, habitats and species within a specified locality and is influenced by factors such as geology, topography and climate. Geodiversity refers to the natural processes and constituent parts that have shaped the landscape and includes minerals, soils and water. Geodiversity is the variety of rock, minerals, fossils, soils, landforms and natural processes that have shaped the landscape.

5.3.12 Biodiversity and geodiversity assets provide an important contribution to the distinctiveness of an area. Herefordshire has a diverse range of geological features and wildlife habitats such as the Malvern Hills, the River Wye, ancient woodlands and traditional orchards. Wildlife is not confined to designated sites and many features serve as wildlife corridors, links and stepping stones. Ecological networks are vital to the survival and dispersal of species. Herefordshire's biodiversity and geodiversity make a major contribution to the economy, supporting the tourism sector and providing a healthy and attractive environment for its residents.

Policy LD2 – Biodiversity and geodiversity

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows :
 - a) Development that is likely to harm sites and species of European Importance will not be permitted;
 - b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;
 - c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.
 - d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.
2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and
3. creation of new biodiversity features and wildlife habitats.

Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.

5.3.13 Areas of biodiversity and geological importance and sensitivity should be protected and development should enhance local habitats and ecological networks. Development within close proximity to internationally, nationally and locally designated sites will need to incorporate sympathetic design components to enhance their nature conservation interests and to avoid or mitigate any adverse impacts. Internationally important sites present within the county include Special Areas of Conservation (SACs); nationally important sites include Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs); and locally important sites include Local Wildlife Sites and Local Geological Sites.

5.3.14 Dependent upon the scale and proximity of development proposals affecting biodiversity or geodiversity features, Herefordshire Council may require developers to produce a management strategy to ensure the continued protection of the features of interest. Such management strategies may include monitoring information. This will provide up-to-date information which will shape future policy reviews as well as inform future site specific plans.

5.3.15 The Core Strategy objectives will be delivered through supporting development proposals that add to Herefordshire's biodiversity. During the plan period Herefordshire Council will review its Biodiversity Supplementary Planning Guidance utilising in particular the principles, opportunities and constraints detailed within the *Building Biodiversity into Herefordshire Council's Local Development Framework 2009*. Further areas of local

biodiversity or geodiversity importance may be designated or extended during the plan period.

5.3.16 Details of the county's biodiversity and geodiversity assets and features, some of which traverse the local authority's administrative boundaries, are listed in Appendices 8e-k and further information is held at the Herefordshire Biological Records Centre. Core areas have been identified where there are clusters of biodiversity and geodiversity features of high conservation value as detailed in the Herefordshire *Ecological Network Map 2012*. Development within and adjacent to these core areas and associated buffer zones will need to be sympathetically designed to ensure there are no adverse impacts upon them. Alongside this, Herefordshire Council will seek contributions to enhance and link such core areas.

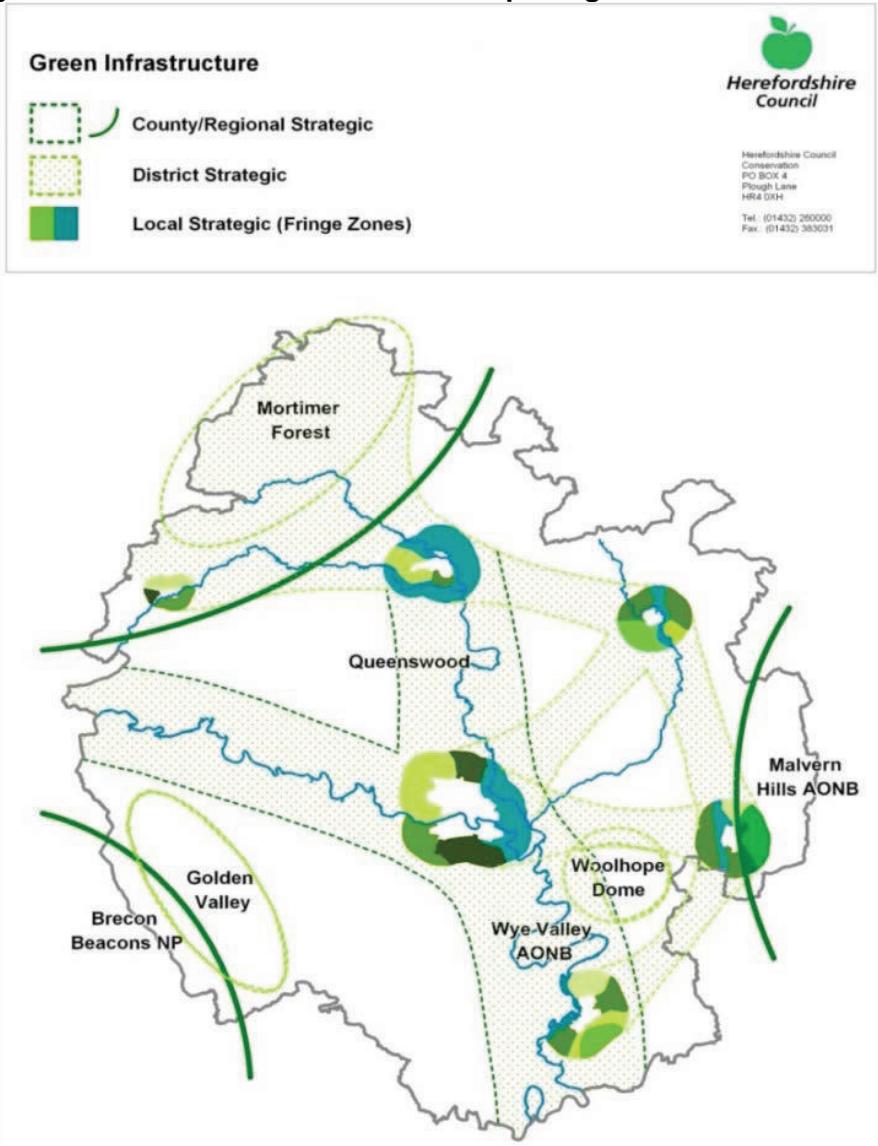
Green infrastructure

5.3.17 Green infrastructure is a multi-functional network of green spaces, links and assets within and surrounding the built environment, and providing connection to the wider countryside. As a major component of sustainable design it includes and contributes to health and wellbeing as well as biodiversity, culture and heritage across the county. It is not limited to urban areas and can be seen at different strategic levels as shown in the table below and the accompanying concept diagram, Figure 5.3.

Figure 5.2: Hierarchy of Green Infrastructure Assets

Geographic tier	Example of green infrastructure asset
County/Regional Strategic	<ul style="list-style-type: none">▪ Areas of Outstanding Natural Beauty▪ Sites of national and international nature conservation importance (e.g. SAC, SSSI)▪ Verges of trunk roads, motorways and railways
District	<ul style="list-style-type: none">▪ Rivers and large streams and their floodplains▪ Local wildlife sites. Scheduled ancient monuments▪ Designed landscapes
Local	<ul style="list-style-type: none">▪ Public and private parks and gardens▪ Recreational grounds, cemeteries, playing fields and public green spaces▪ Public rights of way and cycle paths

Figure 5.3: Green infrastructure concept diagram



Source: Herefordshire Green Infrastructure Strategy, February 2010

5.3.18 Herefordshire Council's *Green Infrastructure Strategy 2010* sets out a vision for green infrastructure across the county. It also provides a local framework around Hereford and the five market towns by defining strategic corridors, enhancement zones and fringe zones. These are areas where through sympathetic design and planning, a functional relationship between the urban and rural environments can be created and enhanced.

5.3.19 The development of new green infrastructure and preservation of existing assets will provide a variety of economic, environmental and social benefits. Economic benefits can be achieved through food production and productive landscapes, diversification of farming activities and attracting tourism. Environmental benefits include habitat provision and connectivity, landscape protection, energy conservation and mitigation of climate change impacts. Social benefits of green infrastructure include places for leisure, garden food production, recreation, sport and exercise, all of which make a major contribution to health and wellbeing. Development can include corridors for movement through foot and cycle paths. It provides opportunities for improving the management of and interpreting natural and heritage assets and how they contribute to local distinctiveness. Increased access to green infrastructure can promote physical and mental health and well-being.

5.3.20 Green infrastructure can provide energy production, flood attenuation, maintenance of water quality, water resource management, cooling effects and many other benefits encompassed under the concept of ecosystem services. The council is committed to work with Herefordshire Local Nature Partnership to bring forward a shared vision using green infrastructure to improve ecological networks and wider economic and social benefits as part of an “ecosystems approach”.

Policy LD3 – Green infrastructure

Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network and
3. integration with, and connection to, the surrounding green infrastructure network.

5.3.21 Development proposals should identify and protect existing green infrastructure. The Green Infrastructure Strategy 2010 and associated Study identify those features that contribute to the green infrastructure network. Proposals should take account of features within the site and also on adjacent sites as integration and connection with the surroundings is a key objective. Proposals should incorporate the retention and enhancement of features such as trees and hedgerows, together with long term management.

5.3.22 The inclusion of new planting, wildlife enhancement, creation and links, links to the countryside and river ways, green transport corridors, open spaces and recreational facilities and sustainable drainage systems within or associated with development proposals are important and valuable contributions to green infrastructure. Landscaping of development sites should feature planting of appropriate native species wherever possible, ensuring there is sufficient space for plants to grow to maturity. Opportunities for new elements include establishing grasslands, wildflower meadows, wetlands, orchards or woodland. New green infrastructure features could include promoting and extending the public rights of way network, increasing public access and providing interpretive information.

Historic environment and heritage assets

5.3.23 The historic environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of significance with statutory protection are referred to as designated heritage assets. Policy LD4 is applicable to heritage assets throughout Herefordshire whether formally designated e.g. listed buildings and conservation areas, or not, ranging from individual structures and their settings, archaeological remains, to larger neighbourhoods of historic value, parks, gardens and other green spaces of local interest.

5.3.24 The historic environment and heritage assets are significant contributors to sustainable development. Important local buildings have a social value and can act as focal points for local communities. The historic environment is of cultural value as it illustrates the

historical development of Herefordshire. Heritage assets also bring economic benefits as Herefordshire's well preserved historic environment is a major factor in its tourism industry and the county's quality of life can also serve to attract and retain investment. The sustainable re-use of existing buildings can also help mitigate climate change through reducing development pressures on greenfield sites, reducing demand for construction energy and materials and by minimising construction waste.

Policy LD4 – Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should :

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design, where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and .
5. where appropriate, improve the understanding of and public access to the heritage asset.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

5.3.25 Where important heritage assets are at risk or underutilised, development proposals for alternative uses which are sympathetic and contribute to the conservation of the heritage asset and its wider environment will be supported. Due to the site-specific nature of heritage assets, the Core Strategy does not seek to stipulate particular uses and each proposal will be evaluated on its individual merits.

5.3.26 During the Core Strategy plan period, Herefordshire Council will review the Archaeology and Development Supplementary Planning Document (SPD) in particular in the light of any changes to the existing evidence base, the Historic Landscape Characterisation, emerging farmstead assessment guidance and growing knowledge of heritage assets contained within the council's historic environment record. This existing data and evidence base together with the *Rapid Townscape Assessments 2010* for the market towns and the *Hereford Streetscape Design Strategy 2009* should be used to shape development proposals from the outset. The evidence base will also guide forthcoming Development Plan Documents and Neighbourhood Development Plans which should be supported where necessary, with careful appraisal of sites within or adjacent to those villages where development may be proposed - in terms of effect on archaeological remains and the setting of historic assets.

5.3.27 Large scale developments should embrace the historic environment rather than regard it as a constraint. Utilising existing locally distinctive heritage assets within wider

regeneration proposals can help create new developments that integrate positively with their surroundings, and can reinforce existing cultural and social characteristics. Where the loss of or substantial harm to a heritage asset or its significance is outweighed by the public benefits of a development proposal which is allowed to proceed, developers shall, in a manner proportionate to its importance, record and advance understanding of the heritage asset. This evidence shall be made publicly accessible normally through Herefordshire Historic Environment Record, a museum or other local archive as appropriate.

Sustainable design

5.3.28 Good design embraces more than simply the aesthetics of new development and includes how buildings are used, accessed and constructed. Equally, for development to be considered sustainable, it must embrace the move to a low carbon future through designing buildings that are more energy and water efficient and increase the use and supply of renewables. Herefordshire Council will seek to ensure that future developments are designed to enhance local distinctiveness but without stifling innovation and creativity, particularly with regard to energy efficiency.

5.3.29 High quality design and well planned developments can enhance community cohesion through maintaining or creating a sense of place. New development should be designed to preserve and enhance locally distinctive characteristics and positively contribute to the appearance of the locality. To achieve this, it is important that new development is successfully integrated into the existing built, natural and historic environment; however recognising that architectural styles change over time. Policy SD1 does not seek to stifle architectural innovation, contemporary design or reject advances in design and technology.

Policy SD1 – Sustainable design and energy efficiency

Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics;
- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective; ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure; where possible, on-site renewable energy generation should also be incorporated;

- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly;
- ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
- utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.

5.3.30 High quality design can significantly enhance the environment and amenity for new residents. Equally, the amenity and quality of life for existing residents can be adversely affected by insensitive, poorly considered design. To address this, buildings, extensions and spaces must be designed with regard to overlooking, overshadowing and overbearing impacts. Additionally, ensuring that new development is compatible with the surrounding locality requires more than simply scale and aesthetic qualities, and includes consideration of the impacts of noise and artificial light, ground conditions and air quality.

5.3.31 All developments must demonstrate how they have been designed and how they have incorporated measures to make them resilient to climate change in respect of carbon reduction, water efficiency and flood risk. Carbon reduction should influence design from the outset by ensuring the fabric of the building is as energy efficient as possible, for example, attaining thermal efficiencies through construction that achieves low U values and fuel efficiencies through the use of services such as efficient boilers. Good site planning can also aid greater energy efficiency in new development, for example, by seeking to maximise solar gain.

5.3.32 Revisions to the Building Regulations are introducing progressive increases in the energy efficiency requirements for new buildings. In terms of energy conservation, developments in sustainable locations that achieve ‘ accredited standards of energy conservation which cover a range of sustainability criteria, will be supported particularly where the level achieved materially exceeds the relevant Building Regulations and other relevant standards in place at the time.

5.3.33 Large-scale developments should demonstrate how opportunities for on-site renewable energy generation and sustainable waste management have also been considered and addressed within the design of the scheme. Such details should include an appraisal of all suitable renewable energy technology. Other developments will also be encouraged to consider whether on-site renewable energy opportunities might be available. Alongside this, the council supports the provision of renewable and low carbon technologies within existing developments, subject to such proposals according with other policies of the Core Strategy.

5.3.34 The efficient use of land is encouraged in the design policy; however it does not specify minimum development densities; these are referenced in Policy SS2. It is recognised that in highly accessible locations development proposals may be more sustainable and viable if constructed to higher densities than usually found elsewhere in the county, provided

there is no detrimental impact upon existing local amenity. However in most instances, appropriate density will primarily be informed by the local context as well as site opportunities and constraints.

5.3.35 Accessibility for all members of society is fundamental to achieving sustainable development and inclusive design, and must be carefully considered in all development proposals. Development layouts should be designed to provide a high degree of permeability particularly for sustainable modes of travel within the site, and provide safe connections to adjoining land uses and local community facilities.

5.3.36 Sustainable design principles can also contribute to reducing crime and the fear of crime. Developers should consider whether the location and form of their development should adopt the principles set out in the document 'Secured by Design 2010 (Association of Chief Police Officers)' incorporating design measures such as ensuring a high level of natural surveillance, sensitive consideration of boundary treatments and clear delineation of public and private spaces, in order to aid the creation of a safer and more inclusive environment. In addition, provision should be made to allow ease of access for emergency services.

5.3.37 Council Directive 96/82/EC (the Seveso II Directive) requires that the objectives of the prevention of major accidents involving hazardous substances and limiting their consequences for man and the environment are taken into account in land use planning. Within the county, certain industrial sites and associated infrastructure fall within the scope of hazardous substances controls by virtue of the nature and quantity of substances used or stored; in considering applications for development in the vicinity of such sites regard will also be had to the risks arising. It is important that the presence of hazardous substances is compatible with the existing and proposed uses of the site and of land in the vicinity. In particular, appropriate distances should be maintained between establishments where hazardous substances are present or proposed and existing or proposed residential areas, areas of public use and areas of particular natural sensitivity or interest. Full account will be taken of advice from the Health and Safety Executive and the Environment Agency in dealing with applications for both hazardous substances consent and for development at or in the vicinity of land where such substances are present.

5.3.38 The age structure of the county is rapidly changing with an increasing elderly population. Increasing fuel prices is resulting in residents, particularly in rural areas, reviewing their home to work travel patterns, furthermore continual advances in technology means costly refurbishments of existing buildings is often required to meet modern requirements. It is therefore important that developments are flexibly designed to be adaptable to different and future occupational and technological needs and demands. This can include measures such as meeting lifetime homes and equivalent standards in residential design, providing infrastructure to meet the growth in demand for electric vehicles, providing adequate space for internal and external plant and facilitating home working and live/work opportunities.

5.3.39 Design guidance will be prepared as a Supplementary Planning Document to provide baseline standards across Herefordshire; expanding on the above design principles and to inform the preparation of masterplans, other Development Plan Documents, Neighbourhood Development Plans, parish plans, village design statements and planning applications.

Renewable and low carbon energy generation

5.3.40 An overarching principle of the planning system is to support the transition to a low carbon future. A significant means of achieving this goal is through the use of renewable energy sources. Renewable energy covers energy generated directly from natural sources, be it sun, wind or water, or indirect sources such as biomass and geothermal heat. The

Climate Change Act makes the UK the first country in the world to have a long term legally binding commitment to cut greenhouse gas emissions. The Act commits the UK to reduce carbon dioxide emissions by 80%, from a 1990 baseline, by 2050. The UK Renewable Energy Strategy (2009) sets a target for 15% of the UK's energy to come from renewable resources by 2020, which represents a seven fold increase from 2008. In respect of wind energy, National Planning Policy Guidance indicates that in order to gain planning permission suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Therefore, Herefordshire Council will consider whether to identify suitable areas for wind energy through the preparation of the Rural Areas Site Allocation Development Plan Document or other appropriate development plan document. Neighbourhood Development Plans also have the ability to consider identifying suitable sites for wind energy development.

5.3.41 Herefordshire is predominantly a rural county which benefits from the presence of many international and national designations, alongside highly valued local landscapes. While these designations limit the potential for strategic renewable and low carbon energy generation, opportunities are present in Herefordshire to support such measures and the exceptional circumstance for such provision needs to be recognised. For example, farm diversification schemes can provide opportunities for the implementation of renewable or low carbon energy projects. Neighbourhood Development Plans promoting community-led micro-generation schemes will be supported where they are in accordance with policy SD2 and other relevant policies of the Core Strategy.

Policy SD2 – Renewable and low carbon energy generation

Development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:

1. the proposal does not adversely impact upon international or national designated natural and heritage assets;
2. the proposal does not adversely affect residential amenity;
3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and
4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

In the case of energy generation through wind power developments, permission will only be granted for such proposals where:

- the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
- following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

Sustainable water management

5.3.42 Sustainable water management means minimising our impact on the healthy functioning of the water cycle. Changes occurring to the climate mean that we are likely to experience an increase in the intensity, severity and frequency of extreme weather events such as droughts, storms and floods, which could dramatically impact on the way we need to manage water in the development of sustainable communities. There is a finite capacity within the environment, and it cannot simply provide more and more water as a result of

increased consumption rates or overall demand. Equally there is a limit to the amount of waste water that can be safely returned to rivers without having a detrimental effect.

5.3.43 The issue of water management is especially important in Herefordshire with a number of watercourses benefiting from different levels of protection. The entire lengths of the River Wye and River Lugg are designated as Sites of Special Scientific Interest, while the Wye and the Lugg from Hampton Court Bridge to its confluence are designated as a Special Area of Conservation under European legislation. Alongside this, all watercourses and groundwater, are covered by the European Water Framework Directive and are recognised as providing significant biodiversity, health and recreational benefits. Delivery of the Water Framework Directive is proposed through a "Catchment Based Approach" and the Local Plan should play a part in achieving its objectives.

5.3.44 Changes in rainfall patterns, land management and land use, combined with more frequent occurrence of extreme weather events will present increased flood risk. Although flooding cannot be wholly prevented, its impacts can be avoided or reduced through good planning and land management. To this end the susceptibility of land to flooding and surface water management are material considerations when assessing planning applications. Accordingly Herefordshire Council will support development proposals that accord with the principles of the *Strategic Flood Risk Assessment 2009* (SFRA), as well as national technical guidance on the sequential test and the exception test, and ensure that surface water drainage is also properly managed. Where flood risk assessments are undertaken they should include all sources of flooding, including fluvial flooding from ditches and water courses across the site.

5.3.45 The SFRA aims to ensure that planning policies and development land allocations will not increase the risk of flooding both within the development and the surrounding area, and to identify and promote measures that will minimise flood-risk and/or enhance flood resilience. The SFRA for Herefordshire refines the county's flood risk areas by taking into account other sources of flooding and other strategies, such as the Wye and Usk Catchment Flood Management Plan and the River Severn Catchment Flood Management Plan.

Policy SD3 – Sustainable water management and water resources

Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:

1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the *Strategic Flood Risk Assessment (SFRA) 2009* for Herefordshire;
2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;
3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;
4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving

the creation of new culverts (unless essential to the provision of access) will not be permitted;

5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;
6. water conservation and efficiency measures are included in all new developments, specifically:
 - residential development should achieve Housing - Optional Technical Standards - Water efficiency standards At the time of adoption the published water efficiency standards were 110 litres/person/day ; or
 - non-residential developments in excess of 1,000 sq.m gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;
7. the separation of foul and surface water on new developments is maximised;
8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;
9. development should not cause an unacceptable risk to the availability or quality of water resources; and
10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.

Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.

5.3.46 The ‘Sequential Test’ is set out in paragraphs 100-104 of the NPPF. This aims to ensure inappropriate development does not take place in areas at high risk of flooding by directing it away from areas at highest risk. Areas at risk of flooding are those falling within Flood Zones 2 and 3 as defined on the Environment Agency’s website. Flood Zone 1 is the area of low probability of flooding and should generally be used in preference to land in other zones. However land in Flood Zone 1 may also have critical land drainage problems which can be ascertained through Herefordshire Council’s Land Drainage team. Where no reasonable sites are available within Flood Zone 1 the ‘Exception Test’ may be applied. Where this test needs to be applied certain forms of development may be permitted in Flood Zones 2 and 3 depending upon their level of vulnerability. These are identified in Technical Guidance to the National Planning Policy Framework.

5.3.47 Policy SD3 also provides criteria for developers to consider when proposing development within areas identified as being at risk of flooding within the district. The policy identifies the need for development proposed within flood risk areas to take account of a

number of measures to ensure that the development is safe and remains safe, in times of flood including:

- setting appropriate floor levels which should be above the 1% predicted plus climate change design flood level, incorporating an allowance for freeboard. Development should also consider in the design the risk from more extreme events. Where it is not feasible or practicable to set the floor levels, then other forms of flood resilience and resistance techniques may be considered as an alternative;
- where overnight accommodation is included, the development should include a safe pedestrian access route which would be available during a 1% plus climate change design flood event. In considering this, regard should be given to the evidence in the SFRA and for 'defended areas' including an assessment of Flood Defence breach/overtopping scenarios. Other development should consider this as a residual risk;
- consideration of safe vehicular access; and
- for developments implementing a flood evacuation management plan, where appropriate, to manage the risk to the development site itself and future users/occupiers during all flood events along with any remaining residual risks.

5.3.48 A key component to reducing the risk of flooding is the implementation of Sustainable Drainage Systems (SuDS) in all developments. Such systems can also assist in improving water quality. The Flood and Water Management Act 2010 introduces the mandatory inclusion of SuDS within developments alongside the ability for the setting of national standards. Development proposals are to accord with these standards and where appropriate be accompanied by surface water management plans detailing the drainage proposals. Advice is contained within the SFRA.

5.3.49 Government legislation sets out the statutory introduction of Sustainable Urban Drainage Advisory Bodies (SABs). SABs are designed to appraise and grant approval or refusal on proposed sustainable urban drainage systems. Herefordshire Council will work in partnership with the SAB as well as the Environment Agency, to ensure that development proposals do not have adverse flood impacts.

5.3.50 With respect to water conservation and efficiency of use, Policy SD3 sets out targets for reduced consumption in association with new development, which in turn will result in decrease flow entering the sewer system. This approach will also help to reduce flows entering waste water treatment infrastructure, thereby assisting to manage the level of nutrients in the River Wye Special Area of Conservation (see Policy SD4). The Department for Communities and Local Government has published a 'water efficiency calculator' that applicants can use to demonstrate the water efficiency of proposed developments.

5.3.51 For employment development a standard of BREEAM 3 credits equivalent for water consumption is required. This equates to 40% reduction in water consumption over current building regulations. The Environment Agency has stated that all new non-residential development should meet the 'Good Practice' level of the AECB (Association for Environment Conscious Building) Water Standards. These measures will complement the measures set out in Policy SD4 - Wastewater treatment and river water quality.

5.3.52 The availability of water resources to meet demand during the plan period has been examined and Dwr Cymru-Welsh Water's Water Resource Management Plan identifies that there are sufficient water resources available to meet demand during this plan period.

5.3.53 While agricultural water use lies largely outside planning control, it is a significant contributor to the water cycle conditions within Herefordshire and its impacts need to be taken into account in the Core Strategy and other Development Plan Documents and

Neighbourhood Development Plans. There is considerable potential for farmers to capture and store surplus water for future use thereby reducing the need to abstract water from other sources, while enhancing biodiversity. However, reservoirs in particular will alter landscapes and habitats on a permanent basis and care on siting and design is essential.

5.3.54 Land management practices can also play a vital role in managing flood risk and water quality at a local level; for example, the creation and restoration of wetlands and woodlands can reduce the level of flooding, and in some cases remove the risk of local flooding altogether. These practices also improve water quality in addition to producing wider environmental benefits, including encouraging an increase in wildlife species and habitats and reducing carbon.

5.3.55 A Herefordshire Water Steering Group was established and attended by Herefordshire Council, Dwr Cymru-Welsh Water, the Environment Agency and Natural England, in order to investigate how development might be accommodated within the limits set by the Habitats Regulations. It is expected that this group will be expanded in order to address issues arising from the preparation of a Nutrient Management Plan. One of the areas that it might consider is identifying best practice in the reduction of water use.

Wastewater treatment and river water quality

5.3.56 The water quality of Herefordshire's main rivers and their tributaries is of strategic importance and in particular, current unacceptable levels of nutrients along part of the rivers need to be addressed. This is important to the overall environmental objectives of the Core Strategy.

5.3.57 The Rivers Wye, Lugg, Teme and Clun are Sites of Special Scientific Interest (SSSIs), designated under the *Wildlife and Countryside Act 1981* (as amended). Furthermore, the River Wye, including part of the River Lugg (downstream from Hampton Court Bridge), part of the River Clun (downstream of Marlow, Shropshire) and Downton Gorge on the River Teme are also designated as Special Areas of Conservation (SACs).

5.3.58 Both levels of designation require efforts to be made to ensure the whole system, or catchment, achieves and then remains resilient in terms of supporting river habitats consistent with policy LD2 (Biodiversity and geodiversity). The Environment Agency has responsibility for water quality and ecological objectives set by European Directive 2000/60/EC, the 'Water Framework Directive,' which applies to surface waters and groundwater, and is preparing a River Basin Management Plan to deliver these. Natural England has responsibility for ensuring SSSIs and SACs achieve 'favourable condition.' Currently all parts of the river SSSIs are in unfavourable condition although some are recovering. All public bodies have a duty to contribute towards meeting these targets.

Policy SD4 - Wastewater treatment and river water quality

Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:

- incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;
- phasing or delaying development until further capacity is available;
- the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;
- in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and
- where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.

Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:

- provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway);
- septic tank (discharging to soakaway).

With either of these non-mains alternatives, proposals should be accompanied by the following:

- information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or
- where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC;
- in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.

The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.

5.3.59 There is a duty upon Herefordshire Council, so far as it is able, to further the conservation and enhancement of the river SSSIs within its area. Each SSSI has its own 'conservation objectives,' which include targets that form the baseline against which its

favourable condition is judged. The decisions the council takes can influence whether a site meets its targets or not. With respect to the river SSSI's, this includes decisions on foul and surface water drainage from development. Developers can assist by contributing to the resilience of ecological networks through their efforts to deliver green infrastructure under policy LD4. Maintaining a high quality environment will assist marketing of homes and the attraction of employment.

5.3.60 Herefordshire Council is a competent authority under the Conservation of Habitats and Species Regulations 2012 and there is a duty upon it to have regard to the requirements of the Habitats Directive in exercising any of its functions. Furthermore, the LPA can only permit development which would have a likely significant effect (either alone or in combination with other plans or projects) upon European sites after having undertaken an Appropriate Assessment. Subject to certain derogation tests, only development which can be shown to have no adverse effect on the integrity of European sites can be permitted.

5.3.61 In addition, there is also a duty on the council to help deliver Water Framework Directive (WFD) objectives. It is imperative that proposals for growth do not adversely affect river water quality, and this includes that within associated watercourses flowing into the rivers and other 'controlled waters' (lakes, ponds and groundwater etc). Wastewater from most new development within the county will connect to sewage treatment works. Such treatment works are potentially point sources of pollution especially if they are unable to achieve acceptable standards of discharge, either directly or indirectly into rivers. Septic tanks and other activities such as agricultural practices form more diffuse sources of potential pollution.

5.3.62 The county's rivers have a finite capacity to accommodate discharges arising from development before their water quality is adversely affected, and improvements to the management of waste water will be required to ensure both the achievement of the watercourses conservation objectives and the ability to deliver the scale of growth set out in the Core Strategy.

5.3.63 The Environment Agency and Natural England have prepared a Nutrient Management Plan aimed to control and reduce phosphate within the River Wye SAC and in doing so seek to identify actions to enable additional development. The Core Strategy will play a vital role in delivering the requirements of the Nutrient Management Plan, along with other mechanisms and measures. The Nutrient Management Plan and associated Action Plan identifies the management actions required to achieve the conservation objectives target for phosphate by 2027. Planning guidance will be prepared where necessary to cover relevant measures included within the Nutrient Management Plan, or any revisions to it, comprising the need for planning advice, detailed phasing requirements, options that might be funded through developer contributions, water quality and ecological condition of stretches along the SAC rivers, and monitoring arrangements.

5.3.64 Sections of the River Wye SAC where the water quality targets are already exceeded will be subject to measures to reduce nutrients in line with the targets. New development must not compromise the ability of the Nutrient Management Plan to deliver the necessary overall reductions along these stretches.

5.3.65 Sections that are currently meeting their phosphate targets will be subject to measures to ensure that future inputs of nutrients will not lead to failures.

5.3.66 Figure 5.4 identifies river sub-catchment areas within Herefordshire, set by the Water Framework Directive. Development within these areas has the potential to detrimentally affect water quality standards. High levels of phosphates have been identified as particular problems with concentration levels exceeding targets.

5.3.67 Herefordshire Council will expect developments to connect to existing sewage infrastructure. However, when this would compromise the ability to achieve favourable condition, and potentially be contrary to the Habitats Regulations, mitigation measures would be required if the development is to proceed.

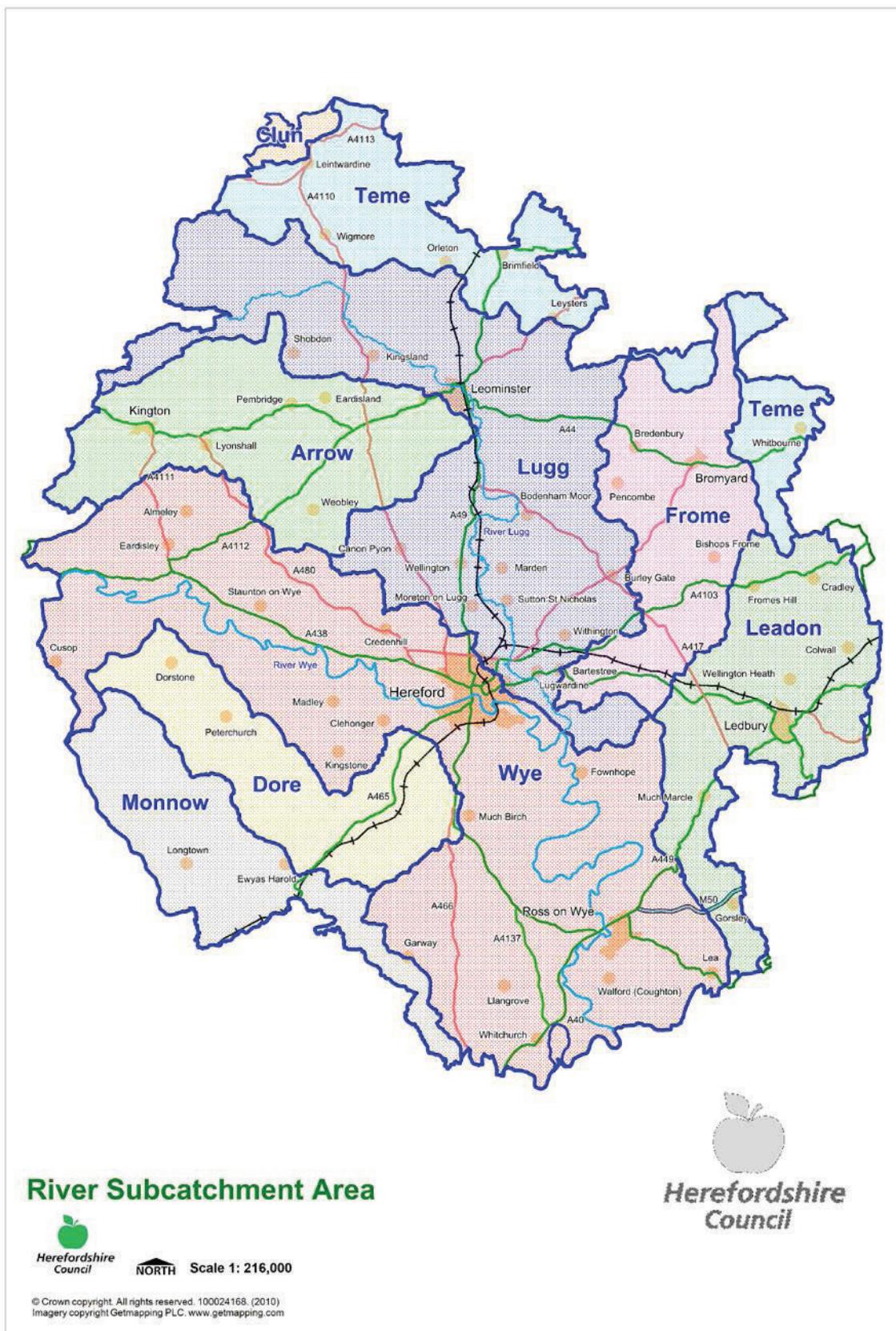
5.3.68 Local water companies are responsible for providing and maintaining sewage treatment works at a standard to meet permitted conditions. Their asset management programmes will set out capital works to ensure compliance with discharge licences. Should such works be required then it may be necessary to phase new development within timescales set by these programmes. However, there may be an additional requirement for developer contributions or community infrastructure levy funding to make further improvements.

5.3.69 Increases in flows to sewage treatment works lead to increases in nutrients in watercourses, as discharges have set nutrient concentrations. Reducing flows to sewage treatment works through measures referred to in Policy SD3 can therefore contribute to reducing nutrient levels in the receiving watercourses. The separation of foul and storm water will have similar benefits.

5.3.70 Development seeking to use non-mains drainage solutions will need to explain why this is necessary in the light of the Government advice on mains drainage and Herefordshire Council's planning application requirements in respect of non-mains drainage (see Herefordshire Council website). Herefordshire Council will wish to be assured that such proposals will not adversely affect the quality of water within watercourses and in particular, will have no negative effect upon SAC rivers and, in this regard, will undertake Habitat Regulation Assessments where necessary using information required from and provided by developers. Measures proposed to mitigate any effect will be rigorously scrutinised; and monitoring arrangements may need to be put in place to ensure the chosen system is effective. Sustainable forms of water treatment such as reed beds may be used as alternatives to or in combination with foul water treatment and disposal. Full details should be provided to show these will achieve the required standard of discharge into the natural drainage system. The sensitivity of Herefordshire's environment is such that the use of cesspools should be avoided, however if this is deemed to be the only option then a rigorous assessment of potential effects will be required.

5.3.71 A number of rivers have water quality problems arising from sedimentation. Where operations requiring planning permission may cause or add to the problem then mitigation works such as trenches, wetlands, retention ponds, buffers, swales and other forms of sediment traps may need to be considered as part of sustainable water practices under policy SD3.

Figure 5.4 - River sub catchments



Delivery and monitoring of the environmental quality policies

5.3.72 These policies will be delivered by:

- the Infrastructure Development Plan and developer contributions/community infrastructure levy
- the development management process
- other Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Environmental quality monitoring indicators:

5.3.73 In addition to the indicators listed in previous sections, the following indicators will be used to measure the effectiveness of the general policies (some are aspirational):

- changes in the areas of designated nature conservation sites as a consequence of planning permission;
- proportion of local sites where positive conservation management has or is being implemented;
- number of listed buildings and scheduled ancient monuments on buildings at risk register (Historic England);
- net change in condition of SSSI's (Natural England);
- number of applications granted planning permission contrary to the advice of statutory agencies (e.g. English Heritage, Natural England or the Environment Agency);
- percentage of river length assessed as good biological or chemical quality (EA) in particular so far as they relate to the measures within the Nutrient Management Plan;
- phosphate levels within the River Wye SAC and adjoining tributaries that receive increased phosphates from Core Strategy growth;
- completed development that has resulted in loss/restoration/creation of BAP Habitats of Principal Importance (Priority Habitats);
- percentage of total residential applications at below 30 dwellings per hectare;
- number of residential applications at less than 1.5 parking spaces per unit;
- the need for, frequency and outcomes of planning enforcement investigations/planning appeals concerning the aspects of local loss of locally important buildings within a conservation area;
- number of developments meeting and surpassing national design standards;
- maintaining Herefordshire Council's County Site and Monuments Register; and
- summary of proposals contributing to the Green Infrastructure Strategy from the above and any other measures.

6.0 Delivery, Implementation and Monitoring

Infrastructure contributions

6.1 New development can place additional demands upon physical, social and green infrastructure, such as roads and sewers, community buildings and parks. It is a well-established principle, in national guidance and legislation, that new development should contribute towards the provision of such infrastructure, to ensure existing communities are not disadvantaged by any increased pressure on facilities from new development.

6.2 Planning legislation provides for the funding of infrastructure from developers. The legislative framework is set out in section 106 of the Town and Country Planning Act 1990, as amended by section 12 of the 1991 Planning and Compensation Act, Part 11 (Community Infrastructure Levy) of the Town and Country Planning Act 2008 and the Community Infrastructure Levy (CIL) Regulations 2010 (as amended 2011, 2012 & 2013). Government policy on planning obligations is also set out in paragraphs 203 to 205 of the National Planning Policy Framework (NPPF) 2012.

6.3 Previously, Government made provision for a Community Infrastructure Levy (CIL) to be introduced in Regulations that came into force in April 2010, now amended by the Community Infrastructure Levy (Amendment) Regulations 2011, the Community Infrastructure Levy (Amendment) Regulations 2012 and the Community Infrastructure Levy (Amendment) Regulations 2013. Local authorities will be empowered to charge a levy on new developments to help finance the infrastructure needed to support growth. However, local authorities should have clear evidence about planned infrastructure, its cost, timing and other likely sources of funding, to underpin their development strategies. This will be provided through an Infrastructure Delivery Plan (IDP) which will sit alongside the Core Strategy.

6.4 The IDP will need to be accompanied by a Charging Schedule for how the levy is calculated, which will be independently examined. In addition, a list of community infrastructure projects that the council has prioritised, for the infrastructure levy to be spent on, will be prepared (a CIL 123 list).

6.5 The use of planning obligations, known as section 106 contributions, (which Herefordshire has traditionally used) will still remain, but will only relate to those infrastructure requirements required as a direct result of the development and where they meet the following statutory tests;

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and
3. fairly and reasonably related in scale and kind to the development.

6.6 For clarity, CIL is a fixed tariff intended to be used for general infrastructure contributions whilst s106 obligations will be for site-specific mitigation. For the avoidance of doubt, infrastructure is defined as; those physical, social and green infrastructure projects required as a result of growth in the county. This includes housing, transport, sport and recreation, community facilities including education, health and emergency services, water and sewerage facilities, flood risk management, renewable energy generation, waste management, built environment and public realm improvements and green infrastructure.

Policy ID1- Infrastructure Delivery

Provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.

Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.

A Planning Obligations Supplementary Planning Document (SPD) will provide details of the type and scale of obligations that may apply.

6.7 All new development can impact on existing services and facilities in its local area, whether individually or cumulatively. This can have a direct impact on the need for new facilities either locally or on a larger, strategic scale. For example, new development on a single large site or on lots of smaller sites will have the same overall impact on the demands placed on the existing sewerage network. In this respect it is right to expect all new development to contribute to making communities safe, healthy and attractive places to live. Policy ID1 addresses this issue and will help to deliver a whole range of other policies in the Local Plan - Core Strategy.

6.8 The policy proposes that all new development is required to contribute to infrastructure needs. This will be achieved through a combined approach of using a set Community Infrastructure Levy (CIL) and planning obligations (section 106) for all development types to bring forward affordable housing (in conjunction with Policy H1) and other site specific infrastructure necessary for the development to take place.

6.9 Individual developments will not be charged for the same items of infrastructure through both CIL and planning obligations.

6.10 The CIL has been introduced to provide a fair and consistent mechanism for pooling contributions from all eligible developments towards infrastructure. It provides certainty, so that developers can calculate in advance of submitting a planning application, the level of contribution required. Although the tariff will usually be a financial contribution, there is also the option of transfer of land in lieu of a financial payment.

6.11 The levy is a fixed rate charge, based on square metres of net additional built floor space and is non-negotiable. The charge is levied on one or more dwellings and developments of more than 100m² of floor space. Exemptions include; affordable housing and charities. The CIL regulations allow the council to introduce charge variations by geographical zone within its area, by land use, or both. These are set out in the Charging Schedule. Some uses may be set at zero in some zones, as the variations reflect differences in viability.

6.12 The proceeds of the CIL will be spent on strategic and local infrastructure to support the development of the county. Developer contributions on their own will not be able to meet the entire cost of a major infrastructure project. Core public funding will continue to contribute.

6.13 The type of infrastructure that the tariff will be used to service is set out in an Infrastructure Delivery Plan (IDP). The IDP provides robust evidence of infrastructure requirements through to 2031, but the focus is on the measures that are needed within the first 5 years from the date of adoption, in the context of the longer term plan set out in the Core Strategy. The IDP schedule and required infrastructure is set out on an area basis to include Strategic County-wide, The Hereford Area, the Market Towns and the Rural Areas.

6.14 It is acknowledged that the IDP schedule cannot specify the entire infrastructure that will be provided in the county to 2031. Changed requirements may become apparent as new areas of development are designed in more detail and or ways of delivering services or facilities are reviewed. The IDP schedule is not intended as a one-off document. Through the life of the Core Strategy, changes to the policies and strategies of service providers and the introduction of new technology will have implications for infrastructure requirements and their costs. Public funding levels are also likely to vary over the life time of the Plan. The information contained in the IDP schedule will be kept under review and updated. The council, together with its partners, will need to look for innovative ways to fund and provide the necessary infrastructure. This is why it is called a “live document”.

6.15 A list of prioritised infrastructure projects, which the council have committed to, will be advertised on the council’s website in the form of a Regulation 123 list. This list will have been verified in terms of achievability and phasing of delivery through a separate evidence base dealing with Economic Viability, which will ensure that a balance is struck between the required infrastructure projects and the ability of the strategic sites to be delivered by the development industry.

6.16 Monies received in respect of the tariff and planning obligations will be monitored and reported on through the LDF Annual Monitoring Report. Joint working with internal and external delivery partners will be necessary to keep the Charging Schedule and Infrastructure Delivery Plan up to date and relevant.

6.17 The council accepts that there are occasions where development proposals are unable to meet all the relevant policy requirements and still remain viable. Where the council is satisfied that an otherwise desirable development cannot be fully compliant and remain viable, a reduced package of planning obligations may be recommended.

6.18 In order to enable the council to assess the viability of a proposal, the applicant will be required to provide any necessary cost and income figures to the council and pay the council’s full costs in appointing an independent assessment of the viability proposal.

6.19 In all cases, the council requires viability to be undertaken using a residual land value approach. This means that the starting point for a viability assessment is to be the existing use value (i.e. what the site is worth in its current condition for the use that it has planning consent for). Viability claims based on an over inflated price that has been paid for a site will not be accepted.

6.20 A Planning Obligations Supplementary Planning Document will be prepared to give more details of the council’s requirements which are to be met through planning obligations.

Delivery

6.21 The policy will be delivered through:

- the development management process;
- the neighbourhood planning process;
- partnership working with infrastructure providers;
- an Infrastructure Delivery Group to administer project proposals and propose priorities;
- a s106 Supplementary Planning Document;
- a CIL Charging Schedule; and
- a CIL 123 List.

Implementation and monitoring of the Core Strategy

6.22 The continuous monitoring of policies and proposals is essential to ensure that the Core Strategy achieves its objectives. The policies will be monitored principally through the Annual Monitoring Report (AMR), in the manner described at the end of each section of this document and in Appendix 3 – the Implementation, Monitoring and Delivery Plan. The AMR report will set out the basic achievements of the main policies and contain details about the implementation of the housing policies in particular.

6.23 If it appears that the policies are not being effective, the following actions will be taken:

- review of the policy or policies concerned and of the implementation mechanisms which may include a full or partial review of the plan; and
- actions to speed up the delivery of land for development; and/or
- identification of alternative or additional land through further Development Plan Documents and/or Neighbourhood Development Plans.

6.24 The policies and proposals will also be assessed against key objectives and targets included in the Sustainability Appraisal to assess their contribution towards promoting sustainable development. There will be a section in the AMR dealing with this aspect.

6.25 Clearly, the Core Strategy must be able to respond to changing needs and circumstances. This will include assessing the potential impacts of new or updated national and local policy and guidance. There will be a section in the AMR dealing with this aspect.

Glossary of Terms

Term	Meaning
A	
Active travel	An approach to travel and transport that focuses on physical activity (walking and cycling) as opposed to motorised means.
AECB The Sustainable Building Association	The Association of Environment Conscious Building. An independent not for profit organisation which promotes sustainable building.
Affordable Housing	Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
Air Quality Management Areas (AQMA)	An area that a local authority has designated for action, based upon a prediction that national air quality objectives will not be met.
Anaerobic digestion	The process by which biodegradable material is broken down in the absence of oxygen in an enclosed vessel, yielding carbon dioxide, methane and solids/liquors, which can be used as fertiliser or compost.
Annual Monitoring Report (AMR)	This assess whether targets and indicators in relation to a range of policy areas are being met.
Area Plan	A detailed development plan document setting out proposals for a specific part of the county (e.g. Hereford), including site allocations.
Area of Outstanding Natural Beauty (AONB)	A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.
B	
Belmont Transport Package	The emerging Belmont Transport Package seeks to improve travel conditions along the A465 in Belmont, Hereford. When finalised, the package of measures will include a combination of both road and non-road transport improvements.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.

Borders Broadband Project	A project to enable all rural areas within Herefordshire and Gloucestershire to gain access to at least 2Mbps (megabits per second) broadband speeds, with many people receiving much higher speeds. The project is a partnership between Herefordshire and Gloucestershire County Councils and telecoms provider BT.
BREEAM	Building Research Establishments Environmental Assessment Method is the most widely recognised method of assessing the environmental quality of a building design.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
C	
Capacity (transport)	A measure of the volume of traffic that a point or link in transport infrastructure can accommodate, and often an evaluation of the extent to which that infrastructure is coping with the traffic that makes use of it; for example, underused, at or near capacity etc.
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Catchment Flood Management Plan	Produced by the Environment Agency; these give an overview of the flood risk across each river catchment and recommend ways of managing those risks now and over the next 50-100 years. They consider all types of inland flooding, from rivers, ground water, surface water and tidal flooding and also take into account the likely impacts of climate change, the effects of how land is used and managed, and how areas could be developed.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (CIL)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.

Community Strategy	This is a practical tool for promoting or improving the economic, social and environmental wellbeing of the local authority area. Such strategies are prepared allowing for local communities to identify and share their aspirations, needs and priorities.
Comparison retail	Clothing materials and garments, shoes and other footwear, materials for maintenance and repair of dwellings, furniture and furnishings, major household textiles, books, audio visual equipment, hardware and DIY supplies, chemist goods, jewellery, watches and clocks, bicycles and recreation goods.
Condition (of SSSIs)	The <i>condition</i> of SSSIs is a reporting system for land with that designation, assessed by Natural England and established by the Joint Nature Conservation Committee. There are six reportable <i>conditions</i> : favourable, unfavourable recovering, unfavourable no-change, unfavourable declining, part destroyed, and destroyed.
Connect2	The Hereford Connect2 Greenway is a shared use footway/cycleway between Hereford city centre, and the B4399 Holme Lacy Road via a new river crossing.
Conservation Areas	An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.
Conservation Objectives	Conservation objectives in relation to Special Areas of Conservation are those referred to in the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) and Article 6(3) of the European Union Habitats Directive 1992. They are used when either the appropriate nature conservation body (here Natural England) or competent authority (e.g. Herefordshire Council; the Environment Agency) is required to make an Appropriate Assessment under the relevant parts of the respective legislation. Conservation objectives for relevant sites can be viewed on the Natural England website.
Conservation status (of EU Natura 2000 sites and species)	<u>Conservation status</u> is a definition from the EU Habitats Directive for reporting on the condition of habitats and species identified as being of European Importance. In relation to habitats these form part of the 'Natura 2000 Network' and in Herefordshire are represented by Special Areas of Conservation. For both habitats and species various parameters are assessed and there are four levels of status: Favourable; Unfavourable – Inadequate; Unfavourable – Bad; and Unknown.
Convenience retail	Goods bought frequently or out of necessity, requiring minimum effort in selection and buying e.g. food, tobacco, newspapers and other goods of a standardised type for which there is a wide market.

Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
Custom Build	Custom build is when an individual or group of people work closely with a developer to build new homes. This could include fully commissioned homes or fitting out a previously constructed shell. (also see Self Build)
D	
Demand management	The application of strategies and policies to reduce or redistribute travel by road. A demand management approach has the potential to deliver better environmental outcomes, improved public health and stronger and more prosperous communities.
Destination Hereford	A project promoting sustainable travel choices for getting to, or around, Hereford.
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (CIL)
Development Plan Documents (DPD)	Component parts of the Local Plan which makes up the Development Plan.
E	
Economic output	Output in economics is the quantity of goods or services produced in a given time period, by a firm, industry, county, region or country.
Edgar Street Grid (ESG) Masterplan	This sets out the principles for layout and design of the regeneration area. It shows the relationship between buildings and space; the connections between streets, squares and open spaces; the movement patterns; the height, massing and bulk of buildings; the distribution of uses; the location of street furniture and landscaping; and how well the new urban neighbourhood is integrated with the surrounding urban context.
Edge of centre (retail)	For retail development: a location that is well connected and up to 300 metres away from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 50 metres of a public transport interchange.
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.

Environmental capacity	The limit of acceptable environmental change within a defined area.
Enterprise Zone	An area in which incentives such as tax and planning concessions are offered to encourage investment and provide jobs.
European Landscape Convention (ELC)	Is a treaty produced by the Council of Europe and voluntarily signed and ratified by the UK government in 2006; the provisions of the ELC came into effect in March 2007. Articles 5 and 6 of the ELC highlight the need to develop policies and recognise in law the protection, management and planning of all landscapes.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. NPPF paragraph 102 outlines the elements that have to be passed for development to be allocated or permitted.
F	
Favourable condition (conservation)	When designated nature conservation sites (e.g. Sites of Special Scientific Interest) are managed in a way which maintains their nature conservation value, determined by reference to their 'conservation objectives', they are said to be in 'favourable condition'.
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
Food web	A local network of links between people who buy, sell, produce and supply food.
Functional Need Test	A requirement for the occupier to be present with close and continual supervision at the business for the majority of the time and essential for the economically sustainable enterprise. Businesses should be established for at least three years and be currently financially sound.
G	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.

Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
GVA (Gross Value Added)	A measure of the value of goods and services produced in Herefordshire, used as an indicator of the state of the county's economy.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
H	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Hereford Futures	A partnership of public and private sector organisations leading and co-ordinating a range of regeneration projects in Hereford.
Herefordshire Biological Records Centre	The local centre for the collation, management and dissemination of biodiversity data necessary for the consideration of development proposals.
Herefordshire Economic Assessment	A comprehensive analysis of the local economy, including future prospects that may generate and attract inward investment into the county.
Herefordshire Learning Village	A purpose-built state of the art learning centre. The Learning Village will provide a co-ordinated range of courses that are specifically targeted to meet the needs of local employers, a business development unit and high technology engineering and craft workshop.
Herefordshire Local Nature Partnership	A partnership of organisations working together to implement and review the Biodiversity Action Plan.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.

Historic Landscape Characterisation	Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.
Home & Communities Agency	A public body that supports and funds new affordable housing and regeneration projects in England. Established by the Housing and Regeneration Act 2008 as one of the successor bodies to the Housing Corporation.
Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Housing quality indicators	A system used by the Homes & Communities Agency to measure the quality of housing schemes it funds. There are ten indicators which are used to assess the individual housing units and their design in detail, as well as assessing their context and surroundings.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
I	
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Infrastructure Delivery Plan	This sets out details of the infrastructure required to support development in the future.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
L	
Land bank	A means of implementing proposals that involves the acquisition, leasing or other method of land access; by which required parcels of land are assembled until development can proceed.
Landfill sites	The place where controlled waste is deposited. References to landfill may also refer to land raising and waste disposal.
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape

	and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lapse rates	An estimate of the levels of planning permission which will expire without being implemented based upon an analysis of historic records.
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See http://www.lifetimehomes.org.uk/
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Locality Working	This involves Herefordshire Council working at a local level, in partnership with communities, in order to: <ul style="list-style-type: none"> • gain a fuller understanding of local needs and resources; • encourage service providers to work better together; • develop local solutions to improve the lives of residents.
Local Development Scheme (LDS)	This is a public statement of a local authority's programme for the production of Local Development Documents.
Local Enhancement Zone	Areas identified in the Green Infrastructure Strategy 2010, which would benefit from improvement in terms of green infrastructure
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local Housing Market Assessment (LHMA)	An area-wide analysis of housing demand and housing need.
Herefordshire Local Housing Requirement Study	A study undertaken as an addendum to the Herefordshire Local Housing Needs Assessment to inform the developments for the Core Strategy including demographic projections for population, households and dwellings, taking account of past trends and forecasted economic performance.
Local Needs	Local needs housing is the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Register and the Local Housing Market Assessment.
Local Strategic Partnerships (LSP)	These are non-statutory, multi-agency partnerships, within local authority boundaries, bringing together different parts of the public, private, community and voluntary sectors; allowing different initiatives and services to work together more effectively.

Local Transport Plan 3	A five-year integrated transport strategy being prepared by the council as highway authority, in partnership with the community; which seeks funding to help provide local transport projects.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
M	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
Multiple deprivation	Where people are deprived in respect of a number of attributes such as income, housing, healthcare and education.
N	
NHS Herefordshire	In 2008, Herefordshire Council and NHS Herefordshire became the first local authority and primary care trust to form a new kind of partnership to achieve more efficient and better value for money services Herefordshire residents.
National Nature Reserve	Designated by Natural England these are sites for wildlife and/or geology national importance with legal protection.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.
Neighbourhood Development Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
O	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.
P	
Park and Choose	Facilities which seek to reduce town centre congestion and support more sustainable and active travel modes by encouraging motorists to leave their vehicles on the edge of the urban area, and continue their journey by a range of sustainable travel options. This may be by regular bus service, walking, cycling or car-sharing.
Passivhaus	A standard where the heating requirement is reduced to the point where a traditional heating system is no longer considered essential. Cooling is also minimised by the same principles and through the use of shading and in some cases

	via the pre-cooling of the supply air. The Passivhaus standard can be applied to residential dwellings, commercial, industrial and public buildings.
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
Primary shopping areas	These will be defined in the Area Plans and will include the primary and secondary shopping frontages.
Primary shopping frontages	Defined areas in town centres; likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Public transport interchange	A place where there are facilities to allow people to change their method of transport from and to walking, cycling, buses and trains.
R	
Rain garden	A rain garden is a shallow depression, with absorbent, yet free-draining soil and planted with vegetation that can withstand occasional temporary flooding.
Regeneration	The redevelopment of decaying or run-down parts of older urban or rural areas, in order to bring them new life and economic vitality.
Registered social housing providers	Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Residual land value	In the context of this plan this is defined as the difference between the total value of a development scheme and all the costs of the development, including land acquisition.
Retail hierarchy	A hierarchy of shopping centres ranging from regional and sub-regional centres through to town centres, district and local centres.
River Wye SAC Nutrient Management Plan	Prepared by Natural England and the Environment Agency the Plan for the River Wye, this will aim to control and reduce phosphates in the SAC to facilitate the delivery of the proposed development.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
Rural Regeneration Zone	A vehicle for bringing together partners from the public, private and voluntary sectors to develop and implement a programme of economic regeneration for the area.

S	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Secondary shopping frontages	Defined areas within town centres where there is greater opportunity for a wider mix of uses than in primary shopping frontages such as restaurants, cinemas and businesses.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build housing	Self-build projects are where an individual or group of people directly organise and commission the design and construction of their new homes. (also see Custom Build)
Self-sufficiency (waste management)	The European Community (EC) Framework Directive on Waste and the EC Landfill Directive set out a common framework for action on waste. Waste management should protect human health and the environment by establishing an integrated network of waste facilities. Member States should promote self-sufficiency by dealing with waste as close as possible to its point of origin and promoting waste avoidance by recycling, reclamation and energy recovery.
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Significant urban extensions	Large-scale housing growth on the periphery of towns.
Sites of Special Scientific Interest (SSSI)	These are legally protected sites, designated by Natural England in view of their wildlife and geological value.
Social well-being	The provision of development to assist with medical or social support
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Soundness	Legislation does not define the term 'sound', however, the Planning Inspectorate consider it in the context of its ordinary meaning - 'showing good judgement' and 'able to be trusted', and within the context of fulfilling the expectations of legislation.
Special Areas of Conservation (SAC)	SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.

Stakeholders	Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Statement of Community Involvement (SCI)	This sets out the standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications. This SCI is a clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents, and how they will be consulted on planning applications.
Strategic locations	For this Core Strategy defined as around 500 homes in Hereford, around 100 homes in the market towns and around 5ha of employment land.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.
Strategic Highway Network	A categorisation of the road network into different categories determined by the functions they perform.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.
Strategic Housing Market Assessment	Sub regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.
Supplementary Planning Documents (SPD)	Additional planning documents to provide further details on selected policy areas. These are not subject to examination but will be available for public consultation before being adopted. These can take the form of design guides or area development briefs and will be clearly cross-referenced to the relevant plan policy or proposal that it supplements.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.

Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.
South Hereford	This comprises the two wards of Belmont and St Martins & Hinton
T	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
U	
Unfavourable Condition	See 'Condition'.
Unitary Development Plan	Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.
W	
Waste Management Facilities	These include facilities for waste treatment and disposal.
West Midlands Region	An official region of England, covering the western half of the area traditionally known as the Midlands. It contains the second largest British city, Birmingham, and the larger West Midlands conurbation, which includes the city of Wolverhampton and large towns of Dudley, Solihull, Walsall and West Bromwich and a number of shire counties including Herefordshire.
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Z	
Zero Carbon Development	Development that achieves zero net carbon emissions from energy use on site, on an annual basis.

Herefordshire Local Plan

Core Strategy 2011 – 2031

Appendices

October 2015

Appendix 1

'Saved' Herefordshire Unitary Development Plan Policies and proposals maps (including policies to be replaced by the Local Plan – Core Strategy)

The following policies will be “saved” until replaced by policies or proposals contained in the Hereford Area Plan, Bromyard Development Plan, the Minerals and Waste Local Plan or other Neighbourhood Development Plans.

Saved UDP Policies	Text
TCR1 Central shopping and commercial areas	The central shopping and commercial areas of Hereford and the market towns will be retained and protected as the prime focus for retail, leisure and commercial activity in order to ensure the continued vitality and viability of these city and town centres.
Hereford and Market Towns Proposals Maps	See attached maps at the end of this section of Appendix 1 (below).
S9 Minerals	<p>The sustainable and efficient use and management of minerals will be promoted by:</p> <ol style="list-style-type: none"> 1. conserving minerals as far as possible, whilst ensuring an adequate supply to meet identified needs; 2. aiming to maintain the County’s share of the regional production of aggregates and a landbank of permitted reserves, subject to environmental considerations; 3. ensuring that the impact of proposals for the winning, working, storage and transportation of minerals are kept to an acceptable minimum and can be mitigated to an acceptable extent; 4. ensuring the sensitive working, reclamation and after care of sites so as to protect or enhance the quality of the environment; 5. protecting areas of landscape or nature conservation value from minerals development, other than in exceptional circumstances; 6. preventing the unnecessary sterilisation of mineral resources; and 7. minimising the production of waste and encouraging the efficient use of minerals by promoting design solutions and construction methods which minimise mineral use, including the appropriate use of high quality materials and recycling of waste materials.
M2 Borrow pits	<p>Proposals for the development of borrow pits will be favourably considered if:</p> <ol style="list-style-type: none"> 1. granting planning permission would create significant environmental benefits which outweigh any material planning objections; 2. the borrow pit lies on or adjacent to the proposed construction scheme; and 3. the site can be restored to a state capable of beneficial afteruse

	without the use of imported material, other than that generated on the adjoining construction scheme.
M3 Criteria for new aggregate mineral working	<p>Planning applications for aggregate extraction will only be granted in exceptional circumstances, notably where the permitted aggregate reserves in the County prove insufficient to meet the County's sub-regional apportionment. In such cases planning permission for extraction will only be granted where the site is not affected by one or more primary constraints or two or more secondary constraints unless the adverse effects on the secondary constraints can be satisfactorily mitigated, or where the specialised nature of the mineral constitutes a material consideration sufficient to override the constraints, or there is no lesser constrained minerals bearing land elsewhere in the County.</p> <p>Primary Constraints</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance. <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. sites and species of local importance to nature conservation; 2. Groundwater Source Protection Zone 3 and Zones of Special Interest; 3. Land within or abutting a conservation area; 4. archaeological sites of lesser regional or local importance; 5. where the site does not have direct access to an 'A' or 'B' class road; 6. the development would have an adverse visual impact on the landscape character of the area; 7. best and most versatile agricultural land; and 8. ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints process, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <ul style="list-style-type: none"> • people and local communities; • natural and cultural assets; • the highway network and other public rights of way; • land stability; • public open space, and • air, soil and water resources. <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.</p>

M4 Non-aggregate building stone and small scale clay production	<p>Proposals for the extraction of non-aggregate building stone or clay will be permitted where:</p> <ol style="list-style-type: none"> the need for the material for the preservation of local distinctiveness, particularly features of local historic or architectural interest, listed and vernacular buildings or archaeological sites, outweighs any material harm extraction might cause to matters of acknowledged importance; the proposed workings are small scale; and the proposal is limited to the production of non-aggregate materials.
M5 Safeguarding mineral reserves	<p>Proposals which could sterilise potential future mineral workings will be resisted in order to safeguard identified mineral resources. Where such development is proposed, the applicant may be required:</p> <ol style="list-style-type: none"> to undertake a geological assessment of the site; and/or to protect the minerals in question; and/or to extract all or part of the mineral reserves as part of or before the other development is permitted. <p>In such cases mineral extraction will only be required when the need for the other development significantly outweighs the harm which extraction might cause to other matters of acknowledged importance.</p>
M6 Secondary aggregates and recycling	<p>The use of alternatives to naturally occurring aggregates or other minerals, including demolition and construction wastes, will be encouraged. Proposals for the production, processing, treatment and storage of such alternatives will be permitted as follows:</p> <ol style="list-style-type: none"> for temporary periods where the development is ancillary to principal activities at a site, including the use of demolition waste arising from the redevelopment of previously developed land and buildings, or longer periods when the development will be limited to the life of a mineral working; or permanently at a properly designed and permitted waste transfer station. <p>In all cases proposals must not have an unacceptably adverse effect on the environment or residential amenity.</p>
M7 Reclamation of mineral workings	<p>Mineral extraction proposals will only be permitted where the proposed site can be restored to an agreed and beneficial after use. Permission will only be granted where the proposed reclamation would be:</p> <ol style="list-style-type: none"> in scale and character with the adjoining landscape and would make a positive contribution to meeting BAP targets; capable of being completed within a reasonable timescale; and sufficiently detailed to achieve the proposed after use and its after care for an appropriate period. Proposals for the long term

	management of the site may also be necessary.
M8 Minerals exploration	No further planning permissions will be granted for the extraction for aggregate purposes of granite from the Malvern Hills.
M9 Minerals exploration	Mineral exploration which is not permitted by Part 22 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) will only be permitted where it does not have an unacceptably adverse effect on the environment or local amenities. Where planning permission is granted conditions will be imposed to control the development in the interests of amenity and to ensure the reinstatement of the site to a state capable of beneficial after use, including the removal of all temporary and permanent works associated with the exploration.
M10 Oil and gas exploration and development	<p>Proposals for development associated with oil and gas exploration will only be permitted where:</p> <ol style="list-style-type: none"> 1. the proposed location is shown to be the most suitable having regard to geological, technical and environmental considerations in accordance with policy M3; 2. there are satisfactory arrangements for the disposal of waste materials and the avoidance of pollution; 3. the proposals are limited to a restricted and specified time period; and 4. there is a satisfactory scheme for landscaping and reclamation. <p>Proposals for the further evaluation and development of oil or gas fields will be expected to conform to all of the above and to demonstrate the development is part of a planned programme for the whole oil or gas field.</p>
S10 Waste	<p>The sustainable and efficient management of waste will be sought by:</p> <ol style="list-style-type: none"> 1. basing waste management decisions on the Best Practicable Environmental Option (BPEO) Assessment results, the principles of the waste hierarchy (including reduction and minimisation, re-use, recovery, recycling and landfill), the proximity principle, and regional local self-sufficiency. The BPEO for the three controlled waste streams is as follows: <p>Municipal Solid Waste: based on a minimum 33% recycling/composting and a maximum of 22% landfilling with any balance required being managed through a form of thermal treatment;</p> <p>Commercial and Industrial Waste: based on reducing landfill to 23%, increasing recycling to 73% and 4% dealt with by existing</p>

	<p>thermal treatment;</p> <p>Construction and Demolition Wastes: based on reducing landfill to 24% and recycling increased to 76%.</p> <p>An element of flexibility will be retained when considering applications for waste management facilities. Processes or technologies put forward as an alternative to those which comprise the BPEO for a particular waste stream will have to clearly demonstrate how the impact of that process or technology will be equal to or not significantly greater than those which have been modelled for the agreed BPEO;</p> <ul style="list-style-type: none"> 2. ensuring that the impact of proposals for the collection, storage, handling, treatment, disposal and transportation of waste can be mitigated to an acceptable extent, with particular attention paid to the impact on human health and the environment; 3. ensuring that sites can be reclaimed to a state that meets the required standard for their proposed after use; 4. making use of sustainable technologies wherever possible; and 5. ensuring that all development proposals give due consideration to the waste they will generate, in accordance with the above principles.
W1 New waste management facilities	<p>Planning applications for new waste management facilities which do not fall into Class B1 and B2 will only be permitted where the site is not affected by one or more primary constraints or two or more secondary constraints except where:</p> <ul style="list-style-type: none"> a. in the case of sites affected only by two or more secondary constraints, such constraints can be satisfactorily mitigated; b. or b. where the specialised nature of the facility constitutes a material consideration sufficient to override the constraints or there is no other lesser constrained land elsewhere in the County. <p>Primary Constraints</p> <ul style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance;

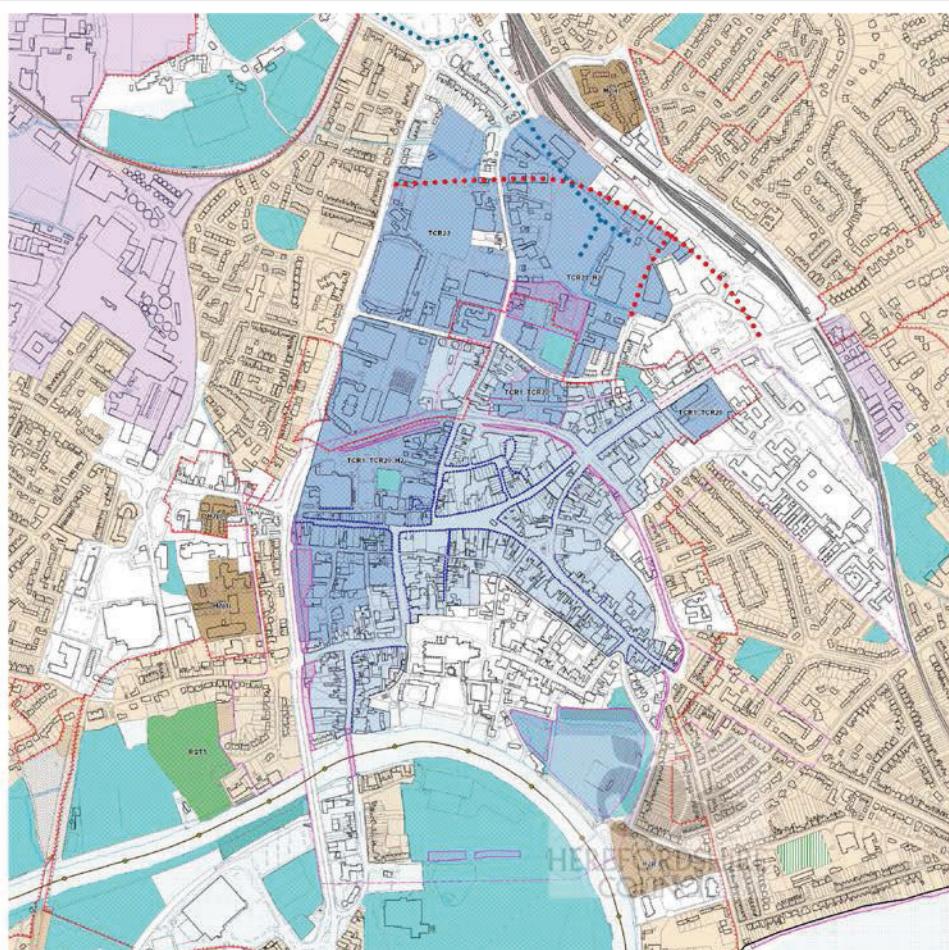
	<p>4. Groundwater Source Protection Zones 1 and 2.</p> <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. sites and species of local importance to nature conservation; 2. Groundwater Source Protection Zone 3 or Zones of Special Interest; 3. land within or abutting a conservation area; 4. archaeological sites of lesser Regional or Local Importance; 5. where the site does not have direct access to an 'A' or 'B' class road; 6. any adverse visual impact the development would have upon the landscape character of the area; 7. best and most versatile agricultural land; 8. ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <ul style="list-style-type: none"> • people and local communities; • natural and cultural assets; • the highway network and other public rights of way; • public open space; • air, soil and water resources. <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.</p>
W2 Landfill or landraising	<p>Proposals for new landfill or landraising facilities will only be permitted where:</p> <ol style="list-style-type: none"> 1. the proposals represent the BPEO; 2. alternative waste management facilities located closer to the waste arisings, within or outside the Plan area do not exist; and 3. the proposal does not conflict with the criteria as laid down in policy W1, or the proposals would achieve significant material planning benefits that outweigh material objections.
W3 Waste transportation and handling	<p>Development that is likely to give rise to the transportation and handling of waste materials will only be permitted where appropriate measures to protect the public and the environment can be implemented and enforced.</p>
W4 Temporary permissions	<p>Where doubts exist about the character or potential effects of waste treatment proposals, temporary planning permission may be granted subject to the location, nature and scale of the proposed development and provided that the proposal does not conflict with the criteria as laid down in policy W1, or that the proposal would achieve significant material planning benefits that outweigh material objections.</p>
W5 Waste	Where development is not covered by the Waste Management

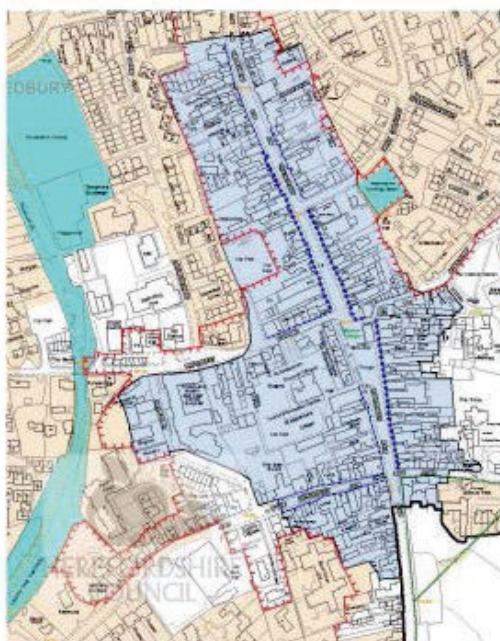
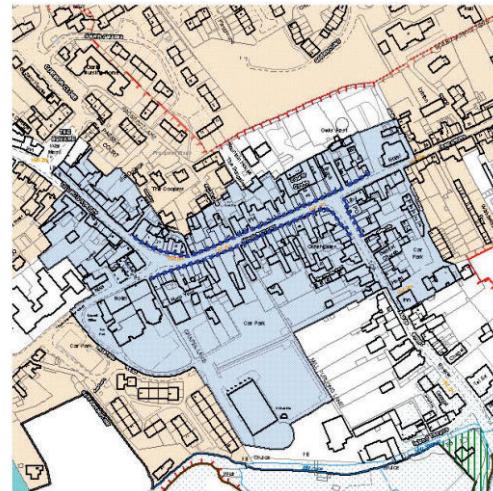
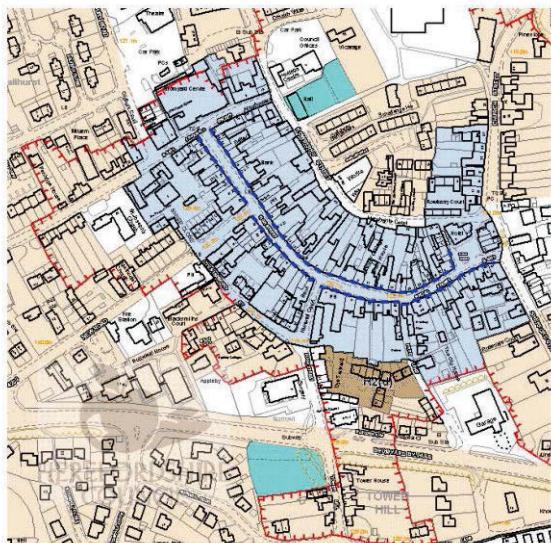
management licensing	Licensing process, or where it would be granted an exemption from the process, conditions will be imposed on any planning permission granted, in the interests of the protection of amenity and matters of acknowledged interest.
W6 Development in the vicinity of waste management facilities	Proposals for large scale development within 1 km of waste management facilities and for all development proposals within 250 metres of such facilities will only be permitted where the proposal would not: <ul style="list-style-type: none"> 1. unduly restrict or constrain the activities permitted at the waste management facility; or 2. create an unacceptable adverse impact on people, transportation systems or the environment arising through proximity to the facility.
W7 Landfill gas utilisation	The installation of landfill gas utilisation plant will be permitted where it represents the BPEO and there are no unacceptable adverse impacts.
W8 Waste disposal for land improvement	Proposals to deposit waste for land improvements, landscaping, screening or engineering purposes will only be permitted where: <ul style="list-style-type: none"> 1. the proposals represent the BPEO; 2. only inert waste is to be deposited; 3. only the minimal amount of waste necessary for the intended purpose is to be deposited; 4. the material planning benefits of the proposed development outweigh any material planning objections; 5. the proposals are comprehensive, detailed, practicable and adequate; and 6. the proposals conform to the criteria laid down in policy W1.
W9 Reclamation, aftercare and afteruse	Planning permission for waste management facilities and other waste related development will only be granted where there are satisfactory proposals for reclamation to a state that meets the required standard for the proposed after use.
W10 Time limits for secondary activities	Planning permission for ancillary development on or adjacent to a landfill site will be limited in duration to the operational life of that landfill site.
W11 Development – waste implications	Proposals which could generate significant volumes of waste will be required to submit a Waste Audit detailing: <ul style="list-style-type: none"> 1. the types and volumes of waste the development will generate during the course of construction, occupation, use, decommissioning and for the after use of the site; 2. the steps to be taken to ensure that the maximum amount of waste arising is incorporated within the development or through its use; 3. the steps to be taken to manage, recycle, or treat waste that

- cannot be so incorporated;
4. if disposed of elsewhere, the means of transport and distance to be travelled.

This policy will apply to:

- developments of more than 50 dwellings, even where these are developed piecemeal; or
- the development, redevelopment or refurbishment of sites where the floor space of the existing or proposed development amounts to 500 m² or more; or
- major transport, leisure, recreation, tourist or community facilities; or
- developments which could attract a significant increase in the number of people visiting a site.





Inset Map LED 2

Ledbury

- [Yellow box] Settlement Boundary (NY)
- [Orange box] Sustainable Residential Area (SRA)
- [Blue box] Central Shopping and Commercial Area (CSA)
- ***** Keynes Shopping Frontage (TOD)
- Secondary Shopping Frontage (TOD)
- [Yellow triangle] Sustainable Urban Reserves (SUR)
- [Green checkmark] Area of Outstanding Natural Beauty (AONB) (SAA)
- [Red and white logo] Conservation Area (CA)
- [Teal box] Sustainable Green Space and 24-Hour (PGS)

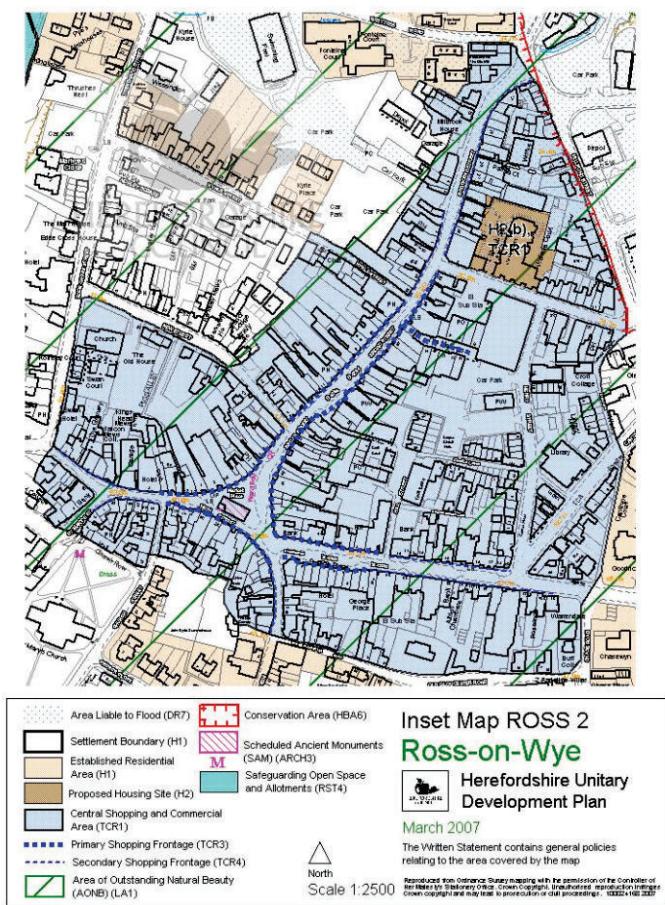
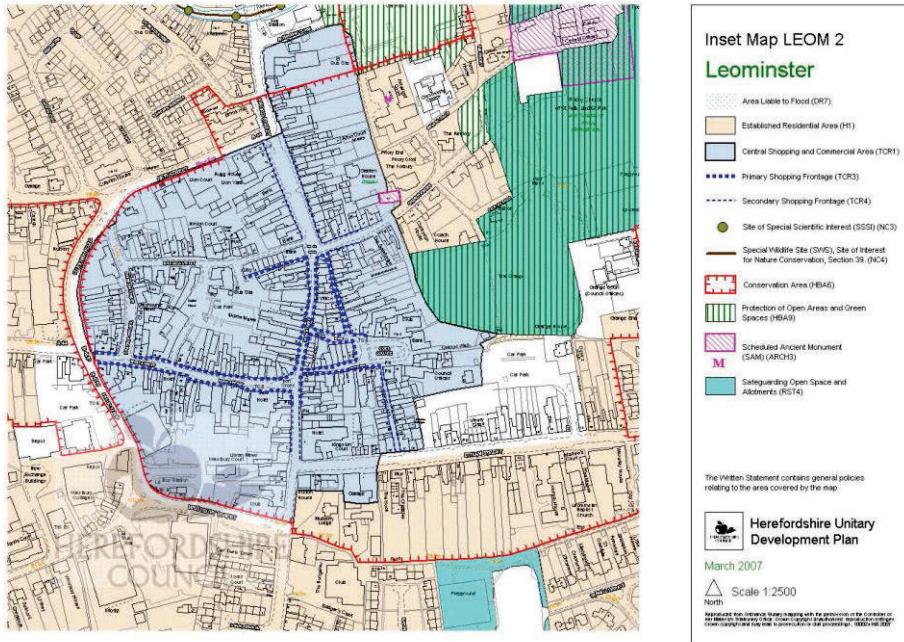
The written statement contains general policies relating to the area covered by the map.

Herefordshire Unitary Development Plan

March 2001

Scale 1:2500

North



Saved Unitary Development Plan Policies (2007) to be replaced by the Local Plan - Core Strategy

The following table sets out the policies of the Herefordshire Unitary Development Plan which have been replaced by the policies of the Core Strategy

Core Strategy Policy	Saved UDP Policy	Title
SS1, SS7	S1	Sustainable development
SS1, SD1, ID1	S2	Development requirements
SS1, SS2, SS3	S3	Housing
SS5	S4	Employment
E5, E6	S5	Town centres and retail
SS4	S6	Transport
SS6	S7	Natural and historic heritage
OS1, OS2, OS3, E4	S8	Recreation, sport and tourism
SC1	S11	Community facilities and services
SD1	DR1	Design
SS7, SD1	DR2	Land use and activity
SS4, HD3, SD1, MT1	DR3	Movement
SS6, SS7, SD1-SD4, OS1	DR4	Environment
ID1	DR5	Planning obligations
SS6, SS7, SD3	DR7	Flood risk
SS7, SD3	DR8	Culverting
SS6, SS7, SD1	DR9	Air quality
SS6, SS7, SD1	DR10	Contaminated land
SS6, SS7, SD1	DR11	Soil quality
SD1	DR12	Hazardous substances
SS6, SD1	DR13	Noise
SS6, SD1	DR14	Lighting
SS2, HD1, HD2, HD4, HD5, HD6, BY1, BY2, KG1, LB1, LB2, LO1, LO2, RW1, RW2	H1	Hereford and the market towns: settlement boundaries and established residential areas
	H2	Hereford and the market towns: housing land allocations
RA2 - Settlement boundaries may be carried	H4	Main villages: settlement boundaries

forward through Neighbourhood Development Plans or other Development Plan Documents		
RA1, RA2 and future Neighbourhood Development Plans/other Development Plan Documents	H5	Main villages: housing land allocations
SS2, RA1, RA2	H6	Housing in smaller settlements
SS2, RA3	H7	Housing in the countryside outside settlements
RA4	H8	Agricultural and forestry dwellings and dwellings associated with rural businesses
SS2, H1-H4, MT1, OS1, OS2 , SD1	H9	Affordable housing
	H10	Rural exception housing
	H12	Gypsies and other Travellers
	H13	Sustainable residential design
	H14	Re-using previously developed land and buildings
	H15	Density
	H16	Car parking
	H17	Sub-division of existing housing
	H18	Alterations and extensions
	H19	Open space requirements
E1, HD7	E1	Rotherwas Industrial Estate
HD7,	E2	Moreton on Lugg depot, Moreton on Lugg
E1, E2, Place Shaping policy section and future Neighbourhood Development Plans/other Development Plan Documents	E3	Other employment land allocations
SS5, E2	E5	Safeguarding employment land and buildings

SS5, E1	E6	Expansion of existing businesses
SS5, E1	E7	Other employment proposals within and around Hereford and the market towns
SD1, E1	E8	Design standards for employment sites
SS5, RA6	E10	Employment proposals within or adjacent to main villages
	E11	Employment in the smaller settlements and open countryside
	E12	Farm diversification
	E13	Agricultural and forestry development
	E14	Conversions of large dwellings to employment uses
	E15	Protection of greenfield land
	E16	Intensive livestock units
	E17	Military development
E5, E6	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 (Classes A2 – A5)
	TCR7	Amusement centres
	TCR9	Large scale retail and leisure development outside central shopping and commercial areas
E1	TCR10	Office development
E2	TCR11	Loss of existing offices
SC1 and Figure 3.6	TCR13	Local and neighbourhood shopping centres
SC1, RA6	TCR14	Village commercial facilities
	TCR16	Garden centres
	TCR17	Farm shops
	TCR18	Petrol filling stations
HD2	TCR19	Hereford Livestock Market – relocation
	TCR20	Eign Gate regeneration area
HD2	TCR21	Canal basin and historic core
HD2	TCR22	Hereford United Football Club/ Merton Meadow
	TCR23	Civic quarter
E5	TCR25	Land for retail warehousing
SS5, OS2	TCR26	Land at Commercial Road
SS4, SD1,	T1	Public transport facilities

MT1	T2	Park and ride
SS4, MT1	T3	Protection and development of the rail network
	T4	Rail freight
	T5	Safeguarding former railway land
SS4, SD1, MT1	T6	Walking
	T7	Cycling
SS4, MT1	T8	Road hierarchy
SS4, MT1	T9	Road freight
SS4, HD3	T10	Safeguarding of road schemes
MT1	T11	Parking provision
SS1, SD1	T12	Existing parking areas
SS4, MT1, SD1	T13	Traffic management schemes
	T14	School travel
	T15	Air transport facilities
	T16	Access for all
SS6, LD1 – LD4	LA1	Areas of Outstanding Natural Beauty
	LA2	Landscape character and areas least resilient to change
	LA3	Setting of settlements
	LA4	Protection of historic parks and gardens
	LA5	Protection of trees, woodlands and hedgerows
	LA6	Landscaping schemes
	NC1	Biodiversity and development
	NC3	Sites of national importance
	NC4	Sites of local importance
	NC5	European and nationally protected species
	NC6	Biodiversity Action Plan 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 fauna and flora
SS6, SD1, LD1	HBA1	Alterations and extensions to listed buildings
	HBA2	Demolition of listed buildings
	HBA3	Change of use of listed buildings
SS6, LD1, LD4	HBA4	Setting of listed buildings
Covered by other legislation	HBA5	Designation of conservation areas

SS6, SD1, LD1, LD4	HBA6	New development within conservation areas
	HBA7	Demolition of unlisted buildings within conservation areas
SD1, LD1, LD4	HBA8	Locally important buildings
SS6, OS3, LD1, LD2, LD3, LD4	HBA9	Protection of open areas and green spaces
SD1, LD1, LD2, LD4	HBA10	Shopfronts
RA5	HBA12	Re-use of rural buildings
	HBA13	Re-use of rural buildings for residential purposes
SS6, LD4	ARCH1	Archaeological assessments and field evaluations
	ARCH2	Foundation design and mitigation for urban sites
	ARCH3	Scheduled Ancient Monuments
	ARCH4	Other Sites of National or Regional Importance
	ARCH5	Sites of Lesser Regional or Local Importance
	ARCH6	Recording of archaeological remains
	ARCH7	Hereford AAI
LD4	ARCH8	Enhancement and improved access to archaeological sites
SS6, OS2, E4	RST1	Criteria for recreation, sport and tourism development
SS6, OS2, E4, LD1	RST2	Recreation, sport and tourism development within Areas of Outstanding Natural Beauty
OS1-OS3, SD1	RST3	Standards for outdoor playing and public open space
	RST4	Safeguarding existing recreational open space
	RST5	New open space in/adjacent to settlements
	RST6	Countryside access
LD3, OS1, OS2, E4	RST7	Promoted recreational routes
LD3, E4	RST8	Waterway corridors and open water areas
E4	RST9	Herefordshire and Gloucestershire Canal
SS6, SS7, OS2	RST10	Major sports facilities
SS6, E4, SD1, LD1, RA5, RA6	RST12	Visitor accommodation
	RST13	Rural and farm tourism development
	RST14	Static caravans, chalets, camping and touring caravan sites
ID1 SD1, SD4 SS6, SD1, LD1,	CF1	Utility services and infrastructure
	CF2	Foul drainage
	CF3	Telecommunications
	CF4	Renewable energy

SS6, SS7, SD2	CF5	New community facilities
SC1	CF6	Retention of existing facilities
SC1, SD1	CF7	Residential nursing and care homes

Appendix 2

Evidence Base

All documents listed below are available on the Herefordshire Council - Local Plan Core Strategy website.

Document Title	Date	Author
Affordable Housing Viability Study	February 2010	Three Dragons with Roger Tym and Partners for Herefordshire Council
Building Biodiversity into the LDF	December 2009	Herefordshire Council
Climate Change Background Paper	December 2009	Herefordshire Council
Ecological Network Map (and Guidance Note)	February 2013	Herefordshire Council
Community Building Strategy	November 2010	Herefordshire Council
Economic Development Strategy	November 2011	Herefordshire Council
Economic Viability Assessment	May 2014	Three Dragons for Herefordshire Council
Employment Land Study	December 2012	Drivers Jonas Deloitte for Herefordshire Council
Green Infrastructure Strategy (and Study 2008)	February 2010	Herefordshire Council
Herefordshire Gypsy and Traveller and Travelling Showperson Accommodation Assessment (draft final report)	February 2015	Arc 4

Hereford Historic Farmsteads Characterisation Project	2008	Herefordshire Council
Hereford Streetscape Design Strategy	2009	Herefordshire Council
Historic Townscape of Central Hereford	2010	Herefordshire Council and English Heritage
Infrastructure Delivery Plan	April 2014	Herefordshire Council
Local Housing Market Assessment	November 2013	GL Hearn for Herefordshire Council
Local Housing Requirements Study 2011, 2012 and 2014	July 2011, March 2012 September 2014	GL Hearn for Herefordshire Council
Local Transport Plan 2013/14 – 2014/15 Strategy and Delivery Policy Document	March 2013	Herefordshire Council
Marches Hotel Study	June 2012	Bridget Baker Consulting Ltd for Marches LEP Board
Open Space Study (PPG17)	November 2006	Herefordshire Council and Strategic Leisure Limited
Play Facilities Study	January 2012	Herefordshire Council
Playing Pitch Assessment (Update)	October 2012	Herefordshire Council
Rapid Townscape Assessments for: Hereford Ledbury Ross-on-wye	March 2010	Herefordshire Council
Relief Road Studies - including the Multi Modal Model Forecasting Report and the	2010/2011/2012	Herefordshire Council and various

Hereford Study of Options Report		consultants.
Renewable Energy Study	October 2010	Wardell Armstrong for Herefordshire Council
Rural Housing Background Report	March 2013	Herefordshire Council
Rural Settlement Hierarchy Background Paper	November 2010	Herefordshire Council
Sports Facilities Framework	September 2010	Nortoft and the Sports Partnership for Herefordshire and Worcestershire
Strategic Housing Land Availability Assessment (SHLAA)	March 2012	Herefordshire Council
Study of the Housing and Support needs of Older People in Herefordshire	January 2012	Peter Fletcher Associates and Arc 4 for Herefordshire Council
Sub-Regional Gypsy and Travellers Accommodation Assessment – Shropshire, Herefordshire, Telford & Wrekin and Powys	July 2008	Centre for Urban and Regional Studies University of Birmingham
Sustainable Community Strategy	June 2010	Herefordshire Council
West Midlands West Housing Market Area – Strategic Housing Market Assessment (SHMA)	June 2008	Outside consultants for Herefordshire and Shropshire
Town Centres Study Update	December 2012	Drivers Jonas Deloitte for Herefordshire Council
Understanding Herefordshire http://factsandfigures.herefordshire.gov.uk/docs/research	June 2013	Herefordshire Council

Urban Fringe Sensitivity Analysis	January 2010	Herefordshire Council
Water Studies This includes the Strategic Flood Risk Assessment and the Water Cycle Study	2009	Consultants for Herefordshire Council
West Midlands Farmsteads and Landscapes Project for Herefordshire	August 2010	English Heritage and Herefordshire Council

Appendix 3- Implementation, Monitoring and Delivery Plan

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
SS1	This policy will be monitored and implemented through the indicators used for the other Core Strategy policies that contribute towards sustainable development principles					
SS2 Housing Provision	Provision of 16,500 dwellings	Net total dwelling completions	M	<ul style="list-style-type: none"> • Hereford Area Plan • Neighbourhood Development Plan • Bromyard Development Plan • Determination of planning applications • Policy SS3 	<ul style="list-style-type: none"> • HC • Developers • PC/TC 	<ul style="list-style-type: none"> • Determine planning applications in accordance with policy • Seek appropriate planning applications and ensure funding available for infrastructure • Bring forward development sites • Policy SS3 Plan review measures may be required
	Annual development rate in accordance with phasing	Net annual dwelling completions from each phase	H			
	5 years of deliverable housing land at all times	5 year housing land supply	M			
	Distribution of development in accordance with policy	Proportion of housing completed within each area	M			
	Density of development between 30 and 50 dph	Housing densities in urban and rural areas	L			
SS3 Managing the release of	Managed release of housing land	Completed and planned housing provision trajectory	M	<ul style="list-style-type: none"> • Hereford Area Plan • Neighbourhood Development Plan 	<ul style="list-style-type: none"> • HC • Developers 	<ul style="list-style-type: none"> • Determine planning applications in accordance with

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
housing land				<ul style="list-style-type: none"> Bromyard Development Plan Determination of planning applications Policy SS3 Review SHLAA 	<ul style="list-style-type: none"> PC/TC 	<ul style="list-style-type: none"> policy Bring forward development sites Review SHLAA annually
	Maximum 100 dwellings per annum windfall allowance	Amount of housing development on windfall sites and distribution	M			
SS4 Movement and Transportation	Provision of Southern link and river crossing by 2022	<ul style="list-style-type: none"> CPO for southern link confirmed by 2017 Monitor construction 	H	<ul style="list-style-type: none"> HAP NDP Local Transport Plan 	<ul style="list-style-type: none"> HC PC Developers 	<ul style="list-style-type: none"> Policy SS3 Plan review may be required if southern link not delivered in time
	ESG Link Road	Provision of facility	M			
	Southern Leominster Link Road	Provision of facility	M			
	Connect 2 cycleway	Provision of facility	M			
	Sustainable Transport	Transport Patronage by mode	M			
SS5 Employment Provision	Provision of 148 Ha of employment land	Amount and type of employment land available	M	<ul style="list-style-type: none"> Hereford Area Plan Neighbourhood Development Plan Bromyard Development Plan Determination of planning applications Economic Development 	<ul style="list-style-type: none"> HC Developers PC/TC Marches LEP 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Seek appropriate planning applications and ensure funding available for
	37 hectares of deliverable employment land at all times	Deliverable employment land supply	M			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
210	Distribution of employment development in accordance with policy	Proportion of employment land development completed in each area	M	Strategy		<ul style="list-style-type: none"> • Bring forward development sites • Review Employment Land Study on 3-5 year basis to update qualitative and quantitative assessments and progress towards delivery.
	Diversification of the business base	Accessibility to Broadband	M			
	Increase incomes and range and quality of jobs	<ul style="list-style-type: none"> • Number of new jobs created • Income levels in relation to regional and national levels 	M			
	Sustain business survival and growth	<ul style="list-style-type: none"> • New business start ups and survival rate at 3 years 	M			
SS6 Environmental quality	Conserve and enhance environmental assets	<ul style="list-style-type: none"> • Phosphate levels within River Wye SAC and tributaries • Loss of designated conservation sites • No. of listed buildings at risk • Net change in condition of SSSI's 	M	<ul style="list-style-type: none"> • Hereford Area Plan • Neighbourhood Development Plan • Bromyard Development Plan • Determination of planning applications • NMP • AONB Management Plans • BAP 	<ul style="list-style-type: none"> • HC • Developers • EA/NE/DC • WW • PC/TC 	<ul style="list-style-type: none"> • Determine planning applications in accordance with policy

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
SS7 Addressing climate change		<ul style="list-style-type: none"> Percentage of development using brownfield land No. of renewable/decentralised energy schemes granted permission Total CO2 emission per capita 	M	<ul style="list-style-type: none"> Hereford Area Plan Neighbourhood Development Plan Bromyard Development Plan Determination of planning applications 	<ul style="list-style-type: none"> HC Developers PC/TC 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy
21	HD1 Hereford Provision of 6,500 dwellings	Net total dwelling completions	M	<ul style="list-style-type: none"> Hereford Area Plan Neighbourhood Development Plans Determination of planning applications Review of Hereford SHLAA Local Transport Plan Nutrient Management Plan 	<ul style="list-style-type: none"> HC HTC Developers PC NE/EA/DC WW 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Seek appropriate planning applications and ensure funding available for infrastructure Bring forward development sites
	Distribution of housing development in accordance with policy	<ul style="list-style-type: none"> Proportion of housing completed within each area Housing Densities 	M			
	Provision of employment development in accordance with policy	Amount and type of employment land available	M			
	Distribution of employment development in accordance with policy	Proportion of employment development completed in each area	M			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
HD2 Hereford City Centre	Provision of 800 dwellings	<ul style="list-style-type: none"> Net total dwelling completions Housing Densities at 50 or above Conversion of upper floors to residential use 	M	<ul style="list-style-type: none"> Hereford Area Plan Determination of planning applications Review of Hereford SHLAA Local Transport Plan Nutrient Management Plan Open Space Strategy 	<ul style="list-style-type: none"> HC HTC Developers NE/EA/DC WW 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Seek appropriate planning applications and ensure funding available for infrastructure Bring forward development sites
	35% affordable housing	Dwelling completions that are affordable	M			
	Link Road	Monitor timing of construction of road linked to housing provision	L			
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			
	Provision and location of retail uses	Quantity and quality of retail offer by location	M			
	Car parking	Provision of facility	M			
	Canal Basin	Provision of facility	M			
	Increased provision of office use	<ul style="list-style-type: none"> Conversion of upper floors to office use 	L			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	Housing to meet needs of community including older people	<ul style="list-style-type: none"> House size, type and mix Amount of older person housing provision 	L			
HD3 Hereford Movement	Relief Road	<ul style="list-style-type: none"> CPO for river crossing requires confirmation by 2019/20 Monitor construction of the road Congestion and journey times Air quality 	H	<ul style="list-style-type: none"> Hereford Area Plan Determination of planning applications Local Transport Plan 	<ul style="list-style-type: none"> HC HTC Developers Highways Agency 	<ul style="list-style-type: none"> Seek appropriate planning applications and ensure funding available for infrastructure Policy SS3 Plan review may be required if CPO for river crossing not delivered in time
	Sustainable Transport Package	<ul style="list-style-type: none"> Transport patronage by mode Park and Choose site provision 				
HD4 Holmer West	Provision of 500 dwellings	<ul style="list-style-type: none"> Net total dwelling completions NI154 Housing Densities at or below 35 dph Mix by size and type in accordance with LHMA 	M	<ul style="list-style-type: none"> Hereford Area Plan Neighbourhood Development Plans Determination of planning applications Review of Hereford SHLAA Local Transport Plan Nutrient Management Plan 	<ul style="list-style-type: none"> HC HTC Developers Highways Agency 	Seek appropriate planning applications and ensure funding available for infrastructure

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
HD5 Three Elms	35% affordable housing	Dwelling completions that are affordable	L	<ul style="list-style-type: none"> • Hereford Area Plan • Neighbourhood Development Plans • Determination of planning applications • Review of Hereford SHLAA • Local Transport Plan • Nutrient Management Plan 	<ul style="list-style-type: none"> • HC • HTC • Developers • Highways Agency 	Seek appropriate planning applications and ensure funding available for infrastructure
	Park and Choose site	Provision of facility	L			
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			
	Green infrastructure provision	Provision and quality of facility	L			
	Community services provision	Provision and quality of facility	L			
HD5 Three Elms	Provision of 1000 dwellings	<ul style="list-style-type: none"> • Net total dwelling completions • Housing Densities at or below 35 dph • Amount of older person housing provision • Mix by size and type in accordance with LHMA 	M	<ul style="list-style-type: none"> • Hereford Area Plan • Neighbourhood Development Plans • Determination of planning applications • Review of Hereford SHLAA • Local Transport Plan • Nutrient Management Plan 	<ul style="list-style-type: none"> • HC • HTC • Developers • Highways Agency 	Seek appropriate planning applications and ensure funding available for infrastructure
	35% affordable housing	Dwelling completions that are affordable	L			
	10ha of employment	Amount and type of employment land	L			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
215	land	available	L			
	Park and Choose site	Provision of facility				
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision				
	Green infrastructure provision	Provision and quality of facility				
	Walking/cycling /bus links	Provision of facility/links				
	Community services provision	Provision and quality of facility				
HD6 Lower Bullingham	Provision of 1000 dwellings	<ul style="list-style-type: none"> • Net total dwelling completions • Housing Densities at or below 35 dph • Amount of older person housing provision Mix by size and type in accordance with LHMA	M	<ul style="list-style-type: none"> • Hereford Area Plan • Neighbourhood Development Plans • Determination of planning applications • Review of Hereford SHLAA • Local Transport Plan • Nutrient Management Plan 	<ul style="list-style-type: none"> • HC • HTC • Developers • Highways Agency 	Seek appropriate planning applications and ensure funding available for infrastructure
	35% affordable	Dwelling completions that are				

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
216	housing	affordable				
	5 ha of employment land	Amount and type of employment land available	L			
	Park and Choose site	Provision of facility	L			
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			
	Green infrastructure provision including country park	Provision and quality of facility	L			
	Community services provision	Provision and quality of facility	L			
	Walking/cycling and bus links	Provision of facility/links	L			
HD7 Hereford Employment	New office provision	Net additional office floorspace by location (within/outside city centre)	L	<ul style="list-style-type: none"> • Hereford Area Plan • Determination of planning applications • Economic Development Strategy 	<ul style="list-style-type: none"> • HC • Developers • Marches LEP 	Seek appropriate planning applications and ensure funding available for infrastructure
	Increased provision of employment land at Hereford	Net additional employment floorspace by type	L			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	Enterprise Zone					
	Promote small scale environmental and knowledge based business	Net additional floorspace by type	L			
Bromyard BY1 and BY2	Provision of 500 dwellings with 250 at Hardwicke Bank	<ul style="list-style-type: none"> • Net total dwelling completions • Housing Densities at or below 30 dph • Amount of older person housing provision • Mix by size and type in accordance with LHMA 	H	<ul style="list-style-type: none"> • Bromyard Development Plan • Determination of planning applications • Review of SHLAA 	<ul style="list-style-type: none"> • HC • Developers • DCWW 	<ul style="list-style-type: none"> • Seek appropriate planning applications and ensure funding available for infrastructure • Ensure upgrading of WwTW in AMP 7/8
	40% affordable housing	Dwelling completions that are affordable	L			
	5 ha of employment land and small scale employment	<p>Amount and type of employment land available</p> <p>Net additional employment floorspace by type</p>	L			
	Protect vitality and viability of town centre	Quantity and quality of retail offer by location	M			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
Kington KG1	Formal park	Provision of facility	L	<ul style="list-style-type: none"> • Neighbourhood Development Plan • Determination of planning applications • Review of SHLAA 	<ul style="list-style-type: none"> • HC • TC • Developers • DCWW 	<ul style="list-style-type: none"> • Seek appropriate planning applications and ensure funding available for infrastructure • Ensure upgrading of WwTW in AMP 7/8
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			
	Community services provision	Provision and quality of facility	L			
	Walking/cycling and bus links	Provision of facility/links	L			
Kington KG1	Provision of 200 dwellings	<ul style="list-style-type: none"> • Net total dwelling completions • Housing Densities at or below 35 dph • Amount of older person housing provision • Mix by size and type in accordance with LHMA 	H	<ul style="list-style-type: none"> • Neighbourhood Development Plan • Determination of planning applications • Review of SHLAA 	<ul style="list-style-type: none"> • HC • TC • Developers • DCWW 	<ul style="list-style-type: none"> • Seek appropriate planning applications and ensure funding available for infrastructure • Ensure upgrading of WwTW in AMP 7/8
	40% affordable housing	Dwelling completions that are affordable	L			
	Small scale employment provision and home-working	<p>Amount and type of employment land available</p> <p>Net additional floorspace by type</p>	L			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
219	Protect vitality and viability of town centre	Quantity and quality of retail offer by location	M			
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			
	Community services provision	Provision and quality of facility	L			
	Walking/cycling/bus links	Provision and quality of facility/links	L			
Ledbury LB1 and LB2	Provision of 800 dwellings with 625 north of the Viaduct	<ul style="list-style-type: none"> • Net total dwelling completions • Housing Densities at or below 30 dph, • Amount of older person housing provision • Mix by size and type in accordance with LHMA 	M	<ul style="list-style-type: none"> • Neighbourhood Development Plan • Determination of planning applications • AONB Management Plans • Review of SHLAA 	<ul style="list-style-type: none"> • HC • PC/TC • Developers 	Seek appropriate planning applications and ensure funding available for infrastructure
	40% affordable housing	Dwelling completions that are affordable	L			
	10 ha of employment land and small scale employment	Amount and type of employment land available by location Net additional employment	L			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
220		floorspace by type				
	Protect vitality and viability of town centre	Quantity and quality of retail offer by location	M			
	Informal park	Provision of facility	L			
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			
	Community services provision	Provision and quality of facility	L			
	Walking/cycling and bus links	Provision of facility/links	L			
	Land and Contributions to restored canal	Provision of land and contributions	M			
Leominster LO1 and LO2	Provision of 2300 dwellings with 1300 in a single SUE to the south west	<ul style="list-style-type: none"> • Net total dwelling completions • Housing Densities at or below 35 dph, • Amount of older person housing 	H	<ul style="list-style-type: none"> • Neighbourhood Development Plan • Determination of planning applications • Review of SHLAA 	<ul style="list-style-type: none"> • HC • PC/TC • Developers • HCA • LEP 	<ul style="list-style-type: none"> • Seek appropriate planning applications and ensure funding available for infrastructure • Ensure upgrading of

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
221		provision <ul style="list-style-type: none"> Mix by size and type in accordance with LHMA 			<ul style="list-style-type: none"> NE/EA/DC WW 	water supply in AMP 7/8
	25% affordable housing	Dwelling completions that are affordable	M			
	10 ha of employment land and small scale employment	Amount and type of employment land available by location Net additional employment floorspace by type	M			
	Southern link road by 2025	<ul style="list-style-type: none"> Air quality monitoring of A44 Length of journey times 	M			
	Protect vitality and viability of town centre	Quantity and quality of retail offer by location	M			
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			
	Community services provision including hub, school, retail	Provision and quality of facilities	L			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	Walking/cycling and bus links	Provision of facility/links	L			
Ross on Wye RW1 and RW2	Provision of 900 dwellings with 200 at Hildersley	<ul style="list-style-type: none"> Net total dwelling completions Housing Densities at or below 35 dph, Amount of older person housing provision Mix by size and type in accordance with LHMA	M	<ul style="list-style-type: none"> Neighbourhood Development Plan Determination of planning applications AONB Management Plans Review of SHLAA 	<ul style="list-style-type: none"> HC PC/TC Developers 	Seek appropriate planning applications and ensure funding available for infrastructure
	40% affordable housing	Dwelling completions that are affordable	L			
	10 ha of existing employment land and small scale employment	Amount and type of employment land available by location Net additional employment floorspace by type	L			
	Protect vitality and viability of town centre	Quantity and quality of retail offer by location	M			
	Increased provision of open space and recreation facilities	Quality and quantity of public open space provision	L			

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	Community services provision	Provision and quality of facility	L			
	Walking/cycling and bus links	Provision of facility/links	L			
Rural Areas RA1 and RA2	Provision for 5300 dwellings in 7 rural areas HMA	<ul style="list-style-type: none"> Net total dwelling completions by HMA Housing densities in rural areas Mix by size and type in accordance with LHMA 	H	<ul style="list-style-type: none"> Rural Areas DPD Neighbourhood Development Plans Determination of planning applications AONB Management Plans Review of rural areas SHLAA 	<ul style="list-style-type: none"> HC PC EA/NE/DC WW 	<ul style="list-style-type: none"> Seek appropriate planning applications and ensure funding available for infrastructure Ensure upgrading of water supply and WwTW in AMP 7/8 Policy SS3 Plan review may be required Review progress of NDPs/Rural Areas DPD in LDS
	Priority to brownfield	Dwelling completions on brownfield land	L			
	Average 33% Affordable housing across the rural areas	Dwelling completions that are affordable in rural areas	H			
RA3, RA4 and RA5 Rural dwellings	Allowing only appropriate forms of housing development in accordance with	<ul style="list-style-type: none"> Net additional new build dwellings within rural areas outside villages including net additional affordable dwellings Number and type of rural buildings granted planning permission for conversion to residential re-use 	L	<ul style="list-style-type: none"> Determination of planning applications Planning obligations 	<ul style="list-style-type: none"> HC PC Developers RSP 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Provide advice and guidance

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	policy.	<ul style="list-style-type: none"> Net additional new build dwellings located in the countryside which do not constitute either 'agricultural exceptions' or affordable housing schemes 				<ul style="list-style-type: none"> Support funding for rural affordable housing
RA6 Rural Economy	Supporting development which contributes to the wider rural economy including tourism development	Amount and type of employment and tourist related development permitted in rural areas	L	<ul style="list-style-type: none"> Determination of planning application Economic Development Strategy 	<ul style="list-style-type: none"> HC Parish Councils 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Provide advice and guidance Support funding for rural enterprise
	Priority to be given to re-use for commercial enterprise where the location is sustainable	Amount and % of all development involving reuse of rural buildings permitted for commercial enterprises	L			
H1Affordable Housing	Increased provision of affordable housing in accordance with	No. of affordable dwellings completed by size and type	H	<ul style="list-style-type: none"> HAP NDP Determination of 	<ul style="list-style-type: none"> HC 	<ul style="list-style-type: none"> Determine planning applications in accordance with

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
225	policy			<ul style="list-style-type: none"> planning applications Planning Obligations 	<ul style="list-style-type: none"> PC HTC Landowners RSP HCA 	<ul style="list-style-type: none"> policy Bring forward development sites Work in partnership Provide advice and guidance Identify sites for affordable housing development where appropriate Support funding for affordable housing Review evidence re need and viability every 3 years i.e. LHMA and Affordable Housing Viability Study
H2 Rural Exception Sites	Provision of rural exception housing schemes in appropriate locations	No. of rural exception affordable housing schemes completed by type and location	H	<ul style="list-style-type: none"> NDP Rural Areas DPD Determination of planning applications Planning Obligations 	<ul style="list-style-type: none"> HC PC 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
				<ul style="list-style-type: none"> • HTC • Landowners • RSP • HCA 	<ul style="list-style-type: none"> • Bring forward development sites in Rural Areas DPD where necessary • Work in partnership • Provide advice and guidance • Identify sites for affordable housing development where appropriate • Support funding for affordable housing • Review evidence re need and viability every 3 years i.e. LHMA and Affordable Housing Viability Study 	
H3 Range and mix of housing	Provision of mix of housing sizes, types and tenure to meet	No. and % of dwellings on sites of 10+ by size, type, tenure and location	M	<ul style="list-style-type: none"> • HAP • NDP • Bromyard Development 	<ul style="list-style-type: none"> • HC • PC • HTC 	<ul style="list-style-type: none"> • Determine planning applications in accordance with

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	identified local housing market needs			Plan <ul style="list-style-type: none"> • Rural Areas DPD • Determination of planning applications • Design SPD 	<ul style="list-style-type: none"> • Developers • Landowners • RSP 	policy <ul style="list-style-type: none"> • Bring forward development sites • Identify sites for development where appropriate • Review evidence re need and viability every 3 years i.e. LHMA and Affordable Housing Viability Study
H4 Travellers Sites	Provision of gypsy and traveller pitches /transit sites/travelling showperson plots to meet identified need	No. and type of pitches/plots completed and available for use	M	<ul style="list-style-type: none"> • Travellers Sites Document • Determination of Planning Applications 	<ul style="list-style-type: none"> • HC • HTC • Developers • Landowners 	<ul style="list-style-type: none"> • Determine planning applications in accordance with policy/new DPD • Review GTAA evidence base every 5 years
SC1 Social and community	Protection, retention or	Changes in no. of community facilities	M	<ul style="list-style-type: none"> • HAP • Bromyard Development Plan 	<ul style="list-style-type: none"> • HC • HTC • PC 	<ul style="list-style-type: none"> • Determine planning applications in accordance with

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
facilities	enhancement of existing community facilities.	in the towns and villages.		<ul style="list-style-type: none"> • Rural Areas DPD • NDPs • Determination of planning applications • Planning Obligations 	<ul style="list-style-type: none"> • Developers • Service Providers 	<ul style="list-style-type: none"> • policy • Bring forward development sites • Identify sites for development where appropriate
OS1/OSC2/OSc3 Sport, Recreation and Open Space	<p>Protection and improvement of quantity, quality and accessibility of open space and outdoor sports facilities</p> <p>All qualifying new residential development to make provision towards open</p>	<ul style="list-style-type: none"> • Net /gain loss in types of open space provision(ha) and facilities • Amount of eligible open spaces managed to green flag award standard • Quantity of open space provided through new residential development 	L	<ul style="list-style-type: none"> • HAP • Bromyard Development Plan • Rural Areas DPD • NDPs • Determination of planning applications • Open Space Study • Playing Pitch Strategy • Play Facilities Strategy • Green Infrastructure Strategy 	<ul style="list-style-type: none"> • HC • HTC • PC • Developers • Service Providers 	<ul style="list-style-type: none"> • Determine planning applications in accordance with policy • Provide advice and guidance • Identify sites to bring forward • Support funding for schemes • Manage existing assets • Produce Open Space SPD

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	space in line with policy					
MT1 Traffic Management	Supporting measures to promote better accessibility, create safer roads, reduce traffic impact or facilitate highway improvements	<ul style="list-style-type: none"> No. and type of schemes permitted incorporating green travel plan 	L	<ul style="list-style-type: none"> Determination of planning applications LTP 	<ul style="list-style-type: none"> HC Developers 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Provide advice and guidance Seek planning obligations to fund transport measures Implement LTP
	Reduce reliance on private car for travel journeys	<ul style="list-style-type: none"> % of journeys to work made by private car 	M			
E1 Employment provision	Improved local economy through quality and range of employment	<ul style="list-style-type: none"> Employment / unemployment rates and comparative earnings Employment land available by type and location 	M	<ul style="list-style-type: none"> HAP Bromyard Development Plan Rural Areas DPD NDPs Determination of 	<ul style="list-style-type: none"> HC HTC PC Developers Businesses Marches 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Provide advice and

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	available	<ul style="list-style-type: none"> Employment floorspace completions by location 		<ul style="list-style-type: none"> planning applications Economic Development Strategy 	LEP	<ul style="list-style-type: none"> guidance Support funding for businesses Bring forward development sites
E2 and E3 Redevelopment of employment land and homeworking	Safeguard existing employment sites in accordance with policy	<p>Amount of employment land lost to other uses</p> <p>Vacant employment land and premises</p>	M	<ul style="list-style-type: none"> HAP Bromyard Development Plan Rural Areas DPD NDPs Determination of planning applications Economic Development Strategy 	<ul style="list-style-type: none"> HC HTC PC Developers Businesses 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Provide advice and guidance Support funding for businesses Bring forward development sites
E4 Tourism	Increased provision of tourist Accommodation/facilities in accordance with policy	<ul style="list-style-type: none"> No. of tourist accommodation schemes by type and location number and types of visits to Herefordshire and associated expenditure No. of people employed in the different tourism sectors 	L	<ul style="list-style-type: none"> HAP Bromyard Development Plan Rural Areas DPD NDPs Determination of planning applications Economic Development Strategy 	<ul style="list-style-type: none"> HC HTC PC Developers Businesses 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Provide advice and guidance Support funding for businesses Bring forward development sites

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
E5/E6 Town Centres	Enhanced vitality and viability of the town centres.	Town centre health checks	L	<ul style="list-style-type: none"> • HAP • Bromyard Development Plan • NDPs • Determination of planning applications 	<ul style="list-style-type: none"> • HC • HTC • PC • Developers • Businesses • Chambers of Commerce 	<ul style="list-style-type: none"> • Determine planning applications in accordance with policy • Provide advice and guidance • Support funding for businesses • Bring forward development sites • Parking Strategies • Undertake environmental enhancement schemes
	New retail development and other key town centre uses concentrated within the town centres.	Amount and % of completed retail office and leisure floorspace in the town centres and county				
	Promoting town centre housing and offices.	<ul style="list-style-type: none"> • No. of housing and office units completed in town centres • Amount of permissions granted for change of use from A2 to residential or office 	L			
LD1 Landscape and townscape	Protecting and enhancing landscape character as identified through the	No. and type of development permitted within each Landscape Character Zone	L	<ul style="list-style-type: none"> • Determination of planning applications • Landscape Character SPD • AONB Management Plans 	<ul style="list-style-type: none"> • HC • Developers • Landowners 	<ul style="list-style-type: none"> • Determination of planning applications • Provide guidance and advice • Undertaking and funding environmental enhancements

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Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	Landscape Character Assessment					
LD2 Biodiversity and geodiversity	Protecting and enhancing designated sites of international, national and local biodiversity and geological importance	<ul style="list-style-type: none"> • Change in areas of biodiversity/geodiversity importance including sites of international, national, regional or sub-regional or local significance • Number of nationally/locally important wildlife sites in the county reported as being in 'poor condition' • Proportion of local sites where positive conservation management has been or is being implemented • Net change in condition of SSSI's 	L	<ul style="list-style-type: none"> • Determination of planning applications. • Biodiversity Action Plan (BAP) • Green Infrastructure Strategy 	<ul style="list-style-type: none"> • HC • HTC • Bromyard Development Plan • Rural Areas DPD • PC • Developers • Natural England 	<ul style="list-style-type: none"> • Determine planning applications in accordance with policy • Provide advice and guidance • Support funding for biodiversity schemes • Implement BAP • Manage existing areas
	Ensuring appropriate development produces a net gain in biodiversity and geodiversity and improves	No. and type of schemes permitted producing a quantifiable net gain in biodiversity				

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	connectivity					
LD3 Green Infrastructure	Protecting, enhancing and linking green infrastructure assets	<ul style="list-style-type: none"> • Net gain/loss in types of open space provision • Change in areas of biodiversity importance 	L	Determination of planning applications HAP Bromyard Development Plan NDPs Green Infrastructure Strategy	<ul style="list-style-type: none"> • HC • HTC • PC • Natural England 	<ul style="list-style-type: none"> • Determination of planning applications • Provide guidance and advice • Identify sites for protection, enhancement and creation of links • Manage existing assets • Support funding for schemes
LD4 Historic environment and heritage assets	Protecting and enhancing buildings and features of acknowledged importance	<ul style="list-style-type: none"> • Changes in no. of buildings and features of acknowledged importance • Changes to no. of Conservation Areas and Conservation Area Appraisals 	L	<ul style="list-style-type: none"> • Determination of planning applications • Design SPD • Local List SPD • Conservation Area Appraisals • Design and Access buildings 	<ul style="list-style-type: none"> • HC • Developers 	<ul style="list-style-type: none"> • Determination of planning applications • Provide guidance and advice • Undertake conservation area appraisals • Include appropriate buildings in local list • Undertaking and funding environmental enhancements and building repairs

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
SD1 Sustainable design and energy efficiency	Achieving development which is well designed, energy efficient and reinforces local distinctiveness	No. and % of housing schemes accompanied by a Design & Access Statement	L	<ul style="list-style-type: none"> Determination of planning applications Design SPD Design and Access Statements 	<ul style="list-style-type: none"> HC Developers 	<ul style="list-style-type: none"> Determination of planning applications Provide guidance and advice
SD2 Renewable and low carbon energy	Increased provision of renewable and low carbon energy schemes	No. of renewable energy generation schemes by installed capacity and type	L	<ul style="list-style-type: none"> HAP NDP Bromyard Development Plan Rural Areas DPD Determination of planning applications 	<ul style="list-style-type: none"> HC PC HTC 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy
	Encouragement of development on PDL sites	<ul style="list-style-type: none"> No. and % of dwellings completed on PDL and greenfield sites No. and % of dwellings completed on PDL sites Employment floorspace completions on PDL 	M			<ul style="list-style-type: none"> Bring forward development sites Provide advice and guidance
SD3 Sustainable water management	Avoidance of unnecessary flood risk by directing development to no or low-flood risk areas in most cases	<ul style="list-style-type: none"> No. and type of schemes within flood zone 2 and 3 No. of planning permissions granted contrary to EA advice on flooding and water quality grounds 	M	<ul style="list-style-type: none"> HAP NDP Bromyard Development Plan Rural Areas DPD Determination of planning applications 	<ul style="list-style-type: none"> HC PC HTC 	<ul style="list-style-type: none"> Determine planning applications in accordance with policy Bring forward development sites Provide advice and

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Policy	Principal outcomes	Indicators of achievement	Risk level	Principle means of delivery	Delivery Agency	Key Actions Required/Review
	Ensuring water conservation and efficiency	Percentage of planning applications complying with policy targets				<ul style="list-style-type: none"> guidance • Review evidence base for HAP and NDPs
SD4 Wastewater treatment and river water quality	Achieve water quality targets for River Wye SAC and LUGG	<ul style="list-style-type: none"> • Monitoring of phosphate levels in River Wye SAC and tributaries • Percentage of river length assessed as good biological or chemical quality 	H	<ul style="list-style-type: none"> • HAP • NDP • Bromyard Development Plan • Rural Areas DPD • Determination of planning applications • NMP • Planning Obligations 	<ul style="list-style-type: none"> • HC • PC/TC • Developers • EA/NE/DC WW 	<ul style="list-style-type: none"> • Determine planning applications in accordance with policy • Provide advice and guidance • Ensure upgrading of WwTW in AMP 7 • Policy SS3 Plan review may be required

Risk: Where a high risk of non-delivery is identified, the measures to manage and mitigate that risk are included in the Key Actions Required Column. The risk levels will be reviewed on an annual basis through the Annual Monitoring Report to take account of changing circumstances and progress.

Appendix 4- Detailed Annualised Trajectory

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								Plan Adoption																											
Development	Site Ref		Total (Net)	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	Total to 2031	Sub- totals										
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Completions (Net)			873	341	201	331																										873	873		
Commitments	Hereford		1022				230	300	230	170	92																				1022				
	Leominster		465				40	85	88	88	90	74																				465			
	Ross		232				40	80	20	52	40																					232			
	Ledbury		15				4	6	3	2																							15		
	Bromyard		44				8	8	19	9																							44		
	Kington		30				4	15	5	6																							30		
	Rural		700				150	200	100	140	110																					700			
	Total		2508				476	694	465	467	332	74																		2508	2508				
Non strategic residual urban site targets	Hereford	3200																																1558	
	Leominster	800																																128	
	Ross	700																																268	
	Ledbury	175																																40	
	Bromyard	250																																128	
	Kington	200																																110	
		5325																																2232	2232
Windfall Allowance Urban		1000					50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	850	850			
Strategic Sites	Hereford, Holmer West	500																																500	
	Hereford, Three Elms	1000																																1000	

								Plan Adoption																		
Development	Site Ref	Total (Net)	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	Total to 2031	Sub- totals		
	Hereford, Lower Bullingham		1000				50	100	100	100	95	95	90	90	90	90	90	60	40					1000		
	Hereford, City Centre Urban Village	800 - 192 = 608	608					10	70	70	70	50	50	50	50	50	40	40	38	20			608			
	Leominster, Southern expansion		1500					85	100	105	105	105	105	105	100	100	100	100	100	100	100	100	90	1500		
	Bromyard, Hardwick Bank		250					30	45	45	45	45	40											250		
	Ledbury, Viaduct		625					60	90	90	90	80	80	70	65									625		
	Ross, Hildersley		200					30	50	50	50	20												200		
	Total		5683																					5683	5683	
Neighbourhood Development Plans (Rural only)	5300 minus windfall + commitments + completions = residual target	850+ 700+ 246+ = 1796 - 5300=3 504								50	50	100	179	275	300	300	350	350	375	375	400	400	3504	3504		
Windfall Allowance Rural						50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	850	850	
			Annual Total	341	201	331	576	794	980	1177	1102	844	751	820	908	985	920	1013	971	983	905	955	943		16500	
				2243				4854				4646				4757										

Appendix 5- SS3: Necessary Infrastructure for Strategic Sites

Abbreviations used in the table.

HC - Herefordshire Council	IDP - Infrastructure Delivery Plan	CPO – Compulsory Purchase Order	EA – Environment Agency	NE – Natural England	DCWW – Dwr Cymru-Welsh Water
AMP – Asset Management Plan	NMP – Nutrient Management Plan	SAC – Special Area of Conservation	SUDS – Sustainable Urban Drainage	WwTW – Waste water treatment works	H&G Canal – Hereford and Gloucester Canal

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Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
1.	Hereford	Circa 3250 Note: In no order of preference this number includes those provided within Hereford Area Plan Hereford,	Hereford Relief Road	Southern Link and river crossing anticipated to be required by 2022.	HC	Check that CPO for the southern section is confirmed by 2016/7. Monitor construction of road. Monitoring of housing completions through	If there is no reasonable prospect of securing a CPO by the end of 2017 initially the timetable will be reviewed, therefore a plan review will be required to consider alternative delivery

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
		the 4 SUE's and background growth.				AMR process.	arrangements.
239	Hereford	Circa 4800 Note: In no order of preference this number includes those provided within Hereford Area Plan Hereford, the 4 SUE's and background growth.	Hereford Relief Road	Relief road interconnecting with A49 north and south by 2027.	HC	Check that CPO for river crossing is confirmed by 2019/20. Monitor construction of the road. Monitoring of housing completions through AMR process.	If there is no reasonable prospect of securing timely end to end connection with the A49, initially the timetable will be reviewed, therefore a plan review will be required to consider alternative delivery arrangements.

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments	
240	3.	Hereford	Circa 2400	Nutrient Management Plan (NMP)	2020	DCWW EA NE HC	Ongoing monitoring by the NMP Board. Monitoring of housing completions through AMR process.	The two Hereford Treatment Works have capacity to accept the growth within their current discharge licenses, and will in any event be subject to regular ongoing improvement through AMP's. Other actions to tackle diffuse pollution set out in the NMP are also likely to reduce phosphates.
	4.	Hereford	Circa 4550 Note: In no order of preference this number includes those	Upgraded capacity at 2x Wastewater Treatment Works (WwTW)	2025	DCWW (AMP regulatory investment) Requisition process can	Ongoing engagement with DCWW in the preparation of AMP's. Monitoring of housing completions through	Two (WwTW) serving Hereford Foul flows from the proposed growth can be accommodated, but further capacity will be

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
241		provided within Hereford Area Plan Hereford, the 4 SUE's and background growth.			provide earlier delivery at developers cost.	AMR process.	<p>needed in the later part of the CS period. Improvements would be subject to DCWW regulatory investment, but it may also be viable for developers to bring forward early upgrades prior to regulatory investment.</p> <p>Upgrading will be scheduled in AMP8 that covers the period (2025-30).</p>
5.	Hereford	Circa 4550 Note: In no order of preference this number includes those provided within	Water supply Upsizing (2x) trunk water mains	2025	DCWW (AMP regulatory investment) Requisition process if required	Ongoing engagement with DCWW in the preparation of AMP's. Monitoring of housing completions through AMR process.	Upgrading will be scheduled in AMP8 that covers the period (2025-30).

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
		Hereford Area Plan Hereford, the 4 SUE's and background growth.			earlier.		
242	6. HD2 Hereford City Centre (urban village)	0	Link Road (Merton Meadow section)	2016	HC	Monitor construction of the road. Explore the earliest opportunity for concurrent activity road/ housing delivery.	Extant outline planning permission for circa 190 houses, on Merton Meadow.
			See Serial 1 & 3	2022	HC	See Serial 1 & 3	Once the link road is completed the Urban Village has capacity for 320 houses as a proportional share before cumulative impact dealt with in Serial 1 & 3 comes into effect in 2022.

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Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
7.	HD4 – Northern Urban Expansion (Holmer West)	Circa 300 As a proportional share before cumulative impact dealt with in Serial 1 and comes into effect in 2022.	See Serial 1 & 3	2022	HC DCWW	See Serial 1 & 3	Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developer, therefore the delivery of housing will be subject only to the completion rate of the development.
8.	HD5 – Western Urban Expansion (Three Elms)	Circa 580 As a proportional share before cumulative impact dealt with in Serial 1 and 3 comes into effect	Hereford Relief Road	2022	HC	AMR monitoring of housing completions.	Save for the issues identified there is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer; therefore the delivery of housing

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Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
		in 2022.					will be subject only to the completion rate of the development.
9.	HD6 – Southern Urban Expansion (Lower Bulningham)	Circa 540 As a proportional share before cumulative impact dealt with in Serial 1 and 3 comes into effect in 2022.	See Serial 1 & 3	2022	HC DCWW	See Serial 1 & 3	
10.	Bromyard	Circa 320	Existing water supply network would require upsizing to accommodate full growth target.	2025	DCWW	Ongoing engagement with DCWW in the preparation of AMP's. Monitoring of housing completions through AMR process.	Water supply upgrading will be scheduled in AMP7 or 8 that covers the period (2020-30) dependant on the actual levels of growth experienced. Nutrient Management Plan – Assessment

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
245							<p>indicates that the growth can potentially be accepted. However, the resulting WwTW flow could be within 10% of its permit.</p> <p>Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developers; therefore the delivery of housing will be subject only to the completion rate of the developments.</p>

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Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
11.	BY2 – Hardwick Bank	Circa 250	<p>N/A</p> <p>There is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer, therefore the delivery of housing will be subject only to the completion rate of the development.</p>	N/A	Developer	AMR monitoring of housing completions.	The delivery of this strategic site will not be held back by the issues in Serial 10 as the cumulative impact on water supply occurs towards the end of the plan period by which time mitigation through the AMP will be in place.
12.	Kington	Circa 50	There is not enough capacity at the Kington WwTW to accommodate the level of overall	2020	DCWW	On adoption of the CS DCWW can make provision for upgrading the WwTW in AMP7/8 which will create capacity for the	Nutrient Management Plan – Assessment indicates that notwithstanding the lack of capacity in the WwTW the growth can

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
247			growth (200 units).			planned growth.	be accepted within current discharge licence. Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developers, therefore the delivery of housing will be subject only to the completion rate of the developments.
13.	Ledbury	Circa 800	N/A There is no anticipated significant external	N/A	Developer	AMR monitoring of housing completions.	

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
248			impediment to the timely provision of the required infrastructure by the individual developers, therefore the delivery of housing will be subject only to the completion rate of the development.				
14.	LB2 – Land north of the Viaduct	Circa 625	N/A There is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer,	N/A	Developer	AMR monitoring of housing completions.	

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
			therefore the delivery of housing will be subject only to the completion rate of the development.				

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
15.	Leominster	Circa 500	Nutrient Management Plan	2025 Note: Nutrient Management Plan suggests phosphate removal schemes could be deployed in AMP7 from 2020.	DCWW EA/NE HC	Ongoing monitoring by the NMP Board. Monitoring of housing completions through AMR process.	EA/NE confirms no significant implications in the first five years (2014-19) based on indicative trajectory. Phosphate modelling suggests that a limit of 0.1mg/l could be required to achieve good status (new phosphate target). Other NMP Actions may also at reduce phosphate levels. Water supply upgrading

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
251			Existing water supply network would require upsizing to accommodate full growth target.	2025	DCWW	Ongoing engagement with DCWW in the preparation of AMP's.	will be scheduled in AMP7 or 8 that covers the period (2020-30) dependant on the actual levels of growth experienced. Save for the issues identified there is no other anticipated significant external impediment to the timely provision of the required infrastructure by the developers, therefore the delivery of housing will be subject only to the completion rate of the developments.

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
252	16. LO2 – Leominster urban extension	Subject to ongoing discussions about funding mechanism.	Southern link road	Developer will bring forward the road concurrent with housing development with the full link provided by 2025.	Developer	Continuing work with developers/landowners. AMR monitoring of housing completions.	Continue to explore funding opportunities with LEP, HCA and HC, as accelerated provision of the road infrastructure would be beneficial to rate of housing delivery and addressing issue of congestion and air quality on A44.
	17. Ross-on-Wye	Circa 900	N/A There is no anticipated significant external impediment to the timely provision of the required infrastructure by the individual developers,	N/A	Developers	AMR monitoring of housing completions.	Although within the Wye SAC catchment growth at Ross-on-Wye will not impact upon the Conservation Objectives of the SAC. Growth can be potentially accommodated within current flow limit but could be within 10% of

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
			therefore the delivery of housing will be subject only to the completion rate of the development.				permit limit.
18.	RW2 – Land at Hildersley	Circa 200	N/A There is no anticipated significant external impediment to the timely provision of the required infrastructure by the developer, therefore the delivery of housing will be subject only to the completion rate of	N/A	Developer	AMR monitoring of housing completions.	

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
			the development.				
19.	Rural Areas	Circa 5300 Given limited number of works with capacity issues the targets over the period 2014-19 can be achieved.	Water quality Sixteen of the rural treatment works are likely to be able to accommodate growth target within existing licenses. Monitoring is likely to be required to ensure this position is confirmed. Four of the works do not have any surplus capacity to accept growth without prior	DCWW are committed to undertaking trials in AMP6 to test a range of possible options in order to determine the most appropriate option for removing phosphate and achieve the required target. Most likely timescale for intervention 2020-2025 (AMP7).	DCWW EA/NE HC	Ongoing monitoring by the NMP Board. On adoption of the CS DCWW can make provision for upgrading the WwTW in AMP7/8 which will create capacity for the planned growth. AMR monitoring of housing completions.	

Serial	Location /policy	Indicative Net Housing which can be delivered prior to the infrastructure coming forward	Necessary Infrastructure requirements / issue summary	Critical date by which infrastructure is required in order not to hold up/delay housing delivery	Delivery organisation	Monitoring/ review	Additional comments
255			investment. NMP actions will also aim to reduce phosphates in diffuse sources of pollution.				
			Waste water requirements A number of the smaller WwTW require improvements in order to accommodate the growth proposed.	Improvement required in specific areas in forthcoming AMP periods. To ensure full delivery they should be secured in AMP 7/8 (by 2025).	DCWW	AMR monitoring of housing completions. On adoption of the CS DCWW can make provision for upgrading the WwTW in AMP7/8 which will create capacity for the planned growth.	

Appendix 6- Key Employment Sites Deliverability and Timescales

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
Ross-on-wye Model Farm	10 ha	<p>Model Farm is in Herefordshire Council's ownership. A hybrid planning permission for site infrastructure and outline planning permission for employment units is in place.</p> <p>The business case for site infrastructure construction is currently in development. This includes the identification of funding mechanisms through the Council, LEP and external funders. Once the infrastructure is in-place, the disposal of plots to businesses & developers will take place.</p>	<p>The site is required to address the local demand for high quality employment sites and reduce the significant levels of commuting, whilst working within the environmental constraints of Ross-on-Wye. It is situated close to significant new housing developments and provides sustainable transport links to Ross-on-Wye and other nearby centres.</p>	<p>None: Planning permission for B1, B2 and B8 uses, and other related access and drainage works has been secured.</p>	<p>Completion of site works: 2017</p> <p>Full supply available from 2018</p>

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
Leominster Southern expansion of Leominster Enterprise Park	10 ha	Brasenose College, Oxford has freehold ownership of the Enterprise Park and the southern expansion land. The owners have the ability to bring forward the allocation as appropriate.	The existing Enterprise Park is near capacity. It is forecast that the vacant employment land in the park will be taken up during the early stages of the plan period. The employment needs over the plan period can be accommodated by the southern expansion of the park. The area is well placed to attract a wide range of business operators including inward investment opportunities and the growth of existing businesses.	None: Access and infrastructure from the existing Enterprise Park is available. The site is relatively flat, outside flood risk zones.	A planning application is likely to come forward with the housing site (LO2). Supply will be available from 2018.

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
Hereford Western Urban Expansion	10ha	<p>The allocation is in the ownership of the Church Commissioners who will either bring forward the site themselves or work with other suitable developers.</p> <p>Initial appraisals of the site indicate a favourable economic viability.</p>	<p>Demand exists for high quality employment land in the north of the city. The site will balance the existing provision to the south of the city within the Hereford Enterprise Zone at Rotherwas and to the north at Moreton Business Park. The site is close to significant new housing allocations and benefits from good transport infrastructure.</p>	<p>None: It is proposed that access will be obtained from the existing road/cycle /pedestrian connections. The land is relatively flat, has good road frontage. It is of a sufficient scale to offer opportunities for large and small scale businesses.</p>	<p>Likely to be developed in conjunction with the associated urban extension. Supply to be available from 2021.</p>

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
Hereford Southern Urban Expansion (Hereford Enterprise Zone)	5 ha	Bloor Homes is the owner of the majority of the site. Another land owner has control over the residual element of the allocation. The enterprise zone and the Marches LEP will be in a position to support the land owner to bring forward the allocation. Enterprise zone status will provide access to several benefits, creating greater certainty of the development of the site.	The allocation will benefit from enterprise zone status. This will increase the demand for the allocation from employment uses that complement uses in the remainder of the enterprise zone. The site offers the opportunity for a mix of business operators including sustainable small scale uses.	None: It is anticipated that the allocation will have access from the B4399 and the area is outside flood risk zones.	A planning application is likely in conjunction with the urban extension. Supply available from 2018.

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
Ledbury Land South of Little Marcle Road	12 ha	Heineken International owns the majority of the site. Another land owner controls the residual element of the allocation. The owners will be in a position to develop a business case to bring forward the allocation to meet their own needs or to meet the needs of other local businesses or inward investment opportunities.	The allocation will facilitate greater employment opportunities for Ledbury residents. It will promote the town's role as a multi functioning centre and will reduce the need for commuting by private car. The site has excellent transport links including good access to the motorway network. Combined with its scale the allocation will provide opportunities for medium to large businesses, including the expansion of existing businesses and inward investment.	None: The land is not in flood risk zones and acceptable access can be achieved from Little Marcle Road.	Owners have confirmed availability of land during plan preparation process. Supply available from 2019.

Site Name	Area	Ownership / Site Development	Demand / Justification	Constraints	Timescales / Phasing
Bromyard	5ha	To be determined. Will be dependent on the chosen site(s).	The town has a very limited supply of available employment land.	Landscape and topography are factors to be considered in employment allocations. Priority will be given to the allocation of individual sites of a size less than 5ha in order to provide flexibility of supply and ensure a 5ha provision can be achieved.	Land to be identified through the preparation of Bromyard Area Plan.

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Monitoring and Review

The Council will monitor employment land completions on an annual basis. This will provide a robust evidence base and determine the availability of employment land supply at both the strategic locations identified within the Core Strategy and existing employment sites elsewhere in the county. The plan sets out to maintain a rolling supply of 37 ha of readily available employment land across the county.

The delivery of the strategic proposals are likely to be required in the medium term to ensure the level of supply is maintained. These strategic proposals will also ensure a choice of good quality employment land is available in the key urban areas. There are no physical constraints which would prevent these sites being advanced. Nonetheless funding (public or private) is likely to be required to open up the sites and provide the necessary services.

The council will conduct an Employment Land study on a three to five year basis to provide a quantitative and qualitative assessment of the employment allocations across the county. An element of this study will incorporate an assessment of the progress towards the implementation of the strategic allocations.

Should any of the strategic proposals not progress as anticipated the Council will consider implementation of a suitable process to identify alternative proposals. It is considered that this would be incorporated within the Employment Land Study.

Appendix 7- Housing Value Areas by Postcode

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Ledbury, Ross and Rural Hinterlands	HR8 1	Ledbury (East)	Bosbury; Eastnor
	HR8 2	Ledbury (West)	Trumpet; Newtown; Much Marcle; Munsley
	WR13 5 (West)		Mathon; Bromyard; Edwyn Ralph; Stoke Lacy; Pencombe
	WR6 5 (West)		Acton Green; Whitborne; Stanford Bishop; Evesbatch
	HR9 6		Glewstone; Peterstow; Linagaron; Whitchurch.
	HR9 7	Ross on Wye	Brampton Abbotts; Upton Bishop; Linton; Crow Hill
	HR9 5		Hope Mansell; Walford
Northern Rural	HR6 0		Steens Bridge; Luston; Docklow; Ivington Green
	HR 7 4		Bromyard; Collington; Pencombe
	SY8 4 (South)		Orleton; Little Hereford
	SY8 2 (South)		Burrington; Elton
	SY7 0		Letton; Lingen; Buckton; Birtley
	HR6 9		Lower Lye; Luston; Pembridge; Wigmore; Croft
Hereford	HR4 9	Hereford	
	HR1 1	Hereford	
	HR 4 8	Hereford	
	HR4 0	Hereford	
	HR1 2	Hereford	
	HR2 7	Hereford	
Kington & West Herefordshire	HR3 5	Hay on Wye	Hardwicke
	HR3 6 (East)		Winforton; Britley; Almetey; Kinnersley; Bredwardine;
	HR2 0		Bacton; Peterchurch; Michealchurch Escley; Longtown
	HR5 3 (East)	Kington	Nash; Lyonshall; Holme
Hereford Northern and Southern Hinterland	HR4 8		Canon Pyon; Dilwyn; Wellington;
	HR1 3		Preston Wynne; Maund Bryan; Sutton St Nicholas; Westhicle; Ocle Pychard
	HR4 7		Kenchester; Norton Cannon; Monnington-on-Wye; Streeten Sugwas
	HR1 4		Sollers Hope; Weston; Beggard; How Caple
	HR2 8		Orcon Hill; Michaelchurch; Saint Weonards
	HR2 9		Thruxtion; Blakemere; Kilpeck; Alensmore
	HR2 6		Dinedor; Ballingham; Little Dewchurch
Leominster	HR6 8	Leominster	

Appendix 8a- Conservation Areas

Almeley	Kingsland
Aylestone, Hereford	Kington
Aylton	Ledbury
Bircher	Leintwardine
Bodenham	Leominster
Bodenham Road, Hereford	Leominster Bargates
Bosbury	Leominster Bridge Street
Bromyard	Leominster River Meadows
Broomy Hill, Hereford	Lingen
Bulmer Garden Suburb, Hereford	Linton (Ross-on-Wye)
Burghill	Llanwarne
Cradley	Lucton
Central Area, Hereford	Lugg Bridge, Stapleton
Colwall	Lugwardine
Dilwyn	Luston
Dorstone	Malvern Wells
Eardisland	Mordiford
Eardisley	Much Marcle
Eastnor	Ocle Pychard
Fownhope	Orleton
Hafod Road, Hereford	Pembridge
Hampton Bishop	Peterstow
Hampton Park, Hereford	Putley
Hoarwithy	Ross-on-Wye
Huntington, Hereford	Staunton-on-Wye

Stoke Lacy	Wellington
Stretton Grandison	Whitbourne
Sutton	Widemarsh Common, Hereford
Tedstone Delamere	Wigmore
Thornbury	Withington
Ullingswick	Woolhope
Weobley	Yarpole

Appendix 8b- Scheduled Ancient Monuments

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National List ID	Old ID	Monument Name	Centroid Grid Ref
1001718	HE 106	Mound S of Woodbrook	330447 254456
1001719	HE 107	Castle Twts	327703 255474
1001720	HE 108	Lyonshall Castle	333165 256328
1001721	HE 109	Mound 1200yds (1100m) NNE of the Church	337237 268101
1001722	HE 110	Limebrook Priory	337411 266064
1001731	HE 48	Offa's Dyke: Rushock Hill section, extending 1630yds (1490m) E to Kennel Wood	330093 259601
1001732	HE 49	Offa's Dyke: the section extending 165yds (150m) N from Berry Wood	332395 258701
1001733	HE 51	Offa's Dyke: the section 630yds (580m) long W of Lyonshall	332790 255992
1001734	HE 52	Offa's Dyke: the section E of Garden Wood, extending SE 85yds (80m)	333139 255386
1001735	HE 53	Offa's Dyke: section NW of Holme Marsh extending 615yds (560m) to the railway	333493 255010
1001736	HE 55	Offa's Dyke: Upperton Farm, two sections extending 195yds (180m) and 370yds (340m) S from Yazor	339458 246771
1001737	HE 56	Offa's Dyke: the section extending 230yds (210m) N and S of the Old Barn near Kenmoor Coppice (SE of Bowmore Wood)	339505 245557
1001738	HE 57	Offa's Dyke: the section extending 950yds (870m) N and S of Big Oaks	340636 243203
1001739	HE 58	Castle Frome Castle	367112 245806
1001740	HE 60	Moated site SW of the church	347274 239515
1001741	HE 62	Bronsil Castle	374949 237212
1001742	HE 63	Westington Camp	358021 256634
1001743	HE 64	Camp in Chase Wood	360234 222390
1001744	HE 65	Mortimer's Castle N and E of St Bartholomew's Church	365727 232864
1001745	HE 66	Great Howle Camp	361151 220214
1001746	HE 67	Chapel and gatehouse	368741 255979
1001747	HE 68	Sutton Walls (camp)	352520 246358

National List ID	Old ID	Monument Name	Centroid Grid Ref
1001748	HE 69	Wall Hills Camp	362993 259780
1001749	HE 75	Risbury Camp	354147 255251
1001750	HE 76	Croft Ambrey (camp)	344446 266824
1001751	HE 77	Oldcastle Twt	332814 252021
1001752	HE 78	Almeley Castle	333221 251439
1001753	HE 79	Aston Tump	346190 271900
1001754	HE 8	Aconbury Camp	350362 233062
1001755	HE 9	Walterstone Camp	334903 225114
1001756	HE 10	Eaton Camp	345397 239258
1001757	HE 11	Cherry Hill Camp	357745 235221
1001758	HE 12	Dinedor Camp	352357 236353
1001759	HE 13	Capler Camp	359244 232946
1001760	HE 15	Wall Hills Camp	369087 238185
1001761	HE 17	Kilpeck Castle and ancient village	344492 230513
1001762	HE 18	Orcop Castle	347289 226583
1001763	HE 19	Pont-Hendre castle mound	332593 228110
1001764	HE 23	Flanesford Priory	357905 219391
1001765	HE 25	Garway Dovecote	345555 222410
1001766	HE 26	Little Doward Camp	353977 215942
1001767	HE 27	The Market Hall	359923 224133
1001768	HE 29	Site of Romano-British town of Magna	343930 242685
1001769	HE 30	Wilton Bridge	359008 224206
1001770	HE 31	Mordiford Bridge	356991 237454
1001771	HE 32	Lugg Bridge	353192 241810
1001772	HE 33	Chapel at Chapel Farm	362701 230392
1001773	HE 35	Pembridge Castle (uninhabited parts)	348783 219295

National List ID	Old ID	Monument Name	Centroid Grid Ref
1001774	HE 36	Clifford Castle	324371 245704
1001775	HE 38	Lower Park Wood Camp	335924 237671
1001776	HE 40	Newton Tump	329301 244059
1001777	HE 41	Bredwardine Castle	333535 244356
1001778	HE 42	Motte and bailey, W of St Mary's Church	333964 224999
1001779	HE 45	Mound E of St Peter's Church	336710 225554
1001780	HE 47	Row Ditch (entrenchment)	351132 239399
1001792	HE 3	Herefordshire Beacon CampSee also WORCESTERSHIRE 3	376057 239904
1001793	HE 5	Wigmore Castle	340904 269216
1002939	HE 98	Huntington Castle	324890 253875
1003534	HE 14	Ethelbert's Camp	358671 238856
1003535	HE 82	Earthworks SE of Lower Ashton Farm	351731 264270
1003536	HE 132	Church of St Giles, Downton on the Rock	342804 273414
1003591	HE 115	Dovecot at Court House	349127 269841
1003592	HE 157	Roman fort	339021 273331
1003593	HE 161	Roman fort NE of Buckton	338799 273555
1003594	HE 162	Settlement W of Buckton	337698 273250
1003776	HE 50	Offa's Dyke: the section extending 300yds (270m) crossing the railway W of Titley Junction	332479 258100
1003812	HE 244	The Shire DitchSee also WORCESTERSHIRE 244	376782 242226
1003813	HE 4	Midsummer Hill CampSee also WORCESTERSHIRE 4	376082 237441
1005271	HE 330	Roman settlement	363620 243255
1005273	HE 335	New Weir Roman site	343707 241807
1005276	HE 342	Broomy Hill Pumping Station	349667 239316
1005313	HE 208	Kiln site	340146 251548
1005320	HE 219	Lower Bullingham deserted medieval village	352148 238117
1005322	HE 222	Roman settlement	353471 256602

National List ID	Old ID	Monument Name	Centroid Grid Ref
1005323	HE 223	Deserted medieval village, Sutton St Michael	352569 245833
1005324	HE 224	Site of medieval village	353345 236566
1005325	HE 225	Monnington Straddle Motte	338227 236878
1005336	HE 170	Moated mound S of church	341555 254404
1005337	HE 171	Asherton Castle	364189 241520
1005338	HE 172	Motte at Tegate Castle Farm	347970 217150
1005339	HE 174	Mound 150yds (140m) N of church	329136 256910
1005340	HE 175	Moated site at Court Farm	342632 245492
1005341	HE 176	Dyke on S side of Yatton Wood	362846 229492
1005342	HE 177	Barrows adjoining county boundary, E of Gardener's Common	376790 242122
1005343	HE 178	Old Court Farm gatehouse	369578 243499
1005344	HE 179	Moated site	360844 242503
1005345	HE 181	Shobdon Castle mound	339949 262836
1005346	HE 186	The Wergins Stone	352976 243982
1005347	HE 189	Roman fort and outworks 550yds (500m) SW of Canon Frome Court	364064 243359
1005348	HE 190	Ring ditches and rectilinear enclosures E of Tupsley	354376 239768
1005349	HE 193	Dry Arch Bridge 300yds (270m) NE of St Giles' Church	357532 219221
1005350	HE 196	Motte and bailey castle 200yds (180m) SW of Newcourt Farm	337122 233570
1005355	HE 127	Llanwarne Church (St John the Baptist)	350611 228218
1005356	HE 129	Avenbury Church	366164 253153
1005357	HE 130	Bullingham Old Church	351091 237146
1005358	HE 133	Offa's Dyke: section S of Riddings Brook on Herrock Hill	327944 259788
1005359	HE 135	Wigmore Abbey	341120 271287
1005360	HE 137	Dovecote at Luntley Court	339284 255741
1005361	HE 142	Lugg Bridge Also in Powys: Wales	331652 264616
1005362	HE 147	Moated site 200yds (180m) S of Brinsop Court	344597 245543

National List ID	Old ID	Monument Name	Centroid Grid Ref
1005363	HE 153	Roman fort at Coppice House	367667 260279
1005364	HE 154	Roman town of Ariconium	364504 223859
1005365	HE 155	Shobdon Arches	340070 263251
1005366	HE 156	Castle mound W of Court Farm	337499 227179
1005367	HE 158	Jay Lane Roman fort	339907 274468
1005368	HE 159	Roman site NW of Brandon Villa	339665 272079
1005369	HE 163	Roman villa E of the Rectory	364262 237070
1005370	HE 164	Moated site, Trilloes Court Wood	354708 232293
1005371	HE 165	Motte and bailey castle	364453 257474
1005372	HE 166	Castle mound	356832 263211
1005380	HE 111	Lingen Castle	336580 267264
1005381	HE 114	Hell Moat	336601 251994
1005382	HE 117	North Herefordshire Rowe Ditch	338118 258420
1005383	HE 120	Motte SW of the church	336966 260031
1005384	HE 122	Weobley Castle	340350 251372
1005385	HE 126	Penyard Castle	361761 222595
1005500	HE 199	Roman camp 1100yds (1010m) E of Brampton Bryan parish church	337931 272380
1005521	HE 21	Wye Bridge	350814 239592
1005522	HE 28	Roman station of Bravinius	340412 274155
1005523	HE 37	Wilton Castle	359029 224378
1005524	HE 44	Motte and bailey, N of Old Castleton	328379 245685
1005525	HE 54	Offa's Dyke: the section N of Upperton Farm, extending 175yds (160m)	339434 247134
1005526	HE 61	Credenhill Camp	345094 244595
1005527	HE 119	Stapleton Castle	332323 265620
1005528	HE 124	Hereford city walls, ramparts and ditch	351361 239990
1005529	HE 145	Leominster Priory	349880 259331

National List ID	Old ID	Monument Name	Centroid Grid Ref
1005530	HE 152	Hereford Castle	351144 239644
1005531	HE 160	Roman temporary camp S of Walford Bridge	339475 272268
1005532	HE 167	Castle mound	361486 257537
1005533	HE 180	Round barrow 270yds (250m) S of Shobdon Church	340126 262588
1005534	HE 192	Kerne Bridge	358078 219224
1007307	HE 85	The Camp earthwork	328724 251999
1007308	HE 86	Eardisley Castle	331087 249112
1007309	HE 88	Castle mound in Camp Wood	339597 265395
1007310	HE 91	Mound N of Cwmma Farm	327642 251354
1007311	HE 92	Pen-twyn camp	322821 248575
1007312	HE 96	Mound N of the church	342070 258578
1007313	HE 97	'Monk's Court'	341933 258796
1007314	HE 99	Turret Castle	325890 253374
1007315	HE 100	Turret Tump	324651 252072
1007316	HE 101	Bach Camp	354656 260232
1007317	HE 102	Dovecot at Stockton Bury	351729 260995
1007318	HE 103	Kingsland Castle	344530 261260
1007319	HE 105	Forbury Chapel	349709 259162
1010289	13691	King Arthur's Cave, Great Doward	354573 215574
1010392	13693	Freen's Court magnate's residence, moat and fishponds, Sutton St Michael	351936 245921
1010720	19140	Arthur's Stone Neolithic burial chamber, 450m south west of Mount Pleasant	331887 243119
1010797	13610	Blackfriars Friary, preaching cross and cemetery, and hospital and chapel of St John in Hereford	351187 240434
1011016	19174	Brandon Camp large univallate hillfort and ring ditch 350m north east of Warwick House.	340018 272409
1011017	19175	Wapley Hill large multivallate hillfort and pillow mounds 150m north of Warren House.	334571 262477
1011018	19176	Downton motte, a motte castle 100m north west of St Giles' Church	342718 273465
1011019	19177	Slight univallate hillfort 80m east of Old Downton Cottage.	342906 273099

National List ID	Old ID	Monument Name	Centroid Grid Ref
1011020	19178	Richard's Castle: a motte and bailey with an enclosed settlement.	348335 270282
1012448	13692	Merlin's Cave, Great Doward	355602 215256
1013642	27481	Motte castle 150m north east of Butthouse	344248 248946
1013643	27482	Bowl barrow 460m west of Walford Farm	338571 272331
1013644	27484	Bowl barrow 460m south of Lower Court	336061 263965
1013645	27485	Bowl barrow 445m south west of Lower Court	335808 264077
1013646	27486	Bowl barrow 280m east of Yatton Marsh Farm	343701 266930
1013647	27487	Motte castle 300m north east of Combe House	334772 263441
1014101	27488	Motte castle 178m WSW of Walford Bridge	339143 272418
1014102	27489	Motte castle at Upper Buckton	338289 273224
1014103	27490	Bowl barrow 460m south of Milton Cross	338271 260132
1014104	27491	Cothill Tump, a motte castle 500m north west of Cothill Farm	333857 236302
1014105	27493	St Weonard's Tump, a motte castle in St Weonard's village	349556 224269
1014106	27495	Long barrow 260m north west of Cross Lodge	333248 241683
1014107	27496	Multiple enclosure hillfort on Coxall Knoll	336595 273490
1014108	27497	Motte castle with associated courtyard and mill leat, 130m NW of Chanstone Mill	336568 235944
1014109	27500	Brampton Bryan castle	337027 272589
1014110	27502	Bowl barrow on southern edge of Dunseal Wood, 450m NNW of Kerry's Gate	339117 233822
1014111	27504	Moated site, fishponds, and associated building platforms 117m west of Chanstone Mill	336549 235823
1014112	27505	Bowl barrow 490m south east of Milton Cross	338507 260204
1014536	27520	Craswall Priory, associated building remains, pond bays and hollow ways	327270 237714
1014537	27521	Ringwork and bailey known as Whitehouse Camp, 200m north of Trelan Farm	329598 235670
1014538	27494	Moated site at Court House Farm	339079 258007
1014540	27501	Bowl barrow 350m NNE of Abbey Farm	327479 238202
1014541	27508	Pyon Wood Camp, a small multivallate hillfort 700m WSW of Yatton	342361 266403
1014542	27510	Motte castle 230m north west of Nant-y-bar	327841 241029

National List ID	Old ID	Monument Name	Centroid Grid Ref
1014543	27511	Motte castle 150m east of Tump House Farm	329801 243392
1014544	27512	Promontory fort on Dorstone Hill	332709 242152
1014545	27514	Motte and bailey castle 100m south east of Bell Farm	331224 241653
1014546	27515	Two bowl barrows and a lime kiln 220m west of Llan Oleu	325718 236714
1014547	27516	Motte castle, chapel, post-medieval house and garden remains east of Urishay Castle Farm	332331 237578
1014776	27498	Bowl barrow 700m NNE of Duke's Farm	329949 235204
1014880	27543	Site of Rotherwas House, earthwork remains of formal gardens, and Rotherwas Chapel	353560 238426
1014881	27544	Motte castle and associated occupation and agricultural remains at Mynydd-Brith	328049 241473
1014882	27522	Motte castle 100m north east of Howton Farm	341485 229403
1014883	27523	Moated site 60m south west of Old Court Farm, Hemhill	355027 241268
1014884	27524	Caple Tump, a motte castle 175m south west of Caple Court	355948 228795
1014887	27529	Churchyard cross, St George's churchyard	361170 235732
1014891	27539	Motte and bailey castle and St Mary's Old Church	366193 258418
1014892	27540	Moated site 150m south east of St Mary's Church	342073 225574
1014893	27541	Ringwork 750m west of Grove Farm	348558 231250
1014895	27506	Bowl barrow 550m south east of Milton Cross	338646 260279
1014904	27547	Goodrich Castle	357713 219980
1014909	27553	The White Cross at the junction of five roads, White Cross	349287 240665
1015168	27509	Shell keep castle and associated fishponds at Snodhill	332269 240395
1015298	27569	Churchyard cross, St Bartholomew's Church	365726 232738
1015299	27571	Churchyard cross, St Peter and St Paul's Church	340194 251853
1015341	27492	Thruxtion Tump, a motte castle at Thruxtion Court	343602 234638
1015449	27528	Putley churchyard cross	364612 237593
1015682	27570	Churchyard cross, Holy Trinity Church	369540 243424
1016111	29853	Churchyard cross in St David's churchyard	348195 231109
1016112	29854	Churchyard cross in St John the Baptist's churchyard	347392 226255

National List ID	Old ID	Monument Name	Centroid Grid Ref
1016116	29860	Churchyard cross in St Dubricius's churchyard	355616 217481
1016117	29861	Churchyard cross in St Swithin's churchyard	352970 216297
1016118	29862	Ganarew Cross	353280 216301
1016119	29863	Churchyard cross in St Michael's churchyard	345512 222463
1016120	29864	Churchyard cross in St Mary's churchyard	341932 225631
1016121	29842	Churchyard cross in St Bartholomew's churchyard	358600 244172
1016122	29843	Churchyard cross in St Peter's churchyard	356581 243465
1016123	29844	Churchyard cross in St John the Baptist's churchyard	358402 241226
1016124	29845	Churchyard cross in St Andrew's churchyard	355876 238024
1016125	29846	Churchyard cross in Holy Rood churchyard	357058 237439
1016126	29847	Churchyard cross in St Michael's churchyard	361267 233109
1016127	29848	Churchyard cross in St Mary the Virgin's churchyard	361882 247125
1016128	29849	Churchyard cross in St Mary the Virgin's churchyard	359841 224082
1016129	29850	Churchyard cross in St Michael and All Angels' churchyard	360100 226395
1016130	29852	Churchyard cross in St Michael's churchyard	348616 233484
1016132	29868	Churchyard cross in St Mary's churchyard	334059 224962
1016133	29870	Churchyard cross in St Mary's churchyard	326063 249202
1016134	29871	Churchyard cross in St Mary's churchyard	333293 251488
1016135	29872	Churchyard cross in St Mary the Virgin's churchyard	329157 256754
1016136	29873	Churchyard cross in St Michael's churchyard	329118 260448
1016137	29874	Churchyard cross in St John the Baptist and St Alkmund's churchyard	342565 265136
1016252	27526	Water mills and quarry at Mortimer's Cross	342589 263827
1016335	29886	Churchyard cross in St George's churchyard	349436 267156
1016336	29859	Churchyard cross in St James's churchyard	369560 258543
1016338	29876	Churchyard cross in St Phillip and St James's churchyard	361868 240675
1016339	29877	Churchyard cross in St Dubricius's churchyard	354306 226411

National List ID	Old ID	Monument Name	Centroid Grid Ref
1016340	29878	Churchyard cross in St Mary's churchyard	341974 238700
1016341	29879	Churchyard cross in St Mary's churchyard	338035 239881
1016342	29880	Churchyard cross in St Leonard's churchyard	336200 241103
1016343	29882	Churchyard cross in St Mary the Virgin's churchyard	347946 244468
1016344	29883	Churchyard cross in St Peter's churchyard	350276 244067
1016345	29884	Churchyard cross in St Bartholomew's churchyard	350544 242388
1016346	29885	Churchyard cross in St Margaret of Antioch's churchyard	349739 248195
1016354	27546	Motte castle 280m south of New Buildings Farm	342163 226999
1016433	30011	Dore Abbey: a Cistercian monastery	338765 230374
1017251	30059	Post-medieval house and gardens at Willey Court, 450m south east of Willey House	332968 267945
1017253	30078	Cusop Castle ringwork	323908 241398
1017256	30083	Standing cross in St Cuthbert's churchyard	356852 234721
1017257	30084	St Michael's Church, churchyard and standing cross immediately east of Dulas Court	337111 229552
1017346	31963	Moated site known as Old Court Mound at Old Court	333526 244901
1017571	29869	Dorstone village cross	331345 241687
1017690	29858	Churchyard cross in St Bridget's churchyard	358467 224812
1017735	29851	Churchyard cross in St David's churchyard	352945 231748
1017923	21670	Medieval bridge 870m north east of Stretton Court Farm	347415 243371
1018012	29881	Churchyard cross in St Michael and All Angels' churchyard	342554 245550
1018459	27507	The westernmost of a pair of bowl barrows, 310m north east of Llanerch-y-coed	327625 242859
1018856	21624	Ivington Camp multivallate hillfort	348465 254663
1019072	28871	The easternmost of a pair of bowl barrows 340m north east of Llanerch-y-coed	327675 242884
1019309	31979	Dovecote at Barton Court	374139 240894
1019476	28877	Moated site and fishponds immediately west of Upper House Farm	337191 245142
1019488	30080	Mouse motte and bailey castle	324837 242460
1019498	31976	Combined dovecote and icehouse at Gaines	371910 255417

National List ID	Old ID	Monument Name	Centroid Grid Ref
1019822	31959	Moated site at Bishopstone Court	341628 244026
1019853	31967	Moated site 360m north of Joanshill Farm	359196 238121
1019854	31969	Three moated sites at The Hyde and Lower Hyde	345384 255151
1019856	31971	Moated site and associated fishponds 160m east of Little Sarnesfield	338797 252112
1020363	30079	Motte and bailey castle and alien priory immediately south of Castle Lands	338536 228712
1021001	28880	Medieval settlement at Much Cowarne, immediately south east of Mill House	362190 246850
1021347	28886	Longtown castle and town	332260 229047

Appendix 8c- Registered Parks and Gardens

National List ID	Old ID	Garden Park Name	Grade	Centroid Grid Ref
1403731		Hampton Court	II	351856 252450
1000276	1193	HOPE END	II	372508 241262
1000459	1428	EASTNOR CASTLE	II*	374446 238197
1000497	1473	DOWNTON CASTLE	II*	344644 273832
1000500	1476	HOLME LACY	II*	355185 234728
1000873	1870	BERRINGTON HALL	II*	351001 263190
1000874	1871	BRAMPTON BRYAN	II	335921 271931
1000875	1872	BROCKHAMPTON PARK	II	368803 255246
1000876	1873	BROXWOOD COURT	II	335498 253870
1000878	1875	CROFT CASTLE	II*	345231 265746
1000879	1876	EYWOOD	II	332105 259360
1000880	1877	FOXLEY	II*	341228 247357
1000880	1877	FOXLEY	II*	341022 245998
1000881	1878	GARNONS	II*	339419 243827
1000882	1879	GATLEY PARK	II	344958 268402
1000885	1882	HERGEST CROFT	II*	327962 256163
1000887	1884	HOMME HOUSE	II	365354 231943
1000888	1885	KENTCHURCH COURT	II*	342245 225633
1000891	1888	MOCCAS COURT	II*	334411 243023
1000894	1891	SHOBDON	II	339843 262711
1000897	1894	STOKE EDITH	II	360512 240554
1000898	1895	SUFTON COURT	II*	357366 237757
1000900	1897	WHITFIELD	II	342867 232728
1001122	2125	FERNEY HALL	II	343215 277504
1001303	2342	HILL COURT	II	357590 221731
1001411	4126	NIEUPORT HOUSE	II	331893 251975

Appendix 8d- Unregistered Parks and Gardens

Name	Grid Ref
Abbey Dore Court	338806-230865
Allensmore Court	346585-235313
Aramstone	355818-229786
Ashe Ingen Court	358104-225892
Bacton Manor	337226-232537
Bartestree Court	356623-241147
Barton Court	374296-240872
Belmont House	348080-238464
Birchyfield	364112-253692
Birley Court	345462-253126
Bishopstone Court	341541-244002
Bishopswood	360338-218530
Bodenham Manor	352677-251433
Bollitree Castle	363560-223816
Bosbury House	370663-243855
Brand Lodge	376568-241208
Bredenbury Court	361378-255861
Bredwardine Castle	333654-244016
Bredwardine Vicarage	333529-244502
Brinsop Court	344646-245917
Broadfield Court	354836-252794
Brobury House	333820-244612
Brockhampton Court, Nr Ross	359704-231821
Bryan's Ground	333360-264523
Bryngwyn	348563-230434
Buckenhill Manor	365994-256347
Buckland	355651-256755
Burghill Court	347634-244100
Burghill Hospital	348447-243161
Burton Court, Eardisland	342503-257293
Burton Court, Linton	366172-224105
Cagebrook House	344291-237786
Canon Bridge House	343146-241282
Canon Frome Court	364222-243761
Canon Pyon House	345271-250577
Caradoc Court	355961-227257
Carthage	360009-228537
Castle Green, Hereford	351222-239568
Castle Weir	333353-256456
Clater Park	368553-254090
Clifford Deer Park	327365-244344
Cobrey Park	360740-221367
Court of Noke	337162-259580
Courtfield	359438-217551
Cowarne Court	361260-246376
Credenhill Court	344901-244523
Devereaux Park	361955-237762
Dingwood Park	372424-234926

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Name	Grid Ref
Dinmore Manor	349089-250212
Donnington Hall	370769-233391
Dulas Court	336904-229637
Easton Court	355978-268421
Eaton Hill	350615-259432
Eaton Tregoz	361669-228313
Elsdon	332225-254465
Elton Hall	345905-271036
Eye Manor	349730-263857
Eyton Hall	348330-261319
Eyton Old Hall	346865-261670
Fawley Court	357771-230093
Fownhope Court	357686-235323
Fownhope Park	357500-235500
Gaines	371459-255539
Garnstone Park	340318-250417
Glenmonnow House	346740-221124
Goodrich Court	357054-220058
Goodrich Court Stables	356900-220000
Grendon Court	363628-228006
Haffield	372358-233599
Hagley Park/Court	356181-240845
Halesend	373731-248512
Hall Court, Kynaston	364382-235355
Hamnish Clifford	353174-259556
Hampton Court	352380-253158
Hampton Dene	353452-240059
Harewood Park	352767-228064
Hatfield Court	357644-259225
Haye Park	348200-271292
Hazelhurst	358683-218748
Hellens	366366-233125
Hennor House	353916-258343
Henwood Farm	341178-255127
Hoe Court	375220-243632
Homend	363631-244367
How Caple Court	361103-230410
Huntington Court, Hereford	348597-241883
Huntington Court, Kington	325081-253310
Huntington Park, Kington	325968-253432
Huntsham Court	356345-217181
Jarvis's Charity	336551-244973
John Kyrle's Garden	359904-224056
John Kyrle's Walk	359049-223593
Kinnersley Castle	334932-249585
Kinsham Court	336805-264796
Langstone Court	353441-221915
Leadon Court	368599-246701
Ledbury Park	371496-237280
Lemore	331328-250913
Letton Court	334547-246070
Lincoln Hill House	358828-223028
Longworth	356538-240017

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Name	Grid Ref
Lower Brockhampton	368800-256000
Lower Eaton	344670-240278
Lugwardine Court	355166-240546
Lynch Court	341363-257942
Lynhales	332523-255517
Lyonshall Park	332794-257240
Lyston House	349548-228672
Mainstone Court	365668-239780
Merton House	359777-224352
Michaelchurch Court	331183-234366
Monnington Court	337244-243320
Monnington Deer Park	336075-244223
Moor Court, Pembridge	335539-256205
Moor House, Hereford	350494-240814
Moraston House	357088-225725
Morehampton	338230-234704
Netherwood	363114-261038
New Court, Lugwardine	354310-241276
New Weir	343883-241694
Old Colwall	372939-241885
Old Sufton	357459-238439
Pengethley Park	354152-225952
Pennoxstone Court	355512-228506
Penyard Park	361383-222477
Perrycroft	376503-241780
Perrystone Court	362687-229444
Pontrilas Court	339599-227366
Porch House	358803-244017
Poulstone Court	356841-228317
Priors Court	369815-241257
Pudleston Court	355977-259189
Pudleston Rectory	356790-259930
Putley Court	364419-237518
Ridgebourne	328850-256564
Rotherwas Park	353609-237390
Rowden Abbey	363179-256273
Rudhall House	362444-225305
Sarnesfield Court	337268-251020
Seedley House	340182-274187
Sellarsbrooke Park	353279-216751
Staunton Park	336172-260984
Sugwas Court	345520-240604
Sutton Court	353277-245250
The Chase Hotel	360370-223902
The Great House, Canon Pyon	354514-249407
The Hermitage	346637-247045
The Moor, Clifford	324157-243191
The Mynde	347553-229842
The Priory	325288-244515
The Prospect	359703-223990
The Ryelands	348497-257875
The Vern	351955-250848
The Whittern	333949-257363

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Name	Grid Ref
The Winnings	376164–243244
Tillington Court	347111–245574
Titley Court	333412-259394
Treago	349095–223718
Tyberton Court	337765–239528
Underdown	371677–236787
Upleadon Court	366603–241994
Upper Hall	371398–238044
Upper Wintercott	347190–254527
Upper Wythall	359694–220669
Vennwood	354773–249023
Warham House	348135–239244
Wessington Court	360748–235466
Westhide Court	358829–244199
Weston Hall	352644–223704
Whitbourne Court	372629–256807
Whitbourne Hall	370491–256614
Whitney Court	326820–247902
Winforton House	330015–247180
Wormsley Grange	343391–247953
Wyastone Leys	353459–215880
Wyecliff Court	346400-239800
Wynds Point	376400–240300
Yatton Court	342700–265400

Appendix 8e- Special Areas of Conservation (SACs)

ID	Area Name	Location	Grid Ref
SAC_001	Downton Gorge	Downton	439739
SAC_002	River Wye (pt of River Lugg)	Herefordshire	544912 - 230429
SAC_003	Wye Valley Woodlands	Herefordshire	549148
SAC_004	River Clun	River Clun	393754

Appendix 8f- Sites of Special Scientific Interest (SSSIs)

ID	Area Name	Location	Grid Ref	Date
SSSI_001	Aston Ingham Meadows	Aston Ingham	SO689240	19/11/1984
SSSI_002	Bank and Cother Hill	Malvern	SO756467	05/04/1984
SSSI_003	Berrington Pool	Berrington Hall, Leominster	SO509630	01/11/1983
SSSI_004	Birchend	Bosbury, Ledbury	SO671444	11/05/1989
SSSI_005	Birch Wood	Sollars Hope	SO611323	13/08/1985
SSSI_006	Bishon Meadow	Bishopstone	SO427436	06/02/1992
SSSI_007	Black Mountains	Herefordshire	SO245300	28/01/1985
SSSI_008	Bradnor Hill Quarry	Bradnor, Kington	SO291577	09/12/1986
SSSI_009	Brampton Bryan Park	Brampton Bryan	SO360716	11/05/1989
SSSI_009	Burrington Farm Stream Section	Burrington	SO438727	07/09/1990
SSSI_010	Burrington Meadow	Burrington	SO446716	27/07/1983
SSSI_011	Burrington Sections	Burrington	SO433723/4 43725	13/01/1986
SSSI_012	Bushy Hazels and Cwmma Moors	Brilley	SO286511	31/12/1983
SSSI_013	Byton and Coombe Moors	Byton	SO364634	01/12/1984
SSSI_014	Caeiron Meadow	Michaelchurch Escley	SO283386	11/05/1989
SSSI_015	Cage Brook Valley	Ruckhall	SO451386, SO443377	07/01/1985
SSSI_016	Capler Wood	Fownhope	SO588326	15/11/1983
SSSI_017	Chanstone Wood	Turnastone, Vowchurch	SO356354	15/11/1983
SSSI_018	Cherry Hill Woods	Fownhope	SO577353	18/08/1983
SSSI_019	Church Hill Quarry	Leintwardine	SO412738	08/12/1989
SSSI_020	Common Hill	Fownhope	SO588346	08/12/1989
SSSI_021	Coughton Wood and Marsh	Walford, Ross-on-Wye	SO590211	27/08/1986
SSSI_022	Crumpton Hill Wood	Cradley	SO760489	19/08/1988
SSSI_023	Dinmore Hill Woods	Dinmore	SO512516	18/02/1986
SSSI_024	Downton Gorge	Downton	SO439739	18/01/1988
SSSI_025	Eastnor Park	Eastnor	SO745378	07/09/1990
SSSI_026	Elton Lane Cutting	Elton	SO465704	09/10/1989
SSSI_027	Fishpool Valley	Croft	SO451662	31/12/1984
SSSI_028	Flintsham and Titley Pools	Titley	SO318589/3 25595	01/11/1983
SSSI_029	Great Doward	Ganarew	SO549159, SO548163	09/12/1986
SSSI_030	Halesend Wood	Nr Malvern	SO740495	29/01/1987
SSSI_031	Hall Wood	Much Marcle	SO672333	09/10/1989
SSSI_032	Haugh Wood	Mordiford	SO591367	09/10/1989
SSSI_033	Hill Hole Dingle	Bodenham	SO537540	31/07/1987
SSSI_034	Lea and Pagets Wood	Nr Fownhope	SO598343	09/08/1985
SSSI_035	Ledbury Cutting	Ledbury	SO712385	25/11/1983
SSSI_036	Little Byefields Meadow	Storridge	SO745490	13/01/1986
SSSI_037	Linton Quarry	Gorsley, Ross-on-Wye	SO677257	05/01/1990

ID	Area Name	Location	Grid Ref	Date
SSSI_038	Little Hill	Mordiford	SO608383	13/01/1986
SSSI_039	Littlemarsh Common	Nr Eaton Bishop	SO439378	05/04/1984
SSSI_040	Lugg and Hampton Meadows	Hereford	SO531411	16/03/1984
SSSI_041	The Malvern Hills	Malvern	SO766472-758350	06/02/1990
SSSI_042	Mocktree Quarries	Leintwardine	SO415753	07/09/1990
SSSI_043	Mains Wood	Nr Puley	SO644387	18/06/1984
SSSI_044	Mayhill Wood	Eastnor	SO723370	29/01/1987
SSSI_046	Moccas Park	Moccas	SO341425	11/05/1989
SSSI_047	Monnington Scar	Monnington-on-Wye	SO354444	07/09/1990
SSSI_048	Mortimer Forest	Nr Herefordshire	SO459735/4 72731/47373 0/477735/48 3738/488730 /495724- 798724/4857 12- 489711/4737 19-476717	18/02/1992
SSSI_049	Mosley Common	Pembridge	SO379581	02/10/1985
SSSI_050	New Inn Meadow	Nr Cradley	SO758493	18/06/1984
SSSI_051	Olchon Farm Meadows	Llanveynoe	SO302309	15/05/1984
SSSI_052	Orchid Bank, Winslow Mill	Nr Woolhope	SO625362	31/12/1985
SSSI_053	Park Wood	Welsh Bicknor	SO588178	21/12/1984
SSSI_054	Perton Roadside Section & Quarry	Perton	SO597403	07/09/1990
SSSI_055	Pikes Farm Meadows	Michaelchurch Escley	SO289382, SO292383	11/05/1989
SSSI_056	Quebb Meadow	Quebb	SO305521	02/02/1989
SSSI_057	Queestmoor Meadow	Queestmoor	SO305522	18/03/1992
SSSI_058	Ridgeway Wood	Nr Eastnor	SO744391	18/03/1997
SSSI_059 A & B	River Lugg	Herefordshire	SO173751 to SO565372	02/02/1985
SSSI_060	River Lugg Meanders	Herefordshire	SO466612	13/02/1992
SSSI_061	River Teme	Herefordshire	SO121848- 850525	19/07/1996
SSSI_062 A & B	River Wye	Herefordshire	AN803872 to ST542900	28/11/1996
SSSI_063	Rockhall Quarry	Aymestry	423655	08/12/1989
SSSI_064	Scutterdine Quarry	Nr Mordiford	SO577368	03/05/1985
SSSI_065	Sharpnage Wood	Nr Woolhope	SO603368	14/03/1984
SSSI_066	The Flits	Preston-on-Wye	SO378410	23/03/1992
SSSI_067	The Sturts	Letton	SO336475/3 38480	19/12/1997
SSSI_068	Upper Hall Farm Quarry & Grassland	Ledbury	SO717384	31/07/1987
SSSI_069	Upper Welson Marsh	Eardisley	SO292515	01/11/1983
SSSI_070	Upper Wye Gorge	S. Herefordshire	SO560155	20/02/1989
SSSI_071	Wayne Herbert Quarry	Nr Michaelchurch Escley	SO335320	13/10/1986
SSSI_072	Wellington Wood	Wellington	SO485497	13/10/1986
SSSI_073	Wilton Bluff	Ross-on-Wye	SO597240	19/08/1988

SSSI_075	Woodshuts Wood	Mordiford	SO580376	1984
SSSI_076	Wormbridge Common	Wormbridge	SO426313	1984
	The Bury Farm	Dinmore	SO499522	2006
	Birches	Kington	SO297537	2014

Appendix 8g- National Nature Reserves (NNRs)

ID	Area Name	Grid Ref
NNR_001	Downton Gorge	439739
NNR_002	Moccas Park	341425
NNR_003	The Flits	378410

Appendix 8h- Local Nature Reserves (LNRs)

ID	Area Name	Grid Ref
LNR_001	Dinmore Hill Woods (Queenswood)	365048-250845
LNR_002	Belmont Meadows	349204-237697
LNR_003	Tupsley Common	352642-239911
LNR_004	Broadmoor Common	360115-256420
LNR_005	Broadlands	352856-240942
LNR_006	Little Mountain Common	328080-242717
LNR_007	Coppett Hill	SO573175

Appendix 8i- Local Wildlife Sites (LWS)

Site ID	Site Name	Grid Ref
SINC_01	Railway Line near Green Farm	474419
SINC_02	Yazor Brook	482421
SINC_03	Pond at Huntington Court	484419
SINC_04	Orchard at Huntington	485419
SINC_05	Moor Park	494411
SINC_06	Widemarsh Brook	503407
SINC_07	Land south of College Road bridge	512408
SINC_08	Ayles Brook North	499420
SINC_09	Ballinger Court Dew Pond	503420
SINC_10	Disused Railway	509413
SINC_11	Site at Inco Alloys	511419
SINC_12	Active Railway North of Wye	510413
SINC_13	Ayles Brook South	510409
SINC_14	Land west of Staniers Way	519418
SINC_15	Hereford-Gloucester Canal Pond	520417
SINC_16	Hereford-Gloucester Canal Overgrown	522418
SINC_17	Lugg Rhea	521417
SINC_18	Orchard below Southview	522417
SINC_19	Land aside Blind College	518413
SINC_20	Land north of Hampton Park Road	536391
SINC_21	Litley Court, Hampton Park Road	531391
SINC_22	68 Hampton Park Road	529391
SINC_23	Hampton Grange Nursing Home	528391
SINC_24	Sewage Works	519387
SINC_25	Eign Brook	517401
SINC_26	Eign Brook Corridor	521394
SINC_27	Scrub aside Eign Brook	517401
SINC_28	Castle Pool	512396
SINC_29	Castle Green River Bank	512395
SINC_30	Scrub at Friary	505396
SINC_31	Land west of Great Western Way North of Wye	502395
SINC_32	Fields below 47 Broomy Hill	499394
SINC_33	Land adjacent to Waterworks Museum	496393
SINC_34	Broomy Hill Waterworks	496394
SINC_35	4 Ponds near Breinton Road	491398
SINC_36	Pond at Lower Hill Farm	485402
SINC_37	Green Lane to west of Westfaling Street	486403

Site ID	Site Name	Grid Ref
SINC_38	Land at end of Green Lane	484403
SINC_39	Meadow south of St Johns Cottage	489377
SINC_40	Belmont Pool & Environs	488380
SINC_41	Newton Brook	491380
SINC_42	Land North of Villa street	497390
SINC_43	Newton Farm Wet Woodland	490374
SINC_44	Newton Farm Open Space	492377
SINC_45	Pond north of Newton Farm Open Space	491379
SINC_46	Newton Farm Wet Woodland Stream	491380
SINC_47	Woodland to South of Newton Farm	493374
SINC_48	Great Western Way	500384
SINC_49	Riverside meadow to west of Greyfriars bridge	506394
SINC_50	Grafton House Orchard	498374
SINC_51	Land west of Great Western Way South of Wye	498376
SINC_52	Land east of Great Western Way South of Wye	499376
SINC_53	Land to the South of Hunderton School	502390
SINC_54	Active Railway South of Wye	498375
SINC_55	Withy Brook	504371
SINC_56	Land to north of Withy Brook	510373
SO23/001	Petre-Higgen Wood, Cusop Hill and Dingle	250403
SO23/002	Black Mountains and adjoining woodlands	277313
SO23/003	Field near Gilbert's Place	268366
SO23/004	Wood at Canddo source and pool at Crasswall Abbey	270377
SO23/005	Cefn Hill Common	275385
SO23/006	College Farm meadows	274364
SO23/007	Field at The Place	275334
SO23/008	Cae Pound Wood and adjoining meadows	277363
SO23/009	Meadows and woodlands along lower Canddu valley	280367
SO23/010	Caeiron Meadow and adjoining meadows	281386
SO23/011	Field near Blackhill Farm	284322
SO23/012	Wern Fawr	288368
SO23/013	Wood near Rockyfold Farm	290359
SO23/014	Pikes Farm Meadows	290382
SO23/015	Vagar Hill Common	294388
SO23/016	Olchon Brook	306305
SO23/017	River Monnow	426233
SO24/001	Leech Pool	239451
SO24/002	Grove Wood	242447
SO24/003	Three fields near Woodspring, and Cwm yr Afr	238475
SO24/004	Mouse Castle, Hawks and Scudamore Common Woods	248427
SO24/005	Clifford Common	245462

Site ID	Site Name	Grid Ref
SO24/006	Rhydspence Plantation and adjoining sites	248476
SO24/007	Ton Wood	250453
SO24/008	Disused quarry on Cusop Hill	257404
SO24/009	Hardwick Brook	243440
SO24/010	New Coppice	263431
SO24/011	Woodlands and meadow south of Brilley	265482
SO24/012	Alt Common and Cot Wood	272425
SO24/013	Windle Park	273441
SO24/014	Field near Mynydd Brith	275402
SO24/015	Little Mountain and Newhouse Wood	279428
SO24/016	Welshwood Dingle	280494
SO24/017	Nant-y-bar Dingle	286410
SO24/018	Roadside bank, south side of B4348	292436
SO24/020	Bach Dingle	293432
SO24/021	Nicholas Common	296473
SO24/022	Asper Wood	296425
SO24/023	Winforton Church	298469
SO24/024	Land at Penycastell	232486
SO24/025	Land at Bailey Merdy Farm	238477
SO24/027	Land at Tan House	247488
SO24/028	Sunny Bank Meadow	250479
SO24/029	Land at the Nursery, Rhydspence	252477
SO24/030	Land at Woodside, Brilley	256479
SO24/031	Brilley Churchyard	260492
SO24/032	Meadow adjacent to Brilley Chapel	268488
SO24/033	Meadow adjacent to Woodbine Villa	274487
SO24/034	Land adjacent to old track to Pentre Coed Farm Woodeaves	285493
SO24/035	Winforton Wood	291480
SO24/036	Meadow adjacent to Winforton Wood, Lady Arbour Farm	295482
SO25/001	Hell Wood	256531
SO25/002	Gladestry Brook	254544
SO25/003	Hergest Ridge	263562
SO25/004	Marsh near Burnt Hengoed	261524
SO25/005	Land near Great Penllan - (Old Marl Pit)	271521
SO25/006	Field at Fernhall	276512
SO25/007	Herrock Hill	281595
SO25/008	Park Wood	279561
SO25/010	Pond near Hergest Court	281554
SO25/011	Bradnor Hill and Holywell Wood	282582
SO25/012	Bushy Hazels and Cwmma Moors	285510
SO25/014	Fields at Pound Farm	288541

Site ID	Site Name	Grid Ref
SO25/015	Upper Welson Marsh	292515
SO25/016	Land near Birches Farm	295536
SO25/017	Tinkers Wood	296588
SO25/018	Huntington Churchyard & Environs	249533
SO25/019	Land near Lower Rabber	252546
SO25/020	Land at Bank Farm	256546
SO25/021	Land at Lodge Farm	259531
SO25/022	Land at Bank Farm	259545
SO25/023	Land at Bank Farm	263545
SO25/024	Land at Lodge Farm	263531
SO25/025	Land near Bank Farm	265544
SO25/026	Land near Park Stile Mill	267538
SO25/027	Land near Lower Way Farm	273549
SO25/028	Castle Twts	278554
SO25/029	Land at Beward	283551
SO25/030	Land at Chickward (1)	283532
SO25/031	Land at Chickward (3)	284535
SO25/032	Land at Millbank Wood (2)	286554
SO25/033	Land at Floodgates	286572
SO25/034	Land at Chickward (2)	286534
SO25/035	Land at Millbank Wood (1)	290558
SO25/036	Land at Rhue Ville	293570
SO25/037	Rushock Common	294585
SO26/001	Pond at Knill	287605
SO26/002	Knill Wood, Hazel Point and Nash Wood	301624
SO26/004	Land at Lower Harpton	278600
SO32/001	Meadow near Longtown Police Station	321293
SO32/002	Clodock Meadows	324270
SO32/003	Clodock Church	326275
SO32/004	Woodland near Lower Hunthouse Farm	332267
SO32/005	Maes-y-fedw Wood	341298
SO32/006	Walterstone Brook	351263
SO32/007	Hedgebank at Crossway	343258
SO32/008	Woodland near Llancillo Hall	356252
SO32/009	Pool east of Ruthland Farm	360283
SO32/010	Fedw Wood	366274
SO32/011	Dulas Churchyard	371294
SO32/012	Cwm Wood	374282
SO32/013	Pikes Wood and adjoining woods	382276
SO32/014	Ewyas Harold Common	385294
SO32/015	The Poplars Meadow	390283

Site ID	Site Name	Grid Ref
SO32/016	Disused railway line. Pontrilas to Ewyas Harold	395291
SO32/017	Callow Hill Wood	395280
SO33/001	Glibes Wood	300369
SO33/002	Olchon Farm Meadows	301309
SO33/003	Ashen Coppice, Holly and Court Woods	303344
SO33/004	Escley Brook	290378
SO33/005	Pasture near Rockyfold Farm	320337
SO33/006	Wern Ifor Wood	319351
SO33/007	Canon Tump Common	327345
SO33/008	Lower House Common	327354
SO33/009	Wayne Herbert Quarry	334321
SO33/010	Meadow near Upper Crossway	335341
SO33/011	Crow Wood and Meadow and adjoining woodland	338359
SO33/012	Woodland at The Folly	341331
SO33/013	Green's and Wallstone Woods, Whitewall Coppice	345372
SO33/014	Upper Court Meadow	343333
SO33/015	Meadow near Graig Farm	343337
SO33/016	St Margaret's Churchyard	353337
SO33/017	Chanstone Wood and adjoining woodland	349350
SO33/018	Dulas Brook	352316
SO33/019	Roadside verge near The Trout Inn	362301
SO33/020	Bacton Woods	366332
SO33/021	Russell's Coppice and adjoining grassland	369316
SO33/022	Vowchurch Common	372371
SO33/023	River Dore	368345
SO33/024	Eaton Hill Wood	373358
SO33/025	Ponds near Woodfield Farm	381398
SO33/026	Woodland near Abbey Dore	384317
SO33/027	Newbarns, Dunseal, Ravenshot Wds & Pontapina Break	383346
SO33/028	Timberline Wood and adjoining woodlands	384376
SO33/029	Dore Abbey	386304
SO33/030	Gilberts Hill Wood and Garrabach Coppice	397304
SO33/031	Brampton Hill Wood	400357
SO34/001	Merbach Hill, Benfield Park and Westonhill Wood	303449
SO34/002	Mill Wood and Greta Wood	305412
SO34/003	Golden Well	308423
SO34/004	Pond near Turners Boat	315456
SO34/005	Roadside bank opposite Llanafon Farm	326416
SO34/006	Court Wood	328447
SO34/007	Wern Wood	331436
SO34/008	Ox-bow Lake, Letton Court	333459

Site ID	Site Name	Grid Ref
SO34/009	"The Sterts", Waterloo, Near Letton	335478
SO34/010	Trap Coppice and Mill Leasowe Wood	338450
SO34/011	Depple Wood and Castle Coppice	336439
SO34/012	Moccas Park and adjoining woodland	352410
SO34/013	Land at Waterloo, Letton	338476
SO34/017	Mere Pool, Blakemere	361410
SO34/018	Field at Pig Street	364484
SO34/019	Land at Tumpey Ley, World's End, Staunton-on-Wye	368464
SO34/020	Parks Wood and woodland to the east	365494
SO34/022	Moorland Coppice	373500
SO34/023	Land at Rose bank, Preston-on-Wye	373416
SO34/024	Land at Calver Hill (Davies Meadows Reserve)	374485
SO34/025	The Flits	378410
SO34/027	Land at Waterloo, Letton	341477
SO34/028	Land at Dukeins Moor	350478
SO34/029	Land at Little London, Staunton-on-Wye	359460
SO34/030	Glebeland at World's End	367464
SO34/031	Land near Hacton, Preston-on-Wye	390419
SO35/001	Field at Lower Welson	300501
SO35/002	Quebb Meadow	301521
SO35/003	Queest Moor	305520
SO35/004	Disused railway, Kington to Leominster/Presteigne	346586
SO35/006	Holywell Dingle	313509
SO35/007	Rodds, Penrhos, Oxpasture and Greenwoods	312551
SO35/008	Piers Grove Wood and adjoining field	313570
SO35/009	Pool near Oldcastle	320517
SO35/010	Highmoor Wood	317526
SO35/011	Pools near Titley	325595
SO35/012	Pool near Upcott	326510
SO35/013	Lyonshall Park Wood	321572
SO35/014	The Batch	328521
SO35/015	Pool near Shawl Farm	332592
SO35/018	Highfield Wood	347503
SO35/019	Mowley and Grove Woods	350598
SO35/020	Field near Lower Broxwood	370544
SO35/021	Pool near Sarnesfield Court	373510
SO35/022	Pool near Dairy House	377514
SO35/023	Moseley Common	379581
SO35/024	Sherrington Wood (2)	380545
SO35/025	River Arrow	426587
SO35/026	Fields near Bearwood	385561

Site ID	Site Name	Grid Ref
SO35/028	Heath Wood (2)	388546
SO35/029	Tippet's Brook (part 2)	395560
SO35/030	Land at Lilwall Farm (2)	301546
SO35/031	Land at Lilwall Farm	302546
SO35/032	Land at Rodds Farm (2)	305552
SO35/033	Land at Rodds Farm	304555
SO35/034	Land at Sunset	304568
SO35/036	Land at Mill Farm	313572
SO35/037	Land at Rushock Farm	311585
SO35/038	Land at Bullocks Mill	318571
SO35/039	Lyonshall Churchyard	330562
SO35/040	Land near Hunton Bridge	332589
SO35/041	Land at Lyonshall	335557
SO35/042	Hopleys Green Common	341525
SO35/044	Land at Rose Cottage, Woonton	355522
SO35/045	Land at Moorcourt Farm	355552
SO35/046	Land adjacent to Moseley Common (1)	379582
SO35/047	Land at Barewood	384562
SO35/048	Land adjacent to Moseley Common	383580
SO36/001	Little Brampton Scar and adjoining woodland	310611
SO36/002	Frith Wood	318657
SO36/003	Hindwell Brook	296611
SO36/005	Bircher Wood	329614
SO36/006	Woodlands on Coles Hill	339659
SO36/007	Lime Brook	339675
SO36/008	Clay Vallets and adjoining sites	349680
SO36/009	Field near Lower Tan House	352604
SO36/010	Byton and Combe Moors	364634
SO36/012	Woodlands along River Lugg	365647
SO36/014	The Orles, Newton	374697
SO36/015	Fields, Woodland and verges near Limebrook	376670
SO36/016	Woodbatch Plantation	381679
SO36/018	Yeld Wood	394662
SO36/019	Wigmore Rolls	396697
SO36/020	Shobdon Pools	395624
SO36/021	Land near Little Brampton	300616
SO36/022	Land near Nash Court	305622
SO36/023	Land at Nash	314630
SO36/024	Land adjacent to Wychmoor Wood	316615
SO36/025	Land adjacent to Bradleys Cottage	319615
SO36/026	Land at Stapleton	320656

Site ID	Site Name	Grid Ref
SO36/027	Land at Stapleton Castle	323656
SO36/028	Land at Old Hall Farm (1)	335675
SO36/029	Land at Old Hall Farm (3)	336676
SO36/030	Land at Old Hall Farm (2)	336677
SO36/031	Land near Mill Cottage	340698
SO36/033	Land at Wordells Farm, Birtley	356695
SO36/035	Land at Deerfold (3)	371688
SO36/036	Land at Deerfold (2)	372674
SO36/037	Land at Limebrook, Lingen	374658
SO36/041	Land at Wheelbarrow Castle	385657
SO36/042	Land at Lower Woodbatch	386680
SO36/043	Land near Lower Woodbatch	388678
SO36/044	Land at Chapel Farm	392684
SO36/045	Land near Haven Farm	392668
SO36/046	Land at Dickendale	395678
SO36/047	Land at Lyepole Bridge	397655
SO36/048	Land at Combe Moor	360634
SO37/001	Brampton Bryan Park and Pedwardine Wood	356711
SO37/002	Coxall Knoll (2)	367735
SO37/003	The Marl Pit, Buckton	380737
SO37/004	Shelder Meadow	382721
SO37/005	Adley Moor Common	382746
SO37/006	Buckton Bog	392740
SO37/007	Land near Green Farm	347715
SO37/008	Land Adjacent to Coxall Knoll	372737
SO41/001	Skenchill Wood and adjoining woodlands	485179
SO41/002	Tump Wood	492162
SO42/001	Woodlands around Gwern-gounsell	411282
SO42/002	Kentchurch Churchyard	419256
SO42/003	Castlefield and Little Corras Wood	438235
SO42/004	Garway Hill Common	438249
SO42/005	Burnt House Wood	438262
SO42/006	Woodland near Pentwyn Common	442292
SO42/007	Merryvale Wood	445274
SO42/008	Cockshoot Wood	449220
SO42/009	Hondy Wood	450270
SO42/010	Saddlebow Hill Common	455277
SO42/011	Bowers Wood	461297
SO42/012	Garway Common	466225
SO42/013	Old Hall and Little Old Hall Woods	468256
SO42/014	Daren Wood	472202

Site ID	Site Name	Grid Ref
SO42/015	Darren Brook	471215
SO42/016	Pool at The Mynde	473297
SO42/017	Orcop Church	473262
SO42/018	Woodlands around Weavers Hill	473293
SO42/019	Nantywain Wood	484203
SO42/020	Cockshoot and Lady Woods	486246
SO42/021	Brinstone Wood	487228
SO42/022	Garren Brook	494227
SO43/001	Two Ponds at Castle Farm	409383
SO43/002	Bucknall's Wood	407392
SO43/003	Big Birches Wood	408309
SO43/004	Field near Bage Mill	414397
SO43/005	Whitfield	420326
SO43/006	Kingstone Common	429358
SO43/007	Arkstone Common	436352
SO43/008	Honeymoor Common	436383
SO43/009	Littlemarsh Common	438377
SO43/010	Cage Brook	423369
SO43/011	Eaton Bishop Church	443391
SO43/012	Cage Brook Valley and woodlands	455389
SO43/013	Field near Eaton Camp	450396
SO43/014	Pond at Allensmore Court	466353
SO43/015	Clehonger Village Pond	466380
SO43/016	Pond at Allensmore Court	467350
SO43/017	Breinton Wood	475393
SO43/018	Hayleaseow Wood, Newton Coppice and Spring Grove	482375
SO43/019	Belmont wood and Hunderton Rough	478387
SO43/020	Knockerhill Wood and adjoining woodland	490351
SO43/021	Hampton's Rough Wood and The Firs	490330
SO43/022	Helen's Wood	496317
SO44/001	Woods converging on Burton Hill	393476
SO44/002	Kenmoor Coppice	403454
SO44/003	Garnons Hill and Caroline Coppice	402443
SO44/004	Pool near Mansell Lacy	423457
SO44/005	Mansell Lacy Church	425455
SO44/006	Bishon Common	426436
SO44/007	Warlow Pool	432402
SO44/008	First Pond near Bunshill	432425
SO44/010	Pond near Longmoor cottage	434406
SO44/011	Merryhill Wood	436456
SO44/012	Field near Whitehouse Farm	438446

Site ID	Site Name	Grid Ref
SO44/013	Butthouse Knapp	439490
SO44/014	Pool near Magna Castra Farm	442423
SO44/015	Credenhill Park Wood and Sally Coppice	450447
SO44/016	Woodlands and golf course around Nupton Hill	434474
SO44/018	Pyon Hill	455495
SO44/019	Two pools at Stretton Sugwas Gravel Workings	455423
SO44/020	Pond near Stretton House	461429
SO44/021	Red Castle Marsh Wood	461481
SO44/022	Pond near Tillington Court	471458
SO44/023	Kings Acre Reserve	472407
SO44/024	Wellington Wood and adjoining woodland	484499
SO44/025	Pond at Huntingdon Court	485418
SO45/001	Weobley Church (2)	401518
SO45/002	Field near Weobley Marsh Common	416508
SO45/003	Weobley Marsh Common	415514
SO45/004	Pigmore Common, Lower Burton	420564
SO45/005	Pond near Sytches Farm	426573
SO45/006	Pool near Black Hall	436506
SO45/007	Stretford Brook	436545
SO45/008	Monkland Common	451578
SO45/009	Westhope Hill and surrounding woodland	455521
SO45/010	Pond near Bankfield house	483576
SO45/011	Titterstone Plantation, Woodfield and Limekiln Copse	483532
SO45/012	Woodland near Hope under Dinmore	475518
SO45/013	Land adjacent Newbridge Brook, Lower Newton	402531
SO45/014	Land at Stretford Bridge	441551
SO45/015	Land at Knapton Green	448528
SO45/016	Land at Upper Hill	472532
SO45/017	Land at Oxpasture Coppice	491517
SO45/018	Land adjacent to Plock Wood	496519
SO46/001	Woodhampton and Barnett Woods	400681
SO46/002	Marsh Covert	408606
SO46/004	Mere Hill Wood Track Sections	413657
SO46/005	Ballsgate Common	417664
SO46/006	Peckett's Yeld Wood	418647
SO46/007	Garden House Wood (2)	418660
SO46/009	Pyon Wood	423663
SO46/010	Three Ponds at Aymestry	426660
SO46/012	Field north of Harbour Farm	442613
SO46/013	Tars Wood	441630
SO46/015	Limekiln Coppice and Barn Coppice	443685

Site ID	Site Name	Grid Ref
SO46/016	Pinsley Brook	419609
SO46/017	Oaker Wood (1)	453681
SO46/018	Tylers Vallet	454642
SO46/019	Oaker Wood (2)	463633
SO46/021	Eyeton Common	474612
SO46/022	Fields east of Blackpole	498624
SO46/023	Green Hill Common	409692
SO46/024	Land at Limebrook	438697
SO46/025	Woodlands and Commons centred on Croft Ambrey	451666
SO46/026	Land at Leinthall Starkes	444699
SO46/028	Land at Patrick's Hill	473687
SO46/029	Land at Ryecroft	482695
SO46/030	Land near Sunnyside	486696
SO47/001	Toddington Lane Sections	410753
SO47/002	Churchill Quarry	410737
SO47/004	Rookery and Mocktree Hays	413762
SO47/005	Billings, Coles and Hangrove Woods	415750
SO47/006	Tatteridge Hill	422727
SO47/008	Stonepits and Jay Coppices	426775
SO47/009	Stubbs Coppice	436766
SO47/011	Downton Gorge (4)	442751
SO47/012	Burrington Meadow	445716
SO47/013	Field at Bowburnet	451720
SO47/014	Petchfield Copse and woodland to the north, east.	450700
SO47/015	Kingacre and Hall Woods, and Aston Copse	464714
SO47/018	Richards Castle Mound and Churchyard	483702
SO47/019	Land at Lawnwell Dingle	411759
SO47/020	Land at Kinton Farm	413747
SO47/021	Land near Wassell Barn	417754
SO47/022	Land at Downton Bridge	429726
SO47/023	Land at Burrington Bridge	432719
SO47/024	Land at Hollows Farm	433758
SO47/025	Land at New House (1)	441725
SO47/026	Land near Burrington Pool	444719
SO47/027	Land at New House (3)	444729
SO47/028	Land at New House (4)	445728
SO47/029	Land at Downton Castle	445746
SO47/030	Land at New House (5)	450733
SO47/031	Land at New House (6)	451729
SO47/032	Land at New House (7)	452728
SO47/033	Land at New House (8)	455727

Site ID	Site Name	Grid Ref
SO47/034	Land at New House (9)	455729
SO47/035	Land at Elton	461710
SO47/036	Land adjacent to pitch coppice	469728
SO47/037	Land adjoining Killhorse Lane (2)	468700
SO47/038	Land adjoining Killhorse Lane	470701
SO47/039	Land at New House (2)	443727
SO51/001	Woodland at Welsh Newton and Callow Hill	508163
SO51/002	The Doward and Huntsham Hill	546155
SO51/003	Coppet Hill and adjoining woodlands	571174
SO51/004	Pool Ellocks	572188
SO51/005	Marsh near Goodrich	573191
SO51/006	Park Wood	582175
SO51/007	Field near Forest Green	594199
SO51/008	Woodlands east of Kerne Bridge	582192
SO52/001	Two ponds at Brom-y-Close	509280
SO52/002	Four ponds near The Marsh	517272
SO52/003	The Moors	528255
SO52/004	Upper Heath and Lower Heath Woods	531236
SO52/005	Redbrook Meadow, Gwatkins Grove and Grandoo's Coppice	539286
SO52/006	Margin of Wriggle Brook near Tresseck	541299
SO52/007	Pengethley Grove	544261
SO52/008	Riggs Wood	550272
SO52/009	Wilson Farm ponds	553237
SO52/010	Castlemeadow Wood	559275
SO52/011	Fields near Wellsbrook Farm	568250
SO52/012	Goodrich Court Wilderness	571202
SO52/013	Pool near Ashe Ingen Court	578259
SO52/014	Pools near Strangford Viaduct	578289
SO52/015	Wells Brook	573248
SO52/016	Marsh near Bridstow	582252
SO52/017	Disused railway line, Ross to Kerne Bridge	586216
SO52/018	Marsh near Bridstow Church	584248
SO52/019	Northern end of Coughton Marsh	588216
SO52/020	Coughton Wood and Marsh	590210
SO52/021	Baytons Grove	596298
SO52/022	Wilton Bluff	596239
SO52/023	Marshland near Audit's Bridge	502260
SO53/001	Hopleys Wood	501345
SO53/002	Woodlands on Aconbury Hill	511330
SO53/003	Reeces Wood	505350
SO53/004	Roadside bank near Twyford	506345

Site ID	Site Name	Grid Ref
SO53/005	Williams Wood	508337
SO53/006	River Wye	270461
SO53/007	Athelstan's and Rough Hill Woods and The Crickets	520315
SO53/008	Pool at Rotherwas	537380
SO53/009	Rotherwas Park Wood	540374
SO53/010	Upper Bolstone Wood and The Belt	540333
SO53/011	Ballis Wood	542320
SO53/012	Brick Kiln Wood	544347
SO53/013	Trilloes Wood Court	547322
SO53/014	Lower Bolstone Wood	553332
SO53/015	Ponds at Holme Lacy	555347
SO53/016	Altbough Wood	554304
SO53/017	Kidley Hill Wood	565325
SO53/018	Fields north of Carey	562312
SO53/019	Ballingham railway tunnel	566314
SO53/020	Fawley railway tunnel	571301
SO53/021	Scutterdine Quarry	577368
SO53/022	Ballingham Wood	580325
SO53/023	Woodlands and grasslands above Fownhope	574358
SO53/024	Backbury Hill	580391
SO53/025	Woods along the Wye from Capler Camp	587316
SO53/026	Haugh Wood and adjoining woodland	587367
SO53/027	Pentaloe Brook	600370
SO53/028	Fields near Checkley Chapel	595385
SO53/029	Checkley Common	597385
SO53/030	Perton Roadside Section and Quarry	594397
SO53/031	Lea, Pagets and Buckenhill Woods	598343
SO53/032	Eign Hill Quarry	526398
SO54/001	Wellington Marsh	502472
SO54/002	Old canal at Burcot	523420
SO54/003	Lugg Meadows	527411
SO54/004	Field south of Sutton Rhea	536438
SO54/005	Sutton Hill Gravel Pit	541464
SO54/006	Venn's Wood	550491
SO54/007	Upper Maund Common	563491
SO54/008	Maund Common	561499
SO54/009	Woodland on Shucknall Hill	585433
SO55/001	Field near Bury of Hope	502526
SO55/002	Lower Mile's Rough	505533
SO55/003	Dinmore Hill and adjoining woodland	507513
SO55/004	River Lugg	537519

Site ID	Site Name	Grid Ref
SO55/005	Wig Wood, Lewis's Plantation and Kennel Gorse	516536
SO55/006	Fields near Stoke Prior	522570
SO55/007	Gravel pits at Bodenham	523511
SO55/008	Hill Hole Dingle (3)	525535
SO55/009	Marshland near Steen's Bridge	536569
SO55/010	Dorlas Coppice	543524
SO55/011	The Rough and The Oaks	549562
SO55/012	Pool at Puddlestoke	564595
SO55/013	Dudale's Wood and Old Coppice	562521
SO55/014	Woodland near Banstone Farm	575532
SO55/015	Woodland near Grendon Bishop	576560
SO55/016	Woodlands above Ullingswick	566509
SO55/017	Land at Eaton Hill	507591
SO55/018	Land adjacent to Church Hill coppice	510526
SO55/020	Land at Eaton	510584
SO55/021	Land near Stone Farm	514555
SO55/022	Land at Stoke Prior (2)	526567
SO55/023	Land at the Leasows	534578
SO56/001	Berrington Park	504632
SO56/002	Long Wood and Stokton Ride	515624
SO56/003	Brimfield Common	518669
SO56/004	The Brooches and adjoining woodland	523647
SO56/005	Woodland near Upton Mill. Upton & West Brooks	550669
SO56/006	Starch Field Covert	559628
SO56/008	Pulpits Fingers	559657
SO56/011	Cadmore Valley Meadows	573660
SO56/012	Cheaton, Swingley and Rolls Brooks	553611
SO56/013	Cadmore Brook	586642
SO56/016	Wood West of Bradley's Corner	589607
SO56/019	Land near Grove Farm	523617
SO56/020	Land at Blake's Bridge	534669
SO56/021	Land at The Grove	535679
SO56/022	Land near Lever Hill	544617
SO56/023	Land near Lower Bach	545614
SO56/024	Bach Camp	545600
SO56/025	Land near Southley	546616
SO56/026	Land near Bach Camp (2)	548604
SO56/027	Land at Woonton Court, Woonton	547618
SO56/028	Land at Temple Meadow	547687
SO56/029	Land at Temple Farm	549694
SO56/030	Land adjacent to Upton Brook	550665

Site ID	Site Name	Grid Ref
SO56/031	Land near the Lower House	552600
SO56/032	Land at Upper Whyle Farm	554606
SO56/033	Land near Lower Whyle	557613
SO56/034	Sunny Bank Dingle	571635
SO56/035	Land at Poet's Stone	574636
SO57/001	Woodlands adjoining Ledwyche Brook	544716
SO61/001	Field near Kiln Green	600196
SO61/002	Dam Wood and Copse, Coal Hill and 16 acre Wood	603192
SO61/003	Lea Bailey Enclosure	638202
SO62/001	Howle Hill and Marks Well	599205
SO62/002	Chase and Merrivale Woods	598223
SO62/003	Lindor & How Caple Woods & west of The Stocking	618296
SO62/004	Woodlands near Hope Mansell	618201
SO62/005	Eaton Park and Newhouse Wood	620282
SO62/006	Yatton Wood	629296
SO62/007	Fields near Gayton	633266
SO62/008	Coldborough Park	644293
SO62/009	The Fording Lake	648256
SO62/010	Lyders Wood	649263
SO62/011	Fields near Norton Farm	654211
SO62/012	Marsh near Pinfold Farm	656252
SO62/013	Linton Church	660253
SO62/014	Yeld Wood	658287
SO62/015	Howley Grove	664207
SO62/016	Marsh near Haygrove Farm	666238
SO62/017	Field south of Moor House	670286
SO62/018	Queenswood, Dymock	673274
SO62/019	Withymoor and Baldwin's Wood	675246
SO62/020	Lilly Hall orchards	675254
SO62/021	Linton Quarry	677257
SO62/022	Aston Ingham Meadows	688240
SO62/023	May Hill	693220
SO62/024	Reslaw and Newhouse Woods and adjoining woodlands	692238
SO62/025	Meadow near Coldwell Cottage	694233
SO63/001	Broadmoor Common	602363
SO63/002	Sharpnage Wood	602368
SO63/003	Sutton Hill Wood	604338
SO63/004	Wessington pasture	604354
SO63/005	Woodland along Seager Hill	613387
SO63/006	Birch and Rattle Hill Woods	617318
SO63/007	Tack Wood	614341

Site ID	Site Name	Grid Ref
SO63/008	Roadside verge near Bent orchards	615370
SO63/009	Roadside verge near Black House	618356
SO63/010	Woodlands along Canwood Knoll	618371
SO63/011	Lyndalls and Wittlebury Woods	622329
SO63/012	Woodlands on the western slope of Marcle Hill	622350
SO63/013	Fields at Woolhope Cockshoot	627372
SO63/014	Woodlands along Marcle Hill and Ridge Hill	627339
SO63/015	Putley Common and surrounding woodlands	640385
SO63/016	Rushall road cutting	640348
SO63/017	Lower Walton road cuttings	644334
SO63/018	Whitfield and Slade Coppices	652389
SO63/019	Roadside verge near The Trumpet	660396
SO63/020	Patches Coppice	662369
SO63/021	Field north-west of Bridges Farm	668323
SO63/022	Hall Wood and adjoining meadow	672331
SO63/023	Ast Wood	672382
SO63/024	Woodlands on Wall Hills	683383
SO64/001	Ash Coppice	601451
SO64/002	Old canal at Monkhide	609441
SO64/003	Cowarne Wood	610461
SO64/004	Gorse Wood	624462
SO64/006	Hopton Dingle	630497
SO64/007	Eastwood	640400
SO64/008	Hanging Covert	641490
SO64/009	Ashperton Park	642410
SO64/010	Blackway Coppice	643454
SO64/011	Pond at Canon Frome Court	644435
SO64/012	Ponds at Lower Moorend Farm	644468
SO64/013	Old canal at Ashperton	651419
SO64/014	Woodland near Millend Cottage	647439
SO64/015	Hansnett Wood	660424
SO64/016	Meephill Coppice and Childer Wood	660436
SO64/017	Highlea Wood	669432
SO64/018	Fisher's Coppice	668463
SO64/019	Woodlands above Birchend	670444
SO64/020	Swill Meadow	670489
SO64/021	Cheyney Court Wood	673474
SO64/022	Field near The Majors Arms	674480
SO64/023	Field near Ward Hill	675483
SO64/024	Foxhill and Fishpool Wood	679452
SO64/025	Fields near Evesbatch Coppice	677480

Site ID	Site Name	Grid Ref
SO64/026	Field near canal at Swinmore	684418
SO64/027	Field near Merrings Farm	682438
SO64/028	Meadows at Catley Farm	686444
SO64/029	Merrells Wood	691474
SO64/030	Beacon Hill	698452
SO65/001	Woodland near Batchley	602576
SO65/002	Jordan's Coppice	604500
SO65/003	Gravel Pit near Tuthill Farm	627512
SO65/004	Rowden Coppice	633572
SO65/005	Woodland east of Little Merrifield	638510
SO65/006	The Stockings Meadow and Hardwick Bank	636547
SO65/007	Edwyn Wood	640587
SO65/008	Brookhouse Wood	657519
SO65/009	The Down House side meadow	668544
SO65/010	River Frome	587411
SO65/011	Bromyard Downs and adjoining woodland	669555
SO65/012	Meadows at Tedstone Wafre	679592
SO65/013	The Punch Bowl	686583
SO65/014	Woodland adjoining Paradise Brook and tributaries	682568
SO65/015	Brockhampton Park and adjoining woodland	688553
SO65/016	Woodend Coppice	690530
SO65/017	Badley Wood and Common and adjoining grassland	696574
SO66/006	Perry and Kyrebatch Woods	623619
SO66/007	Meadows at Freeth Farm	624607
SO66/008	Kyre Brook and tributaries	644603
SO66/009	Woodlands north of Wall Hills	628604
SO66/012	Pie Corner	646612
SO66/018	River Teme	729572
SO66/019	Coldhunger Plantation	660601
SO66/020	Horse Pasture Plantation	666635
SO73/001	Pool at Donnington Hall	708331
SO73/002	Longworth Meadow	709398
SO73/003	Ledbury Cutting	707386
SO73/004	Frith Wood, Bradlow Knoll and Dog Hill	719395
SO73/005	Upper Hall grounds and lake	714378
SO73/006	Upper Hall Farm quarry and grassland	717382
SO73/007	Coneygree and Mayhill Woods	720371
SO73/008	Quarry near Dead Woman's Thorn	721376
SO73/009	Hospital Wood	722361
SO73/010	Clenchers Mill Wood and Little Woolpits	728354
SO73/011	Eastnor Hill Wood	727376

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Site ID	Site Name	Grid Ref
SO73/012	Eastnor Lake	736368
SO73/013	Stitch Wood and adjoining pasture	736385
SO73/014	Howlers Coppice	743356
SO73/015	Ridgeway Wood	744389
SO73/016	Eastnor Park, Birchen Wood & Castle Coppice	745377
SO73/017	Pendocks Grove and adjoining woodland	753358
SO73/018	The Malvern Hills and adjoining sites	761402
SO74/001	Ashen and Yewberry Coppices	699478
SO74/002	Riley Hill Wood, Blackhouse Rough & Broom Coppice	713489
SO74/003	Field at Barnett's Farm	717483
SO74/004	Slatch Wood	717438
SO74/005	Old Country Wood	721439
SO74/006	Pool on Hope End Estate	723412
SO74/007	Strangwood	729436
SO74/008	Disused gravel pits near Old Country House	732446
SO74/009	Pond near Lugg's Mill Farm	740425
SO74/010	Halesend, Little Halesend and adjoining woods	740495
SO74/011	Lumbridge Hill Wood and adjoining fields	737470
SO74/012	Field near Brookhouse Farm	741479
SO74/013	Little Byfields Meadow	744491
SO74/014	Bagburrow Wood	748451
SO74/015	Roadside verges above Chances Pitch on A449	754400
SO74/016	Mallins Wood and adjoining woodland	749493
SO74/017	Upper Vinesend Quarry	751476
SO74/018	Fields near Brockhill Farm	756439
SO74/019	Bank Wood and adjoining woodland	753470
SO74/020	Pool near Mathon Lodge	756449
SO74/022	New Inn Meadow	758493
SO74/023	Brockhill Coppice	759437
SO74/024	High and Rough Hill Woods	759477
SO74/025	Crumpton Hill	760488
SO74/026	Herrings Coppice and Hambleton Meadow	760408
SO74/027	Perrycroft	763415
SO74/028	Ballards Land	764424
SO74/029	Park Wood and adjoining woodland and grassland	769456
SO75/001	Woodland adjoining Sapey Brook	702591
SO75/002	Tinkers Castle Meadow	703523
SO75/003	Whitbourne Hall Lake	703565
SO75/004	Bringsty Common and Big Wood	703550
SO75/005	Bradleyfield Coppice	707560
SO75/007	Mill Coppice Complex	707518

Site ID	Site Name	Grid Ref
SO75/008	Camp Coppice	709508
SO75/009	Pond near Poswick Lodge	711570
SO75/010	Grove Dingle and Park Coppice	717540
SO75/011	Hungry Dean, Tedney Bank and Lady Wood	717587
SO75/012	Whitbourne Brook	716598
SO75/015	Rookhill & Scar Cop's, Tedney Ashbed & adj. meadow	724580
SO75/016	Whitbourne Court Moat and Spring Coppice	722577
SO75/017	Sapey Brook	700585
SO75/029	Leigh Brook	772528

Appendix 8j- Local Geological Sites

Name	Grid Ref
Eaton Camp River Terrace	455392
Kenchester Kettle Moraine	436425
Garren Valley	533201
Garway Hill Common Thurfurs	436249
Coldstone Common Peat Deposit	430370
Redbank Cliff	554360
The Windles Quarry	580183
Yarkhill 1	598435
Breinton Gorge	459393
Huntsham Hill South	562164
Madawg Rock Shelter	547152
Park Wood Tufa B	590178
Park Wood Tufa B	585178
Huntsham Hill Landslips	564166
Beech Cottage Quarry	545165
Weir Cliff	445416
Holme Lacy Railway Cutting	551358
Credenhill Park Wood Adit & Quarry	446448
Huntsham Hill South	562164
Great Doward Iron Mine	556155
Lord's Wood Trackside	549150
Bridge Sollers, Bridge Sollers	421416
Yatton Court, Aymestrey	430659
Woolhope Quarry, Woolhope	612358
Gullet Quarries	761381
Overross Cliff, Ross-on-Wye	599251
Clutters Cave, Eastnor	762393
Ryelands Croft	492582
Huntsham Bridge, Goodrich	566176
Barton Farm, Kington	301572
Wild Goose Farm, Cradley	742484
Warners Farm Pit, Mathon	739452
Ward Hill, Bishop's Frome	677484
The Biblins, Whitchurch	551144
Priors Frome Laneside, Mordiford	575388
Sutton Walls, Sutton	525464
Gullet Pass, Eastnor	760379

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Name	Grid Ref
Highfield, Cradley	721476
Coneygree Wood Site 1, Ledbury	715377
Huntsham Hill Road Cutting, Goodrich	559166
Backney Bridge	582269
Sunny Hill Section, Richards Castle	496724
Sunny Hill Section, Richards Castle	497724
Ledbury Tunnel Quarry, Ledbury	713385
Wilton Bluff, Ross-on-Wye	595239
Howle Hill Quarries, Walford	601201
Deer Park Road Section, Richards Castle	486711
Deer Park Road Section, Richards Castle	485712
Tidbatch 2, Tedstone Delamere	703597
Eaton Hill	517578
Stretford, Monkland and Stretford	438561
Bodenham Farm Site 3, Much Marcle	650318
Dormington Wood Quarry, Stoke Edith	599390
The Leasows, Leominster Town	531578
Franklands Gate, Sutton	540465
Bartestree Quarry (Lowes Hill), Bartestree and Lugwardine	566404
Byton Meanders, Combe and Byton	357636
Starpit Farm, Much Cowarne	624483
Merbach Stream	306451
Stiffords Bridge Longley Green, Cradley/Suckley	738479
Bodenham Tufa Falls, Bodenham	517513
Mortimers Cross, Lucton	429635
Knapp Lane Quarry, Ledbury	712384
Bearswood Common	735497
Cowleigh Bridge A, Cradley	759479
Dudales Hope Valley, Bodenham	566516
Whitmans Hill Coppice, Cradley	746479
Turner's Boat	321455
Linton Quarry, Linton	677257
Brockhill Quarry, Colwall	756439
Risbury Bridge, Stoke Prior	535541
Shobdon Drumlins, Shobdon	384623
Quarry near Fowlet Farm, Eastnor	755362
Bodenham Farm Site 1, Much Marcle	651320
Cholstrey	471593
Cowleigh Bridge B, Cradley	761480
Locksters Pool, Clifford	270463

Name	Grid Ref
Whitmans Hill Quarry, Cradley	748483
Ballingham Railway Section, Bolstone	566317
Motorway(Linton Wood) Quarry, Linton	672265
Murchison Exposure, News Wood, Eastnor	760392
Blackwardine, Stoke Prior	527564
Scutterdine Quarry, Mordiford	577368
Bodenham Farm Site 2, Much Marcle	651319
Dormington Slip, Dormington	592399
Kingsfield, Marden	520503
Linton Tile Works, Linton	667538
Trippleton Lane, Leintwrudine	411737
Old Sufton, Mordiford	575383
The Vauld, Marden	537495
Mortimers Cross Quarry, Shobdon	419634
Aymestrey Main Quarry, Aymestrey Main Quarry	422654
Goggin Road Section, Elton	475717
Upper Lyde Pit, Pipe and Lyde	492447
Goodrich Castle, Goodrich	577199
Haysebrook Cottages, Colwall	739400
Gardiners Quarry, Colwall	766420
Sned Wood, Aymestrey	407657
Kinsham Gorge, Kinsham	367649
Lordswood Quarry, Whitchurch	547154
Limestone Pavement Little Doward, Ganarew	541158
Stansbatch, Staunton on Arrow	343606
Station Road Industrial Estate, Bromyard	655549
Swardon Quarry, Mordiford	577385
Deans Place Quarry, Yatton	636315
Little Doward Hillside 1, Ganarew	533159
Marlbrook, Newton	505545
Marlbrook, Newton	505546
The Rainbow/ Hell Wood Channel, Huntington	260532
Little Doward Hillside 2, Ganarew	539157
Hoopers Oak Quarry, Woolhope	631353
M50 Section 2, Linton	654257
Brobury Scar, Brobury and Monnington	353443
M50 Section 1 and D, Upton Bishop/Brampton Abbotts	624257
M50 Section 1 and D, Upton Bishop/Brampton Abbotts	624257
Flintsham Kettle	319587
Lyne Down Quarry, Much Marcle	648307

Name	Grid Ref
Bredwardine (Old Court), Bredwardine	331447
Purlieu Brockhill Coppice, Colwall	759440
E.Green's Quarry, Linton	676259
The Brays, Mathon	732445
Glewstone Boat, Marstow	566221
Little Doward Hillside 3, Ganarew	539158
Middle Hollybush Quarry, Eastnor	759370
Woolhope Cockshoot 2, Woolhope	631377
M50 Section A, Linton	663259
Swardon Quarry below house, Mordiford	578385
Halesend Quarry, Cradley	737486
Hoarwithy Lane	549278
Hergest Court	276555
Sleaves Oak Quarry, Much Marcle	630346
Shucknall Hill, Westhide	591430
Stoke Prior School, Stoke Prior	527567
Gullet Top Quarry, Eastnor	761382
White Fox, Coppett Hill	572176
Brockhill Stream Section, Colwall	758440
Slashers Quarry, Eastnor	759371
Glewstone Road Cutting, Marstow	566222
Fishpool Valley	452664
Rudge End Quarry	588353
Loxter Ashbed Quarry	717409
King Arthur's Cave & Quarry	546156

Appendix 8k- Areas of Ancient and Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1504477	Abbeys	320662	Ancient Replanted Woodland
1503675	Ackley Coppice	729488	Ancient & Semi-Natural Woodland
1504272	Addmarsh Coppice	418570	Ancient & Semi-Natural Woodland
1504096	Alder Bed	708545	Ancient & Semi-Natural Woodland
1504015	Alders Piece	510665	Ancient & Semi-Natural Woodland
1503637	All Hill Plantation	476627	Ancient & Semi-Natural Woodland
1504070	All Meadow Dingle	698598	Ancient & Semi-Natural Woodland
1503871	Allotment	387649	Ancient & Semi-Natural Woodland
1105747	ARBOUR COPPICE	301480	Ancient Replanted Woodland
1504295	Ark Wood, Dewsall Coppice	487337	Ancient & Semi-Natural Woodland
1106158	ARMASTONE WOOD	566304	Ancient & Semi-Natural Woodland
1106158	ARMASTONE WOOD	560303	Ancient Replanted Woodland
1504110	Ash Bank	700585	Ancient & Semi-Natural Woodland
1503634	Ash Bed	432600	Ancient & Semi-Natural Woodland
1503650	Ash Bed	621535	Ancient & Semi-Natural Woodland
1503654	Ash Bed	646516	Ancient & Semi-Natural Woodland
1503655	Ash Bed	660517	Ancient & Semi-Natural Woodland
1503667	Ash Bed	681492	Ancient & Semi-Natural Woodland
1503695	Ash Bed	683470	Ancient Replanted Woodland
1503696	Ash Bed	692465	Ancient Replanted Woodland
1503697	Ash Bed	687473	Ancient & Semi-Natural Woodland
1503698	Ash Bed	671471	Ancient & Semi-Natural Woodland
1503806	Ash Bed	343580	Ancient Replanted Woodland
1503879	Ash Bed	463588	Ancient & Semi-Natural Woodland
1503917	Ash Bed	656474	Ancient & Semi-Natural Woodland
1503987	Ash Bed	672495	Ancient & Semi-Natural Woodland
1503988	Ash Bed	688474	Ancient & Semi-Natural Woodland
1503993	Ash bed	640524	Ancient Replanted Woodland
1504006	Ash Bed	584607	Ancient & Semi-Natural Woodland
1504007	Ash Bed	585605	Ancient & Semi-Natural Woodland
1504012	Ash Bed	587644	Ancient & Semi-Natural Woodland
1504016	Ash Bed	527663	Ancient & Semi-Natural Woodland
1504018	Ash Bed	537670	Ancient & Semi-Natural Woodland
1504023	Ash Bed	558635	Ancient & Semi-Natural Woodland
1504028	Ash Bed	585591	Ancient Replanted Woodland
1504030	Ash Bed	564578	Ancient & Semi-Natural Woodland
1504066	Ash Bed	658587	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1504067	Ash Bed	670597	Ancient & Semi-Natural Woodland
1504068	Ash Bed	669592	Ancient & Semi-Natural Woodland
1504086	Ash Bed	637555	Ancient & Semi-Natural Woodland
1504097	Ash Bed	613538	Ancient & Semi-Natural Woodland
1504101	Ash Bed	691570	Ancient & Semi-Natural Woodland
1504104	Ash Bed	683578	Ancient & Semi-Natural Woodland
1504111	Ash Bed	610607	Ancient & Semi-Natural Woodland
1504123	Ash Bed	669590	Ancient Replanted Woodland
1504143	Ash Bed	688652	Ancient & Semi-Natural Woodland
1504145	Ash Bed	592575	Ancient & Semi-Natural Woodland
1504148	Ash Bed	669594	Ancient & Semi-Natural Woodland
1504156	Ash Bed	602554	Ancient & Semi-Natural Woodland
1504157	Ash Bed	595557	Ancient & Semi-Natural Woodland
1504277	Ash Bed	471510	Ancient & Semi-Natural Woodland
1504329	Ash Bed	559403	Ancient & Semi-Natural Woodland
1504331	Ash Bed	590463	Ancient & Semi-Natural Woodland
1504363	Ash Bed	573636	Ancient & Semi-Natural Woodland
1504022	Ash Bed & Plantation	576641	Ancient & Semi-Natural Woodland
1503707	Ash Bed Coppice	742451	Ancient & Semi-Natural Woodland
1106414	ASH COPPICE	602452	Ancient & Semi-Natural Woodland
1503645	Ash Coppice	674533	Ancient & Semi-Natural Woodland
1503652	Ash Coppice	608514	Ancient & Semi-Natural Woodland
1503664	Ash Coppice	633486	Ancient & Semi-Natural Woodland
1503692	Ash Coppice	714469	Ancient & Semi-Natural Woodland
1503743	Ash Coppice	719337	Ancient Replanted Woodland
1503746	Ash Coppice	706331	Ancient & Semi-Natural Woodland
1504289	Ash Coppice	422437	Ancient Replanted Woodland
1504291	Ash Coppice	416409	Ancient Replanted Woodland
1503843	Ash Furlong Coppice	339531	Ancient & Semi-Natural Woodland
1504037	Ash Meadow	305541	Ancient & Semi-Natural Woodland
1504426	Ash Plot	557587	Ancient Replanted Woodland
1503621	Ashbed	486687	Ancient & Semi-Natural Woodland
1503766	Ashbed	714477	Ancient & Semi-Natural Woodland
1503788	Ashbed	550447	Ancient & Semi-Natural Woodland
1503848	Ashbed	383615	Ancient & Semi-Natural Woodland
1504127	Ashbed	620605	Ancient & Semi-Natural Woodland
1504129	Ashbed	656604	Ancient & Semi-Natural Woodland
1504132	Ashbed	659622	Ancient & Semi-Natural Woodland
1504135	Ashbed	666624	Ancient & Semi-Natural Woodland
1504136	Ashbed	672622	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1504270	Ashbed	469679	Ancient & Semi-Natural Woodland
1504418	Ashbed	653616	Ancient & Semi-Natural Woodland
1504149	Ashbed Wood	658576	Ancient & Semi-Natural Woodland
1106442	ASHEN COPPICE	698478	Ancient Replanted Woodland
1106442	ASHEN COPPICE	702479	Ancient & Semi-Natural Woodland
1122605	ASHEN COPPICE	281511	Ancient & Semi-Natural Woodland
1504235	Ashen Coppice	384459	Ancient Replanted Woodland
1504398	Ashen Coppice, Bank in old hop yard	362375	Ancient & Semi-Natural Woodland
1106602	ASHEN FIELDS COPPICE	748380	Ancient & Semi-Natural Woodland
1106421	ASHPERTON PARK	645412	Ancient Replanted Woodland
1106421	ASHPERTON PARK	645407	Ancient Replanted Woodland
1106421	ASHPERTON PARK	638411	Ancient Replanted Woodland
1106421	ASHPERTON PARK	644410	Ancient & Semi-Natural Woodland
1106403	AST WOOD	674382	Ancient Replanted Woodland
1106403	AST WOOD	673380	Ancient Replanted Woodland
1106403	AST WOOD	672382	Ancient & Semi-Natural Woodland
1503742	Ayl Coppice	645367	Ancient & Semi-Natural Woodland
1504404	Bach Coppice	709509	Ancient & Semi-Natural Woodland
1504283	Bache Wood	419473	Ancient Replanted Woodland
1504384	Back Barrow Coppice	748449	Ancient & Semi-Natural Woodland
1105792	BAD PATCH WOOD	339503	Ancient Replanted Woodland
1106477	BADLEY WOOD	695577	Ancient & Semi-Natural Woodland
1105960	BADNAGE WOOD	460468	Ancient Replanted Woodland
1105960	BADNAGE WOOD	460472	Ancient Replanted Woodland
1105960	BADNAGE WOOD	468474	Ancient & Semi-Natural Woodland
1105960	BADNAGE WOOD	463477	Ancient & Semi-Natural Woodland
1105960	BADNAGE WOOD	451469	Ancient & Semi-Natural Woodland
1106648	BAGBARROW WOOD	748452	Ancient & Semi-Natural Woodland
1106151	BALLIS WOOD	541320	Ancient & Semi-Natural Woodland
1503732	Bank Coppice	722396	Ancient & Semi-Natural Woodland
1106650	BANK FARM WOOD	749459	Ancient & Semi-Natural Woodland
1504026	Barlands (part)	543625	Ancient & Semi-Natural Woodland
1503813	Barn Wood	277540	Ancient Replanted Woodland
1105995	BARNETT WOOD	390694	Ancient & Semi-Natural Woodland
1105995	BARNETT WOOD	399687	Ancient & Semi-Natural Woodland
1105995	BARNETT WOOD	398674	Ancient Replanted Woodland
1105995	BARNETT WOOD	400682	Ancient Replanted Woodland
1105995	BARNETT WOOD	394698	Ancient Replanted Woodland
1504343	Barnetts Coppice, Lower March Wood, Upper March Wood	691232	Ancient Replanted Woodland
1504029	Barnup Coppice	576577	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1504479	Barrats Hill Wood, Garrets Leasow, Davies Wood, Cannats Wood, Timberlin*	384375	Ancient Replanted Woodland
1504107	Batch Coppice	716574	Ancient & Semi-Natural Woodland
1504074	Batches Coppice	696589	Ancient Replanted Woodland
1106224	BATHURST COPPICE	508663	Ancient & Semi-Natural Woodland
1106409	BAYMANS WOOD	684390	Ancient & Semi-Natural Woodland
1106409	BAYMANS WOOD	685389	Ancient & Semi-Natural Woodland
1105957	BAYNHAMS HILL WOOD	438483	Ancient Replanted Woodland
1105957	BAYNHAMS HILL WOOD	440483	Ancient Replanted Woodland
1105957	BAYNHAMS HILL WOOD	445482	Ancient Replanted Woodland
1105957	BAYNHAMS HILL WOOD	440484	Ancient & Semi-Natural Woodland
1503895	Bayntons Grove	596298	Ancient Replanted Woodland
1106441	BEACON HILL	698457	Ancient & Semi-Natural Woodland
1106441	BEACON HILL	697459	Ancient Replanted Woodland
1106441	BEACON HILL	698454	Ancient Replanted Woodland
1106441	BEACON HILL	696448	Ancient & Semi-Natural Woodland
1105954	BEACON HILL WOOD	432483	Ancient & Semi-Natural Woodland
1106389	BEANS BUTTS WOOD	624359	Ancient & Semi-Natural Woodland
1105749	BEARCROFT COPPICE	303490	Ancient & Semi-Natural Woodland
1105749	BEARCROFT COPPICE	303489	Ancient Replanted Woodland
1106640	BEARS WOOD COPPICE	736495	Ancient & Semi-Natural Woodland
1504116	Bedlam Upper Ashbed	729592	Ancient Replanted Woodland
1106296	BEECH TREE WOOD	610191	Ancient Replanted Woodland
1105874	BENARTH DINGLE	426287	Ancient & Semi-Natural Woodland
1504336	Benbows Hopyard	620517	Ancient & Semi-Natural Woodland
1105753	BENFIELD PARK	308451	Ancient & Semi-Natural Woodland
1105753	BENFIELD PARK	312453	Ancient & Semi-Natural Woodland
1105753	BENFIELD PARK	309451	Ancient Replanted Woodland
1105753	BENFIELD PARK	319448	Ancient Replanted Woodland
1106631	BERRINGTON WOOD	721416	Ancient Replanted Woodland
1106468	BEVAN WOOD	686579	Ancient & Semi-Natural Woodland
1105922	BIG BIRCHES WOOD	407308	Ancient & Semi-Natural Woodland
1105922	BIG BIRCHES WOOD	409310	Ancient Replanted Woodland
1106692	BIG WOOD	714547	Ancient & Semi-Natural Woodland
1106692	BIG WOOD	709547	Ancient & Semi-Natural Woodland
1105925	BIG WOOD	419324	Ancient & Semi-Natural Woodland
1105925	BIG WOOD	427318	Ancient & Semi-Natural Woodland
1105925	BIG WOOD	419320	Ancient & Semi-Natural Woodland
1105925	BIG WOOD	425316	Ancient & Semi-Natural Woodland
1105925	BIG WOOD	414330	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1105925	BIG WOOD	420324	Ancient Replanted Woodland
1106692	BIG WOOD	711551	Ancient Replanted Woodland
1504169	Big Wood	386280	Ancient & Semi-Natural Woodland
1105793	BIRCH COPPICE	339597	Ancient Replanted Woodland
1503801	Birch Grove	547362	Ancient & Semi-Natural Woodland
1504310	Birch wood	481197	Ancient & Semi-Natural Woodland
1106594	BIRCHAMS WOOD	728368	Ancient Replanted Woodland
1106594	BIRCHAMS WOOD	726364	Ancient & Semi-Natural Woodland
1105827	BIRCHEN COPPICE	346662	Ancient & Semi-Natural Woodland
1105827	BIRCHEN COPPICE	346661	Ancient Replanted Woodland
1105827	BIRCHEN COPPICE	354661	Ancient Replanted Woodland
1105827	BIRCHEN COPPICE	354668	Ancient Replanted Woodland
1504373	Birchen Coppice	656519	Ancient Replanted Woodland
1504353	Birchen Wood	285386	Ancient & Semi-Natural Woodland
1106018	BIRCHER COPPICE	461670	Ancient Replanted Woodland
1106018	BIRCHER COPPICE	465674	Ancient Replanted Woodland
1504226	Birchers Wood	338448	Ancient Replanted Woodland
1105785	BIRCHES COPPICE	318535	Ancient & Semi-Natural Woodland
1503991	Birches Coppice	706506	Ancient & Semi-Natural Woodland
1106237	BIRCHY COPPICE	575604	Ancient Replanted Woodland
1504114	Birchy Leasow Ashbed	649620	Ancient & Semi-Natural Woodland
1504080	Birchy Leasow Coppice, Birchy Coppice, Flood Gate Hill Coppice	712563	Ancient Replanted Woodland
1105726	BIRCHYPARK WOOD	363376	Ancient Replanted Woodland
1105726	BIRCHYPARK WOOD	366379	Ancient Replanted Woodland
1105726	BIRCHYPARK WOOD	366377	Ancient & Semi-Natural Woodland
1105726	BIRCHYPARK WOOD	363375	Ancient & Semi-Natural Woodland
1503640	Birds Coppice	436669	Ancient & Semi-Natural Woodland
1503631	Birtley Coppice	420646	Ancient Replanted Woodland
1105832	BIRTLEY KNOLL WOOD	361690	Ancient & Semi-Natural Woodland
1504220	Bit of Wetmoor Wood	348446	Ancient Replanted Woodland
1504450	Black and Near Hill or Black Mere Wood	408653	Ancient Replanted Woodland
1503927	Black Bush Wood	364340	Ancient & Semi-Natural Woodland
1504371	Black Mere Wood	411649	Ancient Replanted Woodland
1503922	Blackhorse Wood	346320	Ancient & Semi-Natural Woodland
1106422	BLACKWAY COPPICE	643454	Ancient & Semi-Natural Woodland
1106250	BLEATHWOOD COPPICE	561703	Ancient Replanted Woodland
1106250	BLEATHWOOD COPPICE	560702	Ancient & Semi-Natural Woodland
1106461	BLEWS DITCH WOOD	679566	Ancient Replanted Woodland
1106461	BLEWS DITCH WOOD	676563	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1106461	BLEWS DITCH WOOD	679564	Ancient & Semi-Natural Woodland
1504444	Bosley Field Coppice	359621	Ancient Replanted Woodland
1503680	Boughs Dingle	757489	Ancient & Semi-Natural Woodland
1105904	BOWERS WOOD	461297	Ancient & Semi-Natural Woodland
1105870	BOWLSTON COURT WOOD	419270	Ancient Replanted Woodland
1105870	BOWLSTON COURT WOOD	420270	Ancient & Semi-Natural Woodland
1105870	BOWLSTON COURT WOOD	416270	Ancient & Semi-Natural Woodland
1504411	Bradley Grove, Riddings Coppice, Far Grove	686579	Ancient & Semi-Natural Woodland
1504227	Bradley Wood	342449	Ancient & Semi-Natural Woodland
1106685	BRADLEYFIELD COPPICE	706560	Ancient Replanted Woodland
1106685	BRADLEYFIELD COPPICE	709562	Ancient & Semi-Natural Woodland
1106685	BRADLEYFIELD COPPICE	707561	Ancient & Semi-Natural Woodland
1106685	BRADLEYFIELD COPPICE	705559	Ancient & Semi-Natural Woodland
1122603	BRADNOR WOOD	276579	Ancient Replanted Woodland
1504443	Bradnor Wood	279575	Ancient Replanted Woodland
1504330	Brainton Wood	531407	Ancient & Semi-Natural Woodland
1503723	Brake	765416	Ancient & Semi-Natural Woodland
1503985	Brake	323257	Ancient & Semi-Natural Woodland
1504191	Brake & Withy Bed	266434	Ancient & Semi-Natural Woodland
1503958	Brake, Coppice	325367	Ancient & Semi-Natural Woodland
1105919	BRAMPTON HILL WOOD 2	398357	Ancient Replanted Woodland
1105919	BRAMPTON HILL WOOD 2	401358	Ancient Replanted Woodland
1105919	BRAMPTON HILL WOOD 2	398356	Ancient & Semi-Natural Woodland
1503777	Brand Oak Coppice	722341	Ancient & Semi-Natural Woodland
1504163	Breaks Coppice	549531	Ancient & Semi-Natural Woodland
1106443	BREDONBURY WOOD	600565	Ancient & Semi-Natural Woodland
1105761	BREDWARDINE WOOD	338449	Ancient & Semi-Natural Woodland
1106153	BRICK KILN WOOD	545348	Ancient & Semi-Natural Woodland
1106153	BRICK KILN WOOD	542344	Ancient & Semi-Natural Woodland
1106153	BRICK KILN WOOD	544346	Ancient Replanted Woodland
1503828	Brickkiln Wood	298517	Ancient & Semi-Natural Woodland
1504251	Brickley Coppice	349534	Ancient & Semi-Natural Woodland
1503751	Bridge Coppice	626408	Ancient & Semi-Natural Woodland
1504151	Brierly Coppice	598562	Ancient & Semi-Natural Woodland
1503761	Briery Coppice	718428	Ancient & Semi-Natural Woodland
1105917	BRINSTONE WOOD	487228	Ancient & Semi-Natural Woodland
1105816	BROADLEYS WOOD	324617	Ancient & Semi-Natural Woodland
1105978	BROADMARSH COPPICE	435573	Ancient Replanted Woodland
1504293	Brockacre Wood	481324	Ancient Replanted Woodland
1504347	Brockbury Wood	746415	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1503755	Brockhill Coppice	759440	Ancient & Semi-Natural Woodland
1106661	BROCKHILL COPSE	758438	Ancient & Semi-Natural Woodland
1504237	Brokenbrink Coppice	376463	Ancient & Semi-Natural Woodland
1106424	BROMTREES COPPICE	644481	Ancient Replanted Woodland
1504053	Brook Coppice	491239	Ancient Replanted Woodland
1106245	BROOK WOOD	587641	Ancient & Semi-Natural Woodland
1106453	BROOKHOUSE WOOD	658519	Ancient Replanted Woodland
1105873	BROOKS FARM WOOD	422282	Ancient Replanted Woodland
1504011	Broom Ash Bed (southern part)	561624	Ancient & Semi-Natural Woodland
1504370	Broom Hills Wood	453682	Ancient & Semi-Natural Woodland
1106586	BROOMS GREEN COPPICE	713330	Ancient & Semi-Natural Woodland
1503623	Broomy Hill Coppice	436680	Ancient & Semi-Natural Woodland
1503724	Broomy Hill Coppice	727405	Ancient Replanted Woodland
1503616	Broomy Hills Rough	437682	Ancient & Semi-Natural Woodland
1106042	BRUSH WOOD	472712	Ancient Replanted Woodland
1504349	Brushey Baxhill, Roughet Wood, Quabbs	765426	Ancient & Semi-Natural Woodland
1504092	Brutons Coppice	691543	Ancient Replanted Woodland
1106080	BUCKHOLT WOOD	504168	Ancient & Semi-Natural Woodland
1106080	BUCKHOLT WOOD	499162	Ancient & Semi-Natural Woodland
1106080	BUCKHOLT WOOD	501166	Ancient Replanted Woodland
1503619	Bucknell Coppice	453634	Ancient & Semi-Natural Woodland
1105921	BUCKNELLS WOOD	407391	Ancient & Semi-Natural Woodland
1105921	BUCKNELLS WOOD	407392	Ancient Replanted Woodland
1105932	BULLOCKS WOOD	446335	Ancient & Semi-Natural Woodland
1105932	BULLOCKS WOOD	446335	Ancient Replanted Woodland
1105774	BURFOLD ORLS	382482	Ancient Replanted Woodland
1106176	BURLING COPPICE	521494	Ancient Replanted Woodland
1105885	BURNT HOUSE WOOD	439262	Ancient & Semi-Natural Woodland
1106038	BURREL WOOD	458706	Ancient & Semi-Natural Woodland
1106038	BURREL WOOD	457707	Ancient Replanted Woodland
1106033	BURRINGTON HAYS	442732	Ancient Replanted Woodland
1504376	Bury's Gate & Dawfield	735492	Ancient & Semi-Natural Woodland
1106392	BUSLAND AND JONESS WOODS	625351	Ancient Replanted Woodland
1106392	BUSLAND AND JONESS WOODS	622347	Ancient & Semi-Natural Woodland
1106392	BUSLAND AND JONESS WOODS	623351	Ancient & Semi-Natural Woodland
1105769	BUSLIP WOOD	359498	Ancient & Semi-Natural Woodland
1105818	BUTCHER WOOD	325613	Ancient & Semi-Natural Woodland
1105818	BUTCHER WOOD	331614	Ancient & Semi-Natural Woodland
1105818	BUTCHER WOOD	328614	Ancient Replanted Woodland
1105956	BUTTHOUSE KNAPP	439490	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1105790	BUTTINGTON WOOD	336522	Ancient & Semi-Natural Woodland
1105831	BUTTS WOOD	355597	Ancient & Semi-Natural Woodland
1504002	Cae Coppa	358269	Ancient & Semi-Natural Woodland
1504172	Cae Dewin	355311	Ancient & Semi-Natural Woodland
1503966	Cae Geof Wood	319345	Ancient Replanted Woodland
1503998	Cae Gwynne Wood	338240	Ancient & Semi-Natural Woodland
1504190	Cae-graig	260435	Ancient Replanted Woodland
1105714	CAE-GWYN WOOD	350337	Ancient & Semi-Natural Woodland
1105695	CAE-NEWYDD WOOD	384276	Ancient Replanted Woodland
1105695	CAE-NEWYDD WOOD	381276	Ancient & Semi-Natural Woodland
1503964	Caepellin	304348	Ancient Replanted Woodland
1503642	Calders Coppice	471673	Ancient & Semi-Natural Woodland
1105698	CALLOW HILL WOOD	395280	Ancient & Semi-Natural Woodland
1105698	CALLOW HILL WOOD	395281	Ancient Replanted Woodland
1105947	CALLOW PLANTATION	492345	Ancient & Semi-Natural Woodland
1105772	CALVER HILL WOOD	370493	Ancient Replanted Woodland
1105772	CALVER HILL WOOD	373493	Ancient Replanted Woodland
1105772	CALVER HILL WOOD	364492	Ancient Replanted Woodland
1105772	CALVER HILL WOOD	365494	Ancient Replanted Woodland
1105772	CALVER HILL WOOD	364495	Ancient & Semi-Natural Woodland
1105772	CALVER HILL WOOD	364493	Ancient & Semi-Natural Woodland
1105772	CALVER HILL WOOD	370493	Ancient & Semi-Natural Woodland
1106431	CAMP COPPICE	670455	Ancient & Semi-Natural Woodland
1106687	CAMP COPPICE	709508	Ancient & Semi-Natural Woodland
1503990	Camp Coppice	708508	Ancient & Semi-Natural Woodland
1503799	Camp wood	522364	Ancient & Semi-Natural Woodland
1105693	CAMPS WOOD	381272	Ancient & Semi-Natural Woodland
1106624	CANON HEATH WOOD	711409	Ancient Replanted Woodland
1106170	CAREY AND CAPLER WOODS	588327	Ancient Replanted Woodland
1106170	CAREY AND CAPLER WOODS	590326	Ancient Replanted Woodland
1106170	CAREY AND CAPLER WOODS	589321	Ancient Replanted Woodland
1106170	CAREY AND CAPLER WOODS	592330	Ancient Replanted Woodland
1106170	CAREY AND CAPLER WOODS	588327	Ancient & Semi-Natural Woodland
1106170	CAREY AND CAPLER WOODS	587317	Ancient & Semi-Natural Woodland
1106170	CAREY AND CAPLER WOODS	579309	Ancient Replanted Woodland
1504307	Carne-y-Christ	418258	Ancient & Semi-Natural Woodland
1503854	Carpenters Wood	374557	Ancient & Semi-Natural Woodland
1503876	Castle Ground Coppice	514652	Ancient Replanted Woodland
1503896	Castle Meadow Wood	561276	Ancient Replanted Woodland
1504449	Castle Rough	407694	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1105884	CASTLEFIELD WOOD	439236	Ancient Replanted Woodland
1105884	CASTLEFIELD WOOD	438235	Ancient & Semi-Natural Woodland
1122581	CASTLETON HILL WOOD	271458	Ancient & Semi-Natural Woodland
1122581	CASTLETON HILL WOOD	273459	Ancient & Semi-Natural Woodland
1504257	Cave Wood	312592	Ancient Replanted Woodland
1504312	Ceapanters	489167	Ancient & Semi-Natural Woodland
1105706	CEFN-CIST WOOD	313359	Ancient Replanted Woodland
1105975	CHADNOR HILL WOOD	429514	Ancient Replanted Woodland
1105975	CHADNOR HILL WOOD	428513	Ancient & Semi-Natural Woodland
1105998	CHAFF WOOD	411634	Ancient & Semi-Natural Woodland
1105998	CHAFF WOOD	410635	Ancient & Semi-Natural Woodland
1105998	CHAFF WOOD	403639	Ancient & Semi-Natural Woodland
1105998	CHAFF WOOD	418634	Ancient & Semi-Natural Woodland
1105998	CHAFF WOOD	382646	Ancient Replanted Woodland
1105998	CHAFF WOOD	393643	Ancient Replanted Woodland
1105717	CHANSTONE WOOD	345353	Ancient Replanted Woodland
1105717	CHANSTONE WOOD	346348	Ancient Replanted Woodland
1105717	CHANSTONE WOOD	349353	Ancient Replanted Woodland
1105717	CHANSTONE WOOD	345351	Ancient & Semi-Natural Woodland
1105717	CHANSTONE WOOD	356353	Ancient & Semi-Natural Woodland
1105717	CHANSTONE WOOD	341354	Ancient Replanted Woodland
1105881	CHARITY ORLS WOOD	433260	Ancient & Semi-Natural Woodland
1105881	CHARITY ORLS WOOD	435257	Ancient Replanted Woodland
1106337	CHASE WOOD	601219	Ancient Replanted Woodland
1106337	CHASE WOOD	605219	Ancient & Semi-Natural Woodland
1106337	CHASE WOOD	605214	Ancient & Semi-Natural Woodland
1106337	CHASE WOOD	604224	Ancient & Semi-Natural Woodland
1504339	Chechley	610380	Ancient Replanted Woodland
1503908	Checkley Wood	625243	Ancient & Semi-Natural Woodland
1106433	CHEYNEY COURT WOOD	673475	Ancient & Semi-Natural Woodland
1504041	Church Coppy	251532	Ancient Replanted Woodland
1106000	CHURCH WOOD	411641	Ancient & Semi-Natural Woodland
1106000	CHURCH WOOD	412643	Ancient Replanted Woodland
1106000	CHURCH WOOD	411654	Ancient Replanted Woodland
1504133	Churchill Ashbed	665627	Ancient & Semi-Natural Woodland
1504046	Churchways, Churchway	262524	Ancient & Semi-Natural Woodland
1504319	Cicels Wood	533176	Ancient & Semi-Natural Woodland
1503647	Clater Coppice	673522	Ancient & Semi-Natural Woodland
1105826	CLAY VALLETS WOOD	353678	Ancient & Semi-Natural Woodland
1106593	CLENCHERS MILL WOOD	730355	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1106593	CLENCHERS MILL WOOD	728349	Ancient Replanted Woodland
1106593	CLENCHERS MILL WOOD	729359	Ancient & Semi-Natural Woodland
1106593	CLENCHERS MILL WOOD	727352	Ancient & Semi-Natural Woodland
1106593	CLENCHERS MILL WOOD	729355	Ancient Replanted Woodland
1503676	Clift Coppice	730486	Ancient & Semi-Natural Woodland
1503824	Coal Pit Coppice	273537	Ancient Replanted Woodland
1504155	Cocketts Coppice	616557	Ancient & Semi-Natural Woodland
1503662	Cockhill Ashbed	665505	Ancient Replanted Woodland
1504301	Cockshoot Rough	487315	Ancient & Semi-Natural Woodland
1105902	COCKSHOOT WOOD	459277	Ancient & Semi-Natural Woodland
1105893	COCKSHOOT WOOD	448221	Ancient & Semi-Natural Woodland
1105916	COCKSHOOT WOOD	485246	Ancient & Semi-Natural Woodland
1105916	COCKSHOOT WOOD	487246	Ancient Replanted Woodland
1504472	Cockshoot Wood, Part pf Calborough	639293	Ancient Replanted Woodland
1105758	COCKSHUT COPPICE	328495	Ancient & Semi-Natural Woodland
1504167	Coed Batch	377274	Ancient & Semi-Natural Woodland
1503968	Coed Llwyn Coppice	351326	Ancient & Semi-Natural Woodland
1504057	Coedlank Wood	473220	Ancient & Semi-Natural Woodland
1106347	COLDBOROUGH PARK	647292	Ancient & Semi-Natural Woodland
1106347	COLDBOROUGH PARK	648292	Ancient Replanted Woodland
1106347	COLDBOROUGH PARK	643295	Ancient Replanted Woodland
1106347	COLDBOROUGH PARK	648295	Ancient Replanted Woodland
1106347	COLDBOROUGH PARK	645290	Ancient Replanted Woodland
1106104	COLDWELL WOOD	573166	Ancient Replanted Woodland
1106104	COLDWELL WOOD	570161	Ancient & Semi-Natural Woodland
1503912	Coleridge Wood	678219	Ancient & Semi-Natural Woodland
1105822	COLES HILL WOOD	342653	Ancient & Semi-Natural Woodland
1106024	COLESWOOD	417748	Ancient & Semi-Natural Woodland
1106107	COLLINS GROVE	571158	Ancient & Semi-Natural Woodland
1503721	Colwall Mill Grove	738429	Ancient & Semi-Natural Woodland
1105824	COMBEANDBRANDHILL WOODS	346626	Ancient Replanted Woodland
1106208	COMBS HILL WOOD	573503	Ancient & Semi-Natural Woodland
1503870	Common Wood	385649	Ancient & Semi-Natural Woodland
1504474	Coneygare Wood	606231	Ancient & Semi-Natural Woodland
1106590	CONEYGREEANDMAYHILL WOODS	715377	Ancient & Semi-Natural Woodland
1106590	CONEYGREEANDMAYHILL WOODS	723370	Ancient & Semi-Natural Woodland
1106590	CONEYGREEANDMAYHILL WOODS	722373	Ancient Replanted Woodland
1106590	CONEYGREEANDMAYHILL WOODS	718371	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1504381	Cooks Wood	641407	Ancient & Semi-Natural Woodland
1503775	Coombe Coppice	638380	Ancient & Semi-Natural Woodland
1503615	Coppice	478667	Ancient & Semi-Natural Woodland
1503618	Coppice	460639	Ancient & Semi-Natural Woodland
1503657	coppice	672511	Ancient & Semi-Natural Woodland
1503658	Coppice	696511	Ancient & Semi-Natural Woodland
1503689	Coppice	716465	Ancient & Semi-Natural Woodland
1503691	Coppice	711471	Ancient & Semi-Natural Woodland
1503712	Coppice	714441	Ancient & Semi-Natural Woodland
1503719	Coppice	671424	Ancient & Semi-Natural Woodland
1503727	Coppice	717407	Ancient & Semi-Natural Woodland
1503733	Coppice	716381	Ancient Replanted Woodland
1503735	Coppice	746365	Ancient & Semi-Natural Woodland
1503737	Coppice	741353	Ancient & Semi-Natural Woodland
1503739	Coppice	731360	Ancient & Semi-Natural Woodland
1503740	Coppice	685371	Ancient & Semi-Natural Woodland
1503753	Coppice	678406	Ancient & Semi-Natural Woodland
1503754	Coppice	665413	Ancient & Semi-Natural Woodland
1503763	Coppice	662424	Ancient Replanted Woodland
1503774	Coppice	638396	Ancient & Semi-Natural Woodland
1503778	Coppice	605373	Ancient & Semi-Natural Woodland
1503784	Coppice	616332	Ancient & Semi-Natural Woodland
1503802	Coppice	295581	Ancient & Semi-Natural Woodland
1503833	Coppice	328490	Ancient Replanted Woodland
1503834	Coppice	326489	Ancient & Semi-Natural Woodland
1503835	Coppice	333486	Ancient & Semi-Natural Woodland
1503836	Coppice	326491	Ancient & Semi-Natural Woodland
1503841	Coppice	336566	Ancient Replanted Woodland
1503860	Coppice	407594	Ancient & Semi-Natural Woodland
1503861	Coppice	412589	Ancient & Semi-Natural Woodland
1503862	Coppice	411586	Ancient & Semi-Natural Woodland
1503883	Coppice	525583	Ancient & Semi-Natural Woodland
1504009	Coppice	561612	Ancient Replanted Woodland
1504017	Coppice	548678	Ancient & Semi-Natural Woodland
1504064	Coppice	636597	Ancient & Semi-Natural Woodland
1504118	Coppice	675600	Ancient Replanted Woodland
1504146	Coppice	608576	Ancient & Semi-Natural Woodland
1504147	Coppice	659584	Ancient & Semi-Natural Woodland
1504213	Coppice	376409	Ancient & Semi-Natural Woodland
1504247	coppice	357514	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1504266	Coppice	338704	Ancient Replanted Woodland
1504276	Coppice	467527	Ancient & Semi-Natural Woodland
1504279	coppice	448503	Ancient & Semi-Natural Woodland
1504290	Coppice	469434	Ancient & Semi-Natural Woodland
1504324	Coppice	567207	Ancient & Semi-Natural Woodland
1504380	Coppice	754392	Ancient & Semi-Natural Woodland
1504382	Coppice	712411	Ancient & Semi-Natural Woodland
1504390	Coppice	690512	Ancient & Semi-Natural Woodland
1504415	Coppice	704593	Ancient Replanted Woodland
1504475	Coppice	718379	Ancient & Semi-Natural Woodland
1503906	Coppice by Woods Barn	655264	Ancient & Semi-Natural Woodland
1503921	Coppice Pasture	342323	Ancient & Semi-Natural Woodland
1503720	Coppice, Ash Bed	681437	Ancient & Semi-Natural Woodland
1504186	Coppy	240411	Ancient & Semi-Natural Woodland
1504248	Coppys	386508	Ancient Replanted Woodland
1504249	Coppys	389507	Ancient & Semi-Natural Woodland
1504189	Copse	295415	Ancient & Semi-Natural Woodland
1504224	Copse	362445	Ancient & Semi-Natural Woodland
1504448	Copse	428767	Ancient Replanted Woodland
1105877	COPSE WOOD	429249	Ancient Replanted Woodland
1106350	CORNAGE WOOD	652208	Ancient & Semi-Natural Woodland
1106350	CORNAGE WOOD	636200	Ancient Replanted Woodland
1106350	CORNAGE WOOD	632205	Ancient & Semi-Natural Woodland
1106350	CORNAGE WOOD	632198	Ancient & Semi-Natural Woodland
1106350	CORNAGE WOOD	657206	Ancient & Semi-Natural Woodland
1106350	CORNAGE WOOD	651199	Ancient Replanted Woodland
1106350	CORNAGE WOOD	642194	Ancient & Semi-Natural Woodland
1504010	Cornford Brake	560620	Ancient & Semi-Natural Woodland
1122579	COT WOOD	270422	Ancient & Semi-Natural Woodland
1503850	Cotmore	346563	Ancient Replanted Woodland
1106471	COURT COPPICE	689512	Ancient & Semi-Natural Woodland
1106459	COURT COVERT	671585	Ancient Replanted Woodland
1503794	Court Lawn bank	467396	Ancient Replanted Woodland
1504062	Cow Leasow Ash Bed	614587	Ancient & Semi-Natural Woodland
1105854	COXALL KNOLL	369735	Ancient & Semi-Natural Woodland
1105854	COXALL KNOLL	370733	Ancient & Semi-Natural Woodland
1105854	COXALL KNOLL	366739	Ancient & Semi-Natural Woodland
1105854	COXALL KNOLL	366735	Ancient Replanted Woodland
1504438	Coycae	261415	Ancient Replanted Woodland
1105958	CREDENHILL PARK WOOD	447451	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1105958	CREDENHILL PARK WOOD	449445	Ancient Replanted Woodland
1105763	CRICK DEE WOOD	343410	Ancient & Semi-Natural Woodland
1504454	Crizeley Grove	444324	Ancient Replanted Woodland
1504357	Croft Gate Coppice	520569	Ancient & Semi-Natural Woodland
1504195	Croft Wood	264447	Ancient Replanted Woodland
1503878	Crooklow	526627	Ancient & Semi-Natural Woodland
1503873	Cross Bank Rough	386653	Ancient & Semi-Natural Woodland
1503874	Cross Bank Rough	383655	Ancient & Semi-Natural Woodland
1503875	Cross Bank Rough	385654	Ancient & Semi-Natural Woodland
1504054	Crossiego Wood	482241	Ancient Replanted Woodland
1105796	CRUMP OAK WOOD	349537	Ancient Replanted Woodland
1106664	CRUMPTON HILL WOOD	760488	Ancient & Semi-Natural Woodland
1503960	Curtain Wood, Crows Wood	338360	Ancient & Semi-Natural Woodland
1122567	CWM BACH WOOD	250435	Ancient Replanted Woodland
1105728	CWM SAYCE WOOD	368338	Ancient & Semi-Natural Woodland
1504441	Cwm Thomas Wood	256491	Ancient & Semi-Natural Woodland
1106516	CWM WOOD	661602	Ancient Replanted Woodland
1106516	CWM WOOD	661604	Ancient & Semi-Natural Woodland
1105865	CWM Y COTTERELL WOOD	409281	Ancient Replanted Woodland
1105865	CWM Y COTTERELL WOOD	412284	Ancient Replanted Woodland
1105865	CWM Y COTTERELL WOOD	411282	Ancient & Semi-Natural Woodland
1503638	Dale Coppice	446672	Ancient & Semi-Natural Woodland
1106290	DAM WOOD	602192	Ancient Replanted Woodland
1106290	DAM WOOD	603191	Ancient & Semi-Natural Woodland
1122592	DANIELS PLACE WOOD	269365	Ancient & Semi-Natural Woodland
1105910	DAREN WOOD	471202	Ancient & Semi-Natural Woodland
1105951	DARKHILL WOOD	404473	Ancient Replanted Woodland
1105951	DARKHILL WOOD	403476	Ancient Replanted Woodland
1105951	DARKHILL WOOD	402475	Ancient Replanted Woodland
1105951	DARKHILL WOOD	400477	Ancient Replanted Woodland
1105951	DARKHILL WOOD	401480	Ancient Replanted Woodland
1105951	DARKHILL WOOD	407470	Ancient Replanted Woodland
1105951	DARKHILL WOOD	393480	Ancient Replanted Woodland
1105951	DARKHILL WOOD	393485	Ancient & Semi-Natural Woodland
1105951	DARKHILL WOOD	409467	Ancient Replanted Woodland
1105951	DARKHILL WOOD	402475	Ancient & Semi-Natural Woodland
1503872	Darley Wood, The Bank	376651	Ancient & Semi-Natural Woodland
1105928	DAWN WOOD	438305	Ancient Replanted Woodland
1105928	DAWN WOOD	439305	Ancient & Semi-Natural Woodland
1106249	DEADNAL COPPIICE	540705	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1503748	Deadwater Coppice	730463	Ancient & Semi-Natural Woodland
1504377	Deans Coppice, Ash Bed	740487	Ancient & Semi-Natural Woodland
1106340	DEEP DEAN	614207	Ancient & Semi-Natural Woodland
1504389	Deep Leasow and Oaken Coppice	753494	Ancient & Semi-Natural Woodland
1106654	DEEP LEAW WOOD	755497	Ancient & Semi-Natural Woodland
1106654	DEEP LEAW WOOD	753502	Ancient & Semi-Natural Woodland
1504464	Deep Slade Wood	563165	Ancient & Semi-Natural Woodland
1504221	Deep Well	348436	Ancient Replanted Woodland
1121014	DEEP WOOD	456738	Ancient Replanted Woodland
1503941	Dick Piece Wood	293316	Ancient & Semi-Natural Woodland
1504098	Dingle	680537	Ancient & Semi-Natural Woodland
1504158	Dingle Ash Bed, Big Ash Bed	642596	Ancient & Semi-Natural Woodland
1504138	Dingle coppice	706639	Ancient & Semi-Natural Woodland
1106186	DINMORE HILL WOOD	497501	Ancient Replanted Woodland
1106186	DINMORE HILL WOOD	508520	Ancient Replanted Woodland
1106186	DINMORE HILL WOOD	499509	Ancient Replanted Woodland
1106186	DINMORE HILL WOOD	498512	Ancient Replanted Woodland
1106186	DINMORE HILL WOOD	505512	Ancient Replanted Woodland
1106186	DINMORE HILL WOOD	506513	Ancient & Semi-Natural Woodland
1106476	DIPLEY WOOD	693539	Ancient Replanted Woodland
1106476	DIPLEY WOOD	693538	Ancient Replanted Woodland
1105888	DIPPERSMOOR WOOD	444296	Ancient & Semi-Natural Woodland
1503679	Doddenham Grove, Poors Coppice	755487	Ancient & Semi-Natural Woodland
1503703	Doe Fields Coppice,	751460	Ancient & Semi-Natural Woodland
1106585	DOG HILL WOOD	712383	Ancient & Semi-Natural Woodland
1504467	Dollymoors Grove	525649	Ancient & Semi-Natural Woodland
1504422	Doodings Meadows	708556	Ancient Replanted Woodland
1106190	DORLAS COPPICE	543524	Ancient & Semi-Natural Woodland
1106373	DORMINGTON WOOD	604391	Ancient Replanted Woodland
1106373	DORMINGTON WOOD	603396	Ancient & Semi-Natural Woodland
1106373	DORMINGTON WOOD	610387	Ancient & Semi-Natural Woodland
1106373	DORMINGTON WOOD	600389	Ancient & Semi-Natural Woodland
1503838	Downlas Coppice	289495	Ancient & Semi-Natural Woodland
1105823	DOWNSMOOR WOOD	349649	Ancient & Semi-Natural Woodland
1106032	DOWNTON GORGE 2	433735	Ancient & Semi-Natural Woodland
1106032	DOWNTON GORGE 2	443743	Ancient & Semi-Natural Woodland
1106032	DOWNTON GORGE 2	448743	Ancient & Semi-Natural Woodland
1106032	DOWNTON GORGE 2	441740	Ancient Replanted Woodland
1106032	DOWNTON GORGE 2	439739	Ancient Replanted Woodland
1106032	DOWNTON GORGE 2	436734	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1122584	DRAIN WOOD/NANT Y BAR DINGLE	285410	Ancient & Semi-Natural Woodland
1105994	DRAYCOTT WOOD	494539	Ancient & Semi-Natural Woodland
1106203	DUDALES WOOD	567522	Ancient & Semi-Natural Woodland
1106203	DUDALES WOOD	568522	Ancient Replanted Woodland
1105688	DULAS COURT WOOD 1	365300	Ancient Replanted Woodland
1105691	DULAS COURT WOOD 2	373299	Ancient & Semi-Natural Woodland
1105691	DULAS COURT WOOD 2	371298	Ancient Replanted Woodland
1106246	DUNHAMPTON WOOD	590607	Ancient & Semi-Natural Woodland
1106419	EASTWOOD	639401	Ancient Replanted Woodland
1504469	Eastwood	640399	Ancient Replanted Woodland
1105729	EATON HILL WOOD	373358	Ancient & Semi-Natural Woodland
1106344	EATON PARK	620284	Ancient Replanted Woodland
1106344	EATON PARK	619282	Ancient & Semi-Natural Woodland
1503639	Edge Coppice	447676	Ancient Replanted Woodland
1504420	Edwin Wood	641587	Ancient & Semi-Natural Woodland
1106102	ELLIOTS WOOD	561161	Ancient & Semi-Natural Woodland
1106102	ELLIOTS WOOD	564163	Ancient Replanted Woodland
1106102	ELLIOTS WOOD	563162	Ancient Replanted Woodland
1106102	ELLIOTS WOOD	561164	Ancient Replanted Woodland
1504302	Ellis Grove Wood	496317	Ancient & Semi-Natural Woodland
1504462	Ellishone Wood, Morgans Grove	524165	Ancient Replanted Woodland
1105787	ELSDON WOOD	321537	Ancient & Semi-Natural Woodland
1106124	ELVASTON WOOD	534285	Ancient & Semi-Natural Woodland
1106124	ELVASTON WOOD	535289	Ancient & Semi-Natural Woodland
1106212	ELY POLES WOOD	575508	Ancient Replanted Woodland
1106212	ELY POLES WOOD	579510	Ancient Replanted Woodland
1504393	Ennox Orles	573429	Ancient Replanted Woodland
1106672	EVENDINE COURT WOOD	765409	Ancient & Semi-Natural Woodland
1106666	EVENDINE WOOD	762419	Ancient & Semi-Natural Woodland
1503669	Evesbatch Coppice	680482	Ancient & Semi-Natural Woodland
1106452	FAR ASH COPPICE	648529	Ancient & Semi-Natural Woodland
1504391	Far Ashbed	651530	Ancient & Semi-Natural Woodland
1504025	Far Field Leys	539636	Ancient & Semi-Natural Woodland
1504069	Far Grove	692598	Ancient & Semi-Natural Woodland
1504412	Far Grove	687576	Ancient & Semi-Natural Woodland
1503869	Far Rombatch Wood	377665	Ancient Replanted Woodland
1503797	Far Wood	498363	Ancient & Semi-Natural Woodland
1504032	Far Wood	521587	Ancient & Semi-Natural Woodland
1504049	Far Wood	242518	Ancient & Semi-Natural Woodland
1105872	FARM WOOD	419285	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1105872	FARM WOOD	417283	Ancient & Semi-Natural Woodland
1105872	FARM WOOD	420287	Ancient Replanted Woodland
1504250	Fenhampton Wood	385499	Ancient Replanted Woodland
1106162	FERN HOPE WOOD	579388	Ancient & Semi-Natural Woodland
1122606	FERNHALL WOOD	280514	Ancient Replanted Woodland
1106302	FERNY BANK,MAYERS GROVE	599183	Ancient & Semi-Natural Woodland
1106302	FERNY BANK,MAYERS GROVE	609187	Ancient & Semi-Natural Woodland
1106302	FERNY BANK,MAYERS GROVE	610188	Ancient & Semi-Natural Woodland
1106302	FERNY BANK,MAYERS GROVE	609188	Ancient Replanted Woodland
1106302	FERNY BANK,MAYERS GROVE	611185	Ancient Replanted Woodland
1106302	FERNY BANK,MAYERS GROVE	592189	Ancient & Semi-Natural Woodland
1106302	FERNY BANK,MAYERS GROVE	596189	Ancient Replanted Woodland
1106302	FERNY BANK,MAYERS GROVE	597185	Ancient & Semi-Natural Woodland
1106302	FERNY BANK,MAYERS GROVE	593192	Ancient & Semi-Natural Woodland
1105754	FINESTREET WOOD	320439	Ancient & Semi-Natural Woodland
1504305	Fish Pool Wood	429262	Ancient Replanted Woodland
1503821	Fishpool Coppice	321543	Ancient & Semi-Natural Woodland
1106013	FISHPOOL VALLEY	452668	Ancient Replanted Woodland
1106013	FISHPOOL VALLEY	451660	Ancient & Semi-Natural Woodland
1106437	FISHPOOL WOOD	678452	Ancient Replanted Woodland
1504124	Flat Meadow Coppice, Pear Tree Ash Bed	696583	Ancient Replanted Woodland
1105939	FLAT WOOD	478301	Ancient & Semi-Natural Woodland
1503897	Flax Rudge Wood	552276	Ancient Replanted Woodland
1105869	FOLLY OAKS WOOD	419265	Ancient & Semi-Natural Woodland
1504358	Fords Coppice	515556	Ancient & Semi-Natural Woodland
1122599	FOREST WOOD	255543	Ancient & Semi-Natural Woodland
1122599	FOREST WOOD	260543	Ancient Replanted Woodland
1504351	Forest Wood (part)	251542	Ancient & Semi-Natural Woodland
1504406	Forest Wood (part)	255544	Ancient Replanted Woodland
1504436	Fosters Wood	249401	Ancient & Semi-Natural Woodland
1106160	FOWNHOPE PARK AND WEST WOOD	572357	Ancient & Semi-Natural Woodland
1106160	FOWNHOPE PARK AND WEST WOOD	583350	Ancient & Semi-Natural Woodland
1106160	FOWNHOPE PARK AND WEST WOOD	579355	Ancient & Semi-Natural Woodland
1106160	FOWNHOPE PARK AND WEST WOOD	572362	Ancient Replanted Woodland
1106160	FOWNHOPE PARK AND WEST WOOD	575352	Ancient & Semi-Natural Woodland
1106145	FOX WOOD	531322	Ancient & Semi-Natural Woodland
1503687	Foxhall Coppice	706470	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1106445	FOXHALL WOOD	610546	Ancient & Semi-Natural Woodland
1503725	France Grove	726404	Ancient & Semi-Natural Woodland
1105986	FRIARS GROVE	483516	Ancient & Semi-Natural Woodland
1106589	FRITH WOOD	715389	Ancient & Semi-Natural Woodland
1106589	FRITH WOOD	712387	Ancient & Semi-Natural Woodland
1106589	FRITH WOOD	723402	Ancient & Semi-Natural Woodland
1106589	FRITH WOOD	718389	Ancient & Semi-Natural Woodland
1105813	FRITH WOOD	318656	Ancient & Semi-Natural Woodland
1106589	FRITH WOOD	718389	Ancient Replanted Woodland
1106589	FRITH WOOD	718396	Ancient Replanted Woodland
1503894	Gandoos Coppice	540285	Ancient Replanted Woodland
1106002	GARDEN HOUSE WOOD	419660	Ancient & Semi-Natural Woodland
1503911	Gardeners Wood	687225	Ancient & Semi-Natural Woodland
1122576	GARNOLD WOOD	269436	Ancient & Semi-Natural Woodland
1105950	GARNSTONE WOOD	411491	Ancient Replanted Woodland
1503901	Gatcombe Coppice	656285	Ancient & Semi-Natural Woodland
1106465	GATE HOUSE WOOD	685592	Ancient & Semi-Natural Woodland
1106010	GATLEY LONG COPPICE	441691	Ancient Replanted Woodland
1504294	Gatley Wood	488328	Ancient Replanted Woodland
1503643	Georges Coppice	476670	Ancient & Semi-Natural Woodland
1105707	GIGFRAN WOOD	319352	Ancient & Semi-Natural Woodland
1504317	Gilbert Coppice	532179	Ancient & Semi-Natural Woodland
1105744	GILBERTS HILL WOOD	397305	Ancient Replanted Woodland
1503899	Gillow Wood	529256	Ancient & Semi-Natural Woodland
1504432	Githouse Wood	365330	Ancient & Semi-Natural Woodland
1503744	Glebe Coppice	718336	Ancient Replanted Woodland
1503916	Glebe Coppice	675378	Ancient Replanted Woodland
1105699	GLIBES WOOD	300369	Ancient & Semi-Natural Woodland
1504483	Globe & Little Wood	330677	Ancient Replanted Woodland
1504342	Goats Grove & Park, Two Park Wood, Cockshute	663265	Ancient Replanted Woodland
1105828	GODEN'S WOOD	356618	Ancient Replanted Woodland
1106020	GOGGIN COPSE AND GREEN WOOD	476699	Ancient & Semi-Natural Woodland
1106020	GOGGIN COPSE AND GREEN WOOD	475697	Ancient Replanted Woodland
1504367	Gogging Coppice	476695	Ancient & Semi-Natural Woodland
1106088	GOLDSMITHS WOOD	524156	Ancient Replanted Woodland
1504233	Goodes Coppice	386462	Ancient Replanted Woodland
1105855	GRAIGLLYWELYN WOOD	474188	Ancient Replanted Woodland
1105855	GRAIGLLYWELYN WOOD	475189	Ancient Replanted Woodland
1105855	GRAIGLLYWELYN WOOD	475186	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1106232	GRAVELCROFT COPPICE	558676	Ancient & Semi-Natural Woodland
1504405	Great Coppice Wood	366276	Ancient & Semi-Natural Woodland
1504375	Great Coppice, Little Coppice	745492	Ancient & Semi-Natural Woodland
1105867	GREAT CORRAS WOOD	413247	Ancient & Semi-Natural Woodland
1106596	GREAT HAYCLOSE COPPICE	736351	Ancient Replanted Woodland
1106596	GREAT HAYCLOSE COPPICE	735351	Ancient & Semi-Natural Woodland
1504440	Great Hill	269458	Ancient Replanted Woodland
1105959	GREAT WOOD	450478	Ancient & Semi-Natural Woodland
1504435	Great Wood	360252	Ancient & Semi-Natural Woodland
1106393	GREEN HILL COPPICE	628365	Ancient & Semi-Natural Woodland
1503790	Green Lane Wood	472407	Ancient & Semi-Natural Woodland
1105712	GREENS WOOD	344372	Ancient & Semi-Natural Woodland
1504459	Greig Llewellen Wood	476186	Ancient & Semi-Natural Woodland
1105844	GRINDELL WOOD	377647	Ancient Replanted Woodland
1504061	Grit Coppice	610581	Ancient & Semi-Natural Woodland
1106632	GRITTLESEND WOOD	721494	Ancient & Semi-Natural Woodland
1503859	Grove	359528	Ancient & Semi-Natural Woodland
1503944	Grove	326360	Ancient & Semi-Natural Woodland
1504225	Grove	348443	Ancient & Semi-Natural Woodland
1504230	grove	327444	Ancient Replanted Woodland
1504240	grove	346487	Ancient & Semi-Natural Woodland
1504273	Grove	409551	Ancient & Semi-Natural Woodland
1503617	Grove adjoining Porridge Way	432659	Ancient & Semi-Natural Woodland
1503734	Grove Coppice	747372	Ancient & Semi-Natural Woodland
1122562	GROVE WOOD	242447	Ancient Replanted Woodland
1504253	Grove, Orles Coppice	326554	Ancient & Semi-Natural Woodland
1106412	GROVESEND WOOD	690389	Ancient & Semi-Natural Woodland
1503768	Growland Coppice	649494	Ancient Replanted Woodland
1106125	GWATKINS GROVE	541289	Ancient Replanted Woodland
1504427	Gwern Gilvach Wood	389271	Ancient & Semi-Natural Woodland
1105697	GWERN SNELL WOOD	394271	Ancient Replanted Woodland
1105697	GWERN SNELL WOOD	393269	Ancient & Semi-Natural Woodland
1105866	GWERN-GOUNSELL WOOD	413271	Ancient Replanted Woodland
1105864	GWERN-Y-CAE WOOD	409276	Ancient Replanted Woodland
1105864	GWERN-Y-CAE WOOD	409276	Ancient & Semi-Natural Woodland
1504001	Gwin Annent Wood	360266	Ancient & Semi-Natural Woodland
1106644	HALESEND WOOD	737502	Ancient Replanted Woodland
1106644	HALESEND WOOD	740492	Ancient & Semi-Natural Woodland
1503989	Hall Court Coppice	647490	Ancient & Semi-Natural Woodland
1106402	HALL WOOD	672332	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1106040	HALL WOOD	462712	Ancient & Semi-Natural Woodland
1106040	HALL WOOD	465716	Ancient Replanted Woodland
1503659	Hallets Hill Coppice	683509	Ancient Replanted Woodland
1503996	Hallets Orles & Powicks Ham	702513	Ancient & Semi-Natural Woodland
1105945	HAMPTONS ROUGH WOOD	491331	Ancient & Semi-Natural Woodland
1503677	Hamstall Coppice	700496	Ancient & Semi-Natural Woodland
1106420	HANGING COVERT	641490	Ancient & Semi-Natural Woodland
1106239	HANGING GROVE	578637	Ancient & Semi-Natural Woodland
1106239	HANGING GROVE	578635	Ancient & Semi-Natural Woodland
1106427	HANSNETT WOOD	657425	Ancient Replanted Woodland
1106427	HANSNETT WOOD	659425	Ancient & Semi-Natural Woodland
1106427	HANSNETT WOOD	662428	Ancient Replanted Woodland
1106427	HANSNETT WOOD	657422	Ancient Replanted Woodland
1122575	HARDWICK BROOK WOOD	267433	Ancient & Semi-Natural Woodland
1106311	HARECHURCH WOOD	632184	Ancient & Semi-Natural Woodland
1106311	HARECHURCH WOOD	637184	Ancient & Semi-Natural Woodland
1106025	HAREGROVE WOOD	418744	Ancient Replanted Woodland
1106025	HAREGROVE WOOD	416745	Ancient & Semi-Natural Woodland
1503915	Harts Hill Wood	631213	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	735381	Ancient Replanted Woodland
1106657	HATFIELD COPPICE	754385	Ancient Replanted Woodland
1106657	HATFIELD COPPICE	760390	Ancient Replanted Woodland
1106657	HATFIELD COPPICE	755377	Ancient Replanted Woodland
1106657	HATFIELD COPPICE	756383	Ancient Replanted Woodland
1106657	HATFIELD COPPICE	756377	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	752382	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	757403	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	755375	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	736385	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	758381	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	757389	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	757395	Ancient Replanted Woodland
1106657	HATFIELD COPPICE	754396	Ancient & Semi-Natural Woodland
1106657	HATFIELD COPPICE	742388	Ancient & Semi-Natural Woodland
1106218	HATFIELD WOOD	590584	Ancient & Semi-Natural Woodland
1503757	Haunch Rough	726421	Ancient & Semi-Natural Woodland
1122569	HAWKS WOOD	251428	Ancient & Semi-Natural Woodland
1122569	HAWKS WOOD	252431	Ancient Replanted Woodland
1106404	HAY GROVE COPPICE	671389	Ancient & Semi-Natural Woodland
1106086	HAZEL WOOD	519164	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1503653	Heath Ashbed	635507	Ancient & Semi-Natural Woodland
1503992	Heath Grove	687504	Ancient Replanted Woodland
1106467	HEATHFIELD COPPICE	688522	Ancient & Semi-Natural Woodland
1504425	Heathy Leasow Coppice, Brick Kiln Coppice, Brick Kiln Orles, The Oaks,*	649616	Ancient & Semi-Natural Woodland
1105926	HEIRONS WOOD	428342	Ancient Replanted Woodland
1122598	HELL WOOD	257531	Ancient & Semi-Natural Woodland
1106341	HENGROVE AND WARMHILL WOODS	620210	Ancient & Semi-Natural Woodland
1106341	HENGROVE AND WARMHILL WOODS	618206	Ancient & Semi-Natural Woodland
1106341	HENGROVE AND WARMHILL WOODS	623212	Ancient & Semi-Natural Woodland
1106341	HENGROVE AND WARMHILL WOODS	615213	Ancient & Semi-Natural Woodland
1106341	HENGROVE AND WARMHILL WOODS	618208	Ancient Replanted Woodland
1106341	HENGROVE AND WARMHILL WOODS	618214	Ancient Replanted Woodland
1106341	HENGROVE AND WARMHILL WOODS	622206	Ancient Replanted Woodland
1105968	HENWOOD WOOD	408556	Ancient & Semi-Natural Woodland
1105968	HENWOOD WOOD	407556	Ancient Replanted Woodland
1106667	HERRINGS COPPICE	763407	Ancient & Semi-Natural Woodland
1106219	HEYDON WOOD	592538	Ancient & Semi-Natural Woodland
1504112	Hide Lane Coppice, Ashbed, Tibham Coppice	630616	Ancient Replanted Woodland
1504392	Hide Wood, Hide Wood Ashbed	670525	Ancient & Semi-Natural Woodland
1504328	High Grove	595346	Ancient & Semi-Natural Woodland
1106646	HIGH GROVE WOOD	747468	Ancient Replanted Woodland
1106646	HIGH GROVE WOOD	747466	Ancient & Semi-Natural Woodland
1504364	High Parks	329675	Ancient Replanted Woodland
1106662	HIGH WOOD	758481	Ancient Replanted Woodland
1106662	HIGH WOOD	759473	Ancient & Semi-Natural Woodland
1105795	HIGHFIELD WOOD	348504	Ancient Replanted Woodland
1105795	HIGHFIELD WOOD	347504	Ancient & Semi-Natural Woodland
1105784	HIGHMOOR WOOD	317526	Ancient Replanted Woodland
1105784	HIGHMOOR WOOD	314524	Ancient & Semi-Natural Woodland
1105784	HIGHMOOR WOOD	317528	Ancient & Semi-Natural Woodland
1105784	HIGHMOOR WOOD	320525	Ancient & Semi-Natural Woodland
1503986	Hill Bank Coppice	666493	Ancient & Semi-Natural Woodland
1504105	Hill Coppice	692578	Ancient & Semi-Natural Woodland
1504414	Hill Field Coppice, (part of) Upper Rook Hill Coppice	723576	Ancient & Semi-Natural Woodland
1106189	HILL HOLE DINGLE	529537	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1106189	HILL HOLE DINGLE	534537	Ancient & Semi-Natural Woodland
1106464	HILL HOUSE WOOD	685559	Ancient & Semi-Natural Woodland
1504103	Hill Orchard Coppice	682577	Ancient & Semi-Natural Woodland
1504385	Hill Out Coppice	748465	Ancient & Semi-Natural Woodland
1105732	HILL WOOD	377327	Ancient Replanted Woodland
1504084	Hills Coppice	616551	Ancient Replanted Woodland
1105711	HINTON WOOD	339382	Ancient & Semi-Natural Woodland
1504333	Holbatch Coppice	554482	Ancient Replanted Woodland
1504350	Hollings Hill Coppice	721461	Ancient Replanted Woodland
1106625	HOLLINGS WOOD	712456	Ancient & Semi-Natural Woodland
1503758	Holly Bank Coppice	728421	Ancient & Semi-Natural Woodland
1105704	HOLLY WOOD	306342	Ancient & Semi-Natural Woodland
1105704	HOLLY WOOD	307346	Ancient & Semi-Natural Woodland
1105704	HOLLY WOOD	304344	Ancient & Semi-Natural Woodland
1105704	HOLLY WOOD	304342	Ancient Replanted Woodland
1106613	HOLLYBUSH ROUGHS	763375	Ancient & Semi-Natural Woodland
1122674	HOLME LACY WOOD	557355	Ancient & Semi-Natural Woodland
1503904	Holmes Grove Wood	654261	Ancient Replanted Woodland
1504407	Holy (Bank)	691552	Ancient Replanted Woodland
1106473	HOLY BANK AND THE GROVE	692557	Ancient & Semi-Natural Woodland
1106473	HOLY BANK AND THE GROVE	691554	Ancient Replanted Woodland
1122608	HOLYWELL WOOD	284590	Ancient & Semi-Natural Woodland
1105709	HOM BROW	332381	Ancient & Semi-Natural Woodland
1504094	Home Meadow Coppice	705546	Ancient & Semi-Natural Woodland
1105895	HONDY WOOD	449269	Ancient & Semi-Natural Woodland
1105895	HONDY WOOD	450271	Ancient & Semi-Natural Woodland
1503635	Hooks Coppice Wood	413602	Ancient Replanted Woodland
1106636	HOPE END WOOD	726412	Ancient & Semi-Natural Woodland
1106352	HOPKINS WOOD	667283	Ancient & Semi-Natural Woodland
1106133	HOPLEY'S WOOD	501345	Ancient & Semi-Natural Woodland
1504115	Hopyard Ashbed, Old Mill Ashbed	684641	Ancient & Semi-Natural Woodland
1504063	Horn Ash Bed	618594	Ancient & Semi-Natural Woodland
1504126	Horn Coppice	616592	Ancient & Semi-Natural Woodland
1504125	Horse Ground Coppice	610591	Ancient & Semi-Natural Woodland
1106655	HORSENUt COPPICE	754462	Ancient Replanted Woodland
1106591	HOSPITAL WOOD	719360	Ancient Replanted Woodland
1106591	HOSPITAL WOOD	722360	Ancient & Semi-Natural Woodland
1106338	HOWLE HILL WOOD	604208	Ancient & Semi-Natural Woodland
1106351	HOWLEY GROVE	664207	Ancient & Semi-Natural Woodland
1504065	Hubbage Coppice & Hubbage Leasow	637593	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1106446	HUDDLE WOOD	612500	Ancient & Semi-Natural Woodland
1503791	Hunderton Wood	487387	Ancient & Semi-Natural Woodland
1504093	Huntlands Coppice	715560	Ancient & Semi-Natural Woodland
1106099	HUNTSHAM HILL WOOD	558164	Ancient Replanted Woodland
1106417	IBBIDGE COPPICE	629456	Ancient & Semi-Natural Woodland
1504286	Ivers Brook Coppice	405458	Ancient & Semi-Natural Woodland
1503865	James Tall & Barn Coppice	452687	Ancient & Semi-Natural Woodland
1503866	James Tall & Barn Coppice	452688	Ancient & Semi-Natural Woodland
1106444	JORDANS COPPICE	605500	Ancient Replanted Woodland
1503715	Juniper Hill Wood	669449	Ancient Replanted Woodland
1504008	Junipers Hall	554614	Ancient & Semi-Natural Woodland
1504005	Kae Wood	372276	Ancient & Semi-Natural Woodland
1105949	KENMOOR COPPICE	401452	Ancient & Semi-Natural Woodland
1105949	KENMOOR COPPICE	403454	Ancient Replanted Woodland
1504287	Kenmoor Wood, The Coppice	405457	Ancient Replanted Woodland
1105777	KENNEL WOOD	304595	Ancient Replanted Woodland
1503952	Kerwas Wood	361387	Ancient & Semi-Natural Woodland
1105911	KESTY WOOD	475239	Ancient Replanted Woodland
1504177	Kiln Field	353345	Ancient & Semi-Natural Woodland
1122578	KILN GROUND WOOD	270486	Ancient & Semi-Natural Woodland
1122578	KILN GROUND WOOD	260476	Ancient & Semi-Natural Woodland
1122578	KILN GROUND WOOD	268481	Ancient & Semi-Natural Woodland
1122578	KILN GROUND WOOD	272482	Ancient Replanted Woodland
1122578	KILN GROUND WOOD	268485	Ancient Replanted Woodland
1122578	KILN GROUND WOOD	259479	Ancient Replanted Woodland
1105731	KILN WOOD	374381	Ancient & Semi-Natural Woodland
1504205	Kiln Wood	372378	Ancient & Semi-Natural Woodland
1503814	Kingswood (part)	290552	Ancient & Semi-Natural Woodland
1503815	Kingswood (part)	291551	Ancient Replanted Woodland
1503816	Kingswood (part)	293548	Ancient & Semi-Natural Woodland
1503817	Kingswood (part)	294551	Ancient & Semi-Natural Woodland
1503818	Kingswood (part)	297549	Ancient & Semi-Natural Woodland
1503819	Kingswood (part)	299553	Ancient & Semi-Natural Woodland
1105770	KINLEY COPPICE	365417	Ancient & Semi-Natural Woodland
1122615	KNILL WOOD	307628	Ancient Replanted Woodland
1122615	KNILL WOOD	293621	Ancient Replanted Woodland
1105944	KNOCKERHILL WOOD	491349	Ancient Replanted Woodland
1105944	KNOCKERHILL WOOD	487353	Ancient & Semi-Natural Woodland
1105944	KNOCKERHILL WOOD	490351	Ancient & Semi-Natural Woodland
1105944	KNOCKERHILL WOOD	485353	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1503628	Knoll Coppice	479662	Ancient & Semi-Natural Woodland
1503730	Knoll Coppice, Coppice	678385	Ancient & Semi-Natural Woodland
1106388	KNOWLE WOOD	624343	Ancient & Semi-Natural Woodland
1106388	KNOWLE WOOD	623340	Ancient Replanted Woodland
1105830	KNOWLE WOOD	355658	Ancient & Semi-Natural Woodland
1105830	KNOWLE WOOD	356656	Ancient Replanted Woodland
1106144	LADY COPPICE	515310	Ancient & Semi-Natural Woodland
1106144	LADY COPPICE	515313	Ancient & Semi-Natural Woodland
1106144	LADY COPPICE	526324	Ancient Replanted Woodland
1106144	LADY COPPICE	520311	Ancient Replanted Woodland
1106144	LADY COPPICE	522321	Ancient & Semi-Natural Woodland
1105742	LADY COPPICEANDTHE BIRCHES	390363	Ancient & Semi-Natural Woodland
1503705	Lady Croft Coppice	754460	Ancient & Semi-Natural Woodland
1106693	LADY WOOD	715581	Ancient & Semi-Natural Woodland
1106693	LADY WOOD	715581	Ancient Replanted Woodland
1105923	LADYS COPPICE	410347	Ancient & Semi-Natural Woodland
1105923	LADYS COPPICE	410347	Ancient Replanted Woodland
1503644	Lake Coppice	707533	Ancient & Semi-Natural Woodland
1504428	Lake wood, great pasture	382273	Ancient & Semi-Natural Woodland
1105727	LAN AWR WOOD	368330	Ancient & Semi-Natural Woodland
1504401	Lanarrow Wood	373327	Ancient & Semi-Natural Woodland
1122602	LANDLORDS WOOD	272539	Ancient Replanted Woodland
1105829	LANE'S WOOD	357623	Ancient Replanted Woodland
1504091	Large Ash Bed	687544	Ancient & Semi-Natural Woodland
1503726	Lavengers Coppice	725406	Ancient Replanted Woodland
1503837	Lawn Coppice	296493	Ancient Replanted Woodland
1504261	Lawn Coppice	378632	Ancient & Semi-Natural Woodland
1105721	LAWN WOOD	359327	Ancient & Semi-Natural Woodland
1503888	Lawns wood	560309	Ancient & Semi-Natural Woodland
1503957	Lawns Wood	326388	Ancient & Semi-Natural Woodland
1106175	LEA AND PAGETS WOODS	598343	Ancient & Semi-Natural Woodland
1106175	LEA AND PAGETS WOODS	603343	Ancient Replanted Woodland
1106175	LEA AND PAGETS WOODS	604341	Ancient Replanted Woodland
1504055	Leech Pool Wood	458231	Ancient & Semi-Natural Woodland
1106425	LEIGHTON COURT WOOD	648458	Ancient & Semi-Natural Woodland
1503686	Leitchcroft Coppice	709476	Ancient Replanted Woodland
1503641	Lime Kiln Coppice & Orchard Coppice	445684	Ancient & Semi-Natural Woodland
1504430	Lime Kiln Rough	376354	Ancient & Semi-Natural Woodland
1106680	LIMEKILN COPPICE	702579	Ancient Replanted Woodland
1504073	Limekiln Coppice, Coomb Coppice,	696582	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
	Ash Bed		
1504413	Limekiln Coppice, The Home Rough	701581	Ancient & Semi-Natural Woodland
1503781	Limekiln Wood	603340	Ancient & Semi-Natural Woodland
1106472	LINCETER WOOD	688572	Ancient & Semi-Natural Woodland
1503630	Lining Coppice	418649	Ancient & Semi-Natural Woodland
1504473	Linton Wood	671264	Ancient Replanted Woodland
1503649	Little Ash Bed	649533	Ancient & Semi-Natural Woodland
1504355	Little Ash Bed	516574	Ancient & Semi-Natural Woodland
1503800	Little Camp Wood	521362	Ancient & Semi-Natural Woodland
1503614	Little Coppice	459687	Ancient Replanted Woodland
1503622	Little Coppice	459689	Ancient & Semi-Natural Woodland
1504258	Little coppice	312591	Ancient Replanted Woodland
1105878	LITTLE CORRAS WOOD	430241	Ancient & Semi-Natural Woodland
1504239	Little Grove	381490	Ancient & Semi-Natural Woodland
1503672	Little Grove Coppice	721492	Ancient & Semi-Natural Woodland
1503736	Little Hay Close Coppice	737352	Ancient & Semi-Natural Woodland
1503877	Little Maslinfield Coppice	521647	Ancient & Semi-Natural Woodland
1105879	LITTLE MEADOWS WOOD	431272	Ancient Replanted Woodland
1504229	Little Moor Wood	344448	Ancient Replanted Woodland
1504082	Little or Orchard Coppice	672573	Ancient Replanted Woodland
1503976	Little Orchard Wood	316314	Ancient & Semi-Natural Woodland
1503671	Little Riley Hill Wood	715487	Ancient & Semi-Natural Woodland
1503627	Little Shore	455677	Ancient & Semi-Natural Woodland
1503785	Little White Hill Wood	624306	Ancient Replanted Woodland
1503783	Little Wood	610318	Ancient & Semi-Natural Woodland
1503885	Little Wood	596306	Ancient Replanted Woodland
1503925	Little Wood	313383	Ancient & Semi-Natural Woodland
1503945	Little Wood	375374	Ancient & Semi-Natural Woodland
1504269	Little Wood	416738	Ancient & Semi-Natural Woodland
1504346	Little Wood	605186	Ancient & Semi-Natural Woodland
1106652	LITTLEY COPPICE	753455	Ancient & Semi-Natural Woodland
1105684	LLANCILLO HALL WOOD	357252	Ancient & Semi-Natural Woodland
1105684	LLANCILLO HALL WOOD	359252	Ancient Replanted Woodland
1105685	LLANCILLO WOOD	362257	Ancient & Semi-Natural Woodland
1105861	LLANGUNVILLE WOOD	493168	Ancient & Semi-Natural Woodland
1106600	LOCUST COPPICE	746360	Ancient & Semi-Natural Woodland
1504034	Lodge Coppice	569560	Ancient & Semi-Natural Woodland
1106300	LODGE GROVE	616192	Ancient & Semi-Natural Woodland
1105687	LODGE WOOD	366294	Ancient Replanted Woodland
1105687	LODGE WOOD	374291	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1105687	LODGE WOOD	365291	Ancient & Semi-Natural Woodland
1504202	Lodge Wood	277452	Ancient & Semi-Natural Woodland
1504461	Lodge Wood	485181	Ancient & Semi-Natural Woodland
1106182	LONG COPPICE	599470	Ancient & Semi-Natural Woodland
1122667	LONG COPPICE	503467	Ancient & Semi-Natural Woodland
1503660	Long Coppice	685505	Ancient & Semi-Natural Woodland
1504027	Long Friday Coppice	515625	Ancient Replanted Woodland
1503882	Long Kinsetts, Brake	536556	Ancient & Semi-Natural Woodland
1106381	LONG WOOD	614335	Ancient Replanted Woodland
1504447	Long Wood	439736	Ancient Replanted Woodland
1106225	LONG WOOD 1	512616	Ancient Replanted Woodland
1106225	LONG WOOD 1	512617	Ancient Replanted Woodland
1106225	LONG WOOD 1	514613	Ancient Replanted Woodland
1106225	LONG WOOD 1	513617	Ancient Replanted Woodland
1106225	LONG WOOD 1	513616	Ancient & Semi-Natural Woodland
1106226	LONG WOOD 2	514634	Ancient & Semi-Natural Woodland
1106226	LONG WOOD 2	513635	Ancient Replanted Woodland
1106226	LONG WOOD 2	515636	Ancient Replanted Woodland
1106226	LONG WOOD 2	515630	Ancient Replanted Woodland
1105789	LONGCLOSE COPPICE	328532	Ancient Replanted Woodland
1106478	LONGFIELD COPPICE	696566	Ancient & Semi-Natural Woodland
1106478	LONGFIELD COPPICE	698566	Ancient Replanted Woodland
1503953	Lords Coppice, Wood	341372	Ancient & Semi-Natural Woodland
1106440	LOWE COPPICE	695495	Ancient & Semi-Natural Woodland
1106511	LOWER BARN WOOD	651616	Ancient & Semi-Natural Woodland
1106511	LOWER BARN WOOD	648616	Ancient & Semi-Natural Woodland
1106155	LOWER BOLSTONE WOOD	553332	Ancient & Semi-Natural Woodland
1504128	Lower Bush Ashbed	653603	Ancient & Semi-Natural Woodland
1503665	Lower Coppice	678493	Ancient & Semi-Natural Woodland
1503765	Lower Coppice, Dean Coppice, Quin Hill Wood, Church Field Coppice	743461	Ancient Replanted Woodland
1504160	Lower Dingle	692596	Ancient & Semi-Natural Woodland
1503972	Lower Ground Wood	342327	Ancient & Semi-Natural Woodland
1106121	LOWER HEATH WOOD	532236	Ancient & Semi-Natural Woodland
1503905	Lower Homes Grove	654263	Ancient Replanted Woodland
1503959	Lower House Wood	335359	Ancient & Semi-Natural Woodland
1105970	LOWER MARSH COVERT	418510	Ancient Replanted Woodland
1106185	LOWER MILES'S ROUGH	505533	Ancient & Semi-Natural Woodland
1504119	Lower Orchard Coppice	696538	Ancient & Semi-Natural Woodland
1504120	Lower Orchard Coppice	697538	Ancient & Semi-Natural Woodland
1503852	Lower Orles	380570	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
1105719	LOWER PARK WOOD	358375	Ancient & Semi-Natural Woodland
1504399	Lower Park Wood	357377	Ancient Replanted Woodland
1504122	Lower Sally Bed	715552	Ancient & Semi-Natural Woodland
1106023	LOWER WASSELL WOOD	415752	Ancient Replanted Woodland
1503851	Lower Wood	347562	Ancient & Semi-Natural Woodland
1503928	Lower wood	365316	Ancient & Semi-Natural Woodland
1503961	Lower Wood	304375	Ancient & Semi-Natural Woodland
1504164	Lower Yeald Wood	554527	Ancient Replanted Woodland
1106628	LOXTER WOOD	718412	Ancient Replanted Woodland
1504387	Lumbridge Hill	740471	Ancient & Semi-Natural Woodland
1504388	Lumbridge Hill	741472	Ancient & Semi-Natural Woodland
1106643	LUMBRIDGE HILL WOOD	740469	Ancient & Semi-Natural Woodland
1105981	LYE VALLETS AND YOKE WOOD	456522	Ancient Replanted Woodland
1105981	LYE VALLETS AND YOKE WOOD	463524	Ancient & Semi-Natural Woodland
1105981	LYE VALLETS AND YOKE WOOD	456522	Ancient & Semi-Natural Woodland
1106386	LYNDALLSANDWITTLEBURY WOODS	621333	Ancient Replanted Woodland
1106386	LYNDALLSANDWITTLEBURY WOODS	622333	Ancient & Semi-Natural Woodland
1106349	LYNDERS WOOD	649263	Ancient Replanted Woodland
1106349	LYNDERS WOOD	650261	Ancient & Semi-Natural Woodland
1106342	LYNDOR WOOD	617294	Ancient Replanted Woodland
1106342	LYNDOR WOOD	617293	Ancient & Semi-Natural Woodland
1106342	LYNDOR WOOD	616302	Ancient & Semi-Natural Woodland
1105788	LYONSHALL PARK WOOD	327567	Ancient Replanted Woodland
1105788	LYONSHALL PARK WOOD	326568	Ancient Replanted Woodland
1105788	LYONSHALL PARK WOOD	330569	Ancient Replanted Woodland
1105788	LYONSHALL PARK WOOD	322573	Ancient Replanted Woodland
1105788	LYONSHALL PARK WOOD	326568	Ancient & Semi-Natural Woodland
1503892	Maddams wood, Little Lime Kiln Wood (part)	544318	Ancient & Semi-Natural Woodland
1105683	MAES-Y-FEDW WOOD	342298	Ancient & Semi-Natural Woodland
1503700	Magpie Coppice	719461	Ancient & Semi-Natural Woodland
1106398	MAINS WOOD	642387	Ancient & Semi-Natural Woodland
1106398	MAINS WOOD	638385	Ancient Replanted Woodland
1106649	MALLINS WOOD	748495	Ancient Replanted Woodland
1106649	MALLINS WOOD	748496	Ancient & Semi-Natural Woodland
1504394	Manns Wood	366646	Ancient & Semi-Natural Woodland
1503681	Mapes Coppice	745471	Ancient & Semi-Natural Woodland
1504060	March Hill Brake	467211	Ancient Replanted Woodland
1504059	March Hill Wood	466209	Ancient Replanted Woodland
1106336	MARKS WELL WOOD	599202	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1105992	MARL BROOK WOOD	493548	Ancient Replanted Woodland
1105992	MARL BROOK WOOD	490549	Ancient Replanted Woodland
1503722	Masons Coppice	766437	Ancient & Semi-Natural Woodland
1106633	MAYFIELDS WOOD	722433	Ancient Replanted Woodland
1105875	MEADOWS WOOD	429275	Ancient & Semi-Natural Woodland
1105875	MEADOWS WOOD	426273	Ancient Replanted Woodland
1106428	MEEPHILL COPPICE	660435	Ancient & Semi-Natural Woodland
1106428	MEEPHILL COPPICE	663435	Ancient Replanted Woodland
1503994	Merrells Coppice	690472	Ancient & Semi-Natural Woodland
1106439	MERRELL'S WOOD	691474	Ancient & Semi-Natural Woodland
1503913	Merryvale Wood	603229	Ancient & Semi-Natural Woodland
1504159	Middle & Lower Dingle	689596	Ancient & Semi-Natural Woodland
1504134	Middle Churchill Coppice	666626	Ancient & Semi-Natural Woodland
1503702	Midland Coppice	747460	Ancient & Semi-Natural Woodland
1503767	Mill bank coppice	701475	Ancient & Semi-Natural Woodland
1106688	MILL COPPICE	709516	Ancient & Semi-Natural Woodland
1105760	MILL COPSE	337439	Ancient Replanted Woodland
1504265	Mill Hose Wood, Mill Coppice	341697	Ancient Replanted Woodland
1106681	MILL ROUGH	701586	Ancient Replanted Woodland
1105880	MILL WOOD	432298	Ancient Replanted Woodland
1105862	MILL WOOD	404275	Ancient Replanted Woodland
1105862	MILL WOOD	406274	Ancient & Semi-Natural Woodland
1504437	Mill Wood, Dole Wood	245406	Ancient & Semi-Natural Woodland
1504366	Millbrook Ashbed	688627	Ancient Replanted Woodland
1106400	MILLPOUND COPPICE	649364	Ancient & Semi-Natural Woodland
1105740	MINNS CLOSE TUMP WOOD	388317	Ancient & Semi-Natural Woodland
1106682	MITCHELLS COPPICE	703544	Ancient & Semi-Natural Woodland
1106361	MOATE WOOD	690235	Ancient & Semi-Natural Woodland
1106022	MOCKTREE HAYS	413757	Ancient Replanted Woodland
1106022	MOCKTREE HAYS	414761	Ancient & Semi-Natural Woodland
1106022	MOCKTREE HAYS	413763	Ancient & Semi-Natural Woodland
1106131	MONK'S GROVE	593273	Ancient & Semi-Natural Woodland
1504140	Moor Batch Coppice	680631	Ancient Replanted Woodland
1504300	Moor Wood	492317	Ancient & Semi-Natural Woodland
1503855	Moorcot wood, Winneys Wood, Wood near Poplins	364551	Ancient Replanted Woodland
1504232	Moorhampton Coppice	383465	Ancient Replanted Woodland
1105773	MOORHOUSE COPPICE	376500	Ancient Replanted Woodland
1105773	MOORHOUSE COPPICE	373499	Ancient & Semi-Natural Woodland
1504219	Moors Cover	355420	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1106087	MORGAN GROVE	524167	Ancient & Semi-Natural Woodland
1503893	Morrastones Wood	533311	Ancient & Semi-Natural Woodland
1504466	Morton Coppice	595486	Ancient Replanted Woodland
1503887	Mount Boon Wood	559317	Ancient & Semi-Natural Woodland
1105723	MOUNT SILL WOOD	360385	Ancient & Semi-Natural Woodland
1122563	MOUSECASTLE WOOD	243424	Ancient Replanted Woodland
1122563	MOUSECASTLE WOOD	244425	Ancient Replanted Woodland
1122563	MOUSECASTLE WOOD	246428	Ancient Replanted Woodland
1122563	MOUSECASTLE WOOD	246424	Ancient & Semi-Natural Woodland
1105797	MOWLEY WOOD 2	344596	Ancient Replanted Woodland
1105797	MOWLEY WOOD 2	348595	Ancient & Semi-Natural Woodland
1105797	MOWLEY WOOD 2	351599	Ancient & Semi-Natural Woodland
1106447	MUDERFIELD WOOD	612546	Ancient & Semi-Natural Woodland
1106195	MUNSCROFT COPPICE	558533	Ancient & Semi-Natural Woodland
1105912	MYNDE WOOD	480296	Ancient Replanted Woodland
1105912	MYNDE WOOD	480288	Ancient Replanted Woodland
1105912	MYNDE WOOD	471290	Ancient Replanted Woodland
1105912	MYNDE WOOD	476292	Ancient & Semi-Natural Woodland
1504457	Mynde wood	472293	Ancient Replanted Woodland
1105915	NANTYWAIN WOOD	484203	Ancient & Semi-Natural Woodland
1504036	Nap Coppice	299541	Ancient Replanted Woodland
1503846	Nap Shaw Coppice	371622	Ancient Replanted Woodland
1504284	Nash Wood	413461	Ancient Replanted Woodland
1105920	NELLS WOOD	407344	Ancient Replanted Woodland
1106143	NETHER WOOD	519329	Ancient & Semi-Natural Woodland
1106143	NETHER WOOD	518326	Ancient Replanted Woodland
1106143	NETHER WOOD	520325	Ancient Replanted Woodland
1106143	NETHER WOOD	523338	Ancient Replanted Woodland
1106143	NETHER WOOD	512329	Ancient Replanted Woodland
1106143	NETHER WOOD	506332	Ancient Replanted Woodland
1106143	NETHER WOOD	500331	Ancient & Semi-Natural Woodland
1106497	NETHERWOOD COPPICE	626612	Ancient Replanted Woodland
1106499	NETHERWOOD WOOD	633610	Ancient & Semi-Natural Woodland
1106499	NETHERWOOD WOOD	631609	Ancient & Semi-Natural Woodland
1122574	NEW COPPICE	263431	Ancient & Semi-Natural Woodland
1504433	New Coppice, Wood at fall of water	364335	Ancient Replanted Woodland
1504455	New House Brake	448284	Ancient & Semi-Natural Woodland
1503709	New Leasow Coppice	720452	Ancient & Semi-Natural Woodland
1106563	NEWENT WOODS	701215	Ancient Replanted Woodland
1122582	NEWHOUSE WOOD	275430	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1105908	NEWHOUSE WOOD	466217	Ancient & Semi-Natural Woodland
1106364	NEWHOUSE WOOD	692227	Ancient & Semi-Natural Woodland
1106345	NEWHOUSE WOOD	623285	Ancient Replanted Woodland
1503684	Newlands Coppice	719476	Ancient & Semi-Natural Woodland
1504341	Newmans Wood	645284	Ancient Replanted Woodland
1105942	NEWTON COPPICE	481374	Ancient & Semi-Natural Woodland
1105942	NEWTON COPPICE	484378	Ancient & Semi-Natural Woodland
1105942	NEWTON COPPICE	484376	Ancient Replanted Woodland
1105942	NEWTON COPPICE	480374	Ancient Replanted Woodland
1106081	NEWTON WOOD	506178	Ancient & Semi-Natural Woodland
1106081	NEWTON WOOD	507175	Ancient & Semi-Natural Woodland
1105840	NEWTON WOOD	372690	Ancient Replanted Woodland
1503708	North Bridge Coppice	716453	Ancient & Semi-Natural Woodland
1504166	North Hill Grove	557513	Ancient Replanted Woodland
1106164	NOVER WOOD	580348	Ancient & Semi-Natural Woodland
1504460	Nunnery wood, Plantation	490177	Ancient & Semi-Natural Woodland
1504470	Nurdens Wood	620365	Ancient & Semi-Natural Woodland
1504471	Nurdens Wood	624363	Ancient & Semi-Natural Woodland
1122675	NURDENS WOOD/CANWOOD KNOLL	617371	Ancient & Semi-Natural Woodland
1106229	NURTON WOOD	530653	Ancient & Semi-Natural Woodland
1106651	OAKEN COPPICE	752491	Ancient Replanted Woodland
1106651	OAKEN COPPICE	752491	Ancient & Semi-Natural Woodland
1504212	Oaken Coppice	340412	Ancient & Semi-Natural Woodland
1503625	Oaker Coppice	468636	Ancient & Semi-Natural Woodland
1106017	OAKER WOOD	460636	Ancient & Semi-Natural Woodland
1106017	OAKER WOOD	466633	Ancient & Semi-Natural Woodland
1106017	OAKER WOOD	465631	Ancient Replanted Woodland
1106017	OAKER WOOD	468630	Ancient Replanted Woodland
1106017	OAKER WOOD	462634	Ancient Replanted Woodland
1105764	OAKERS HILL WOOD	346461	Ancient Replanted Woodland
1105764	OAKERS HILL WOOD	344461	Ancient & Semi-Natural Woodland
1504325	Oakes Wood	593201	Ancient & Semi-Natural Woodland
1503890	Oaks Wood, In Rough Close	552304	Ancient & Semi-Natural Woodland
1503947	Olchon Barn Coppice	311301	Ancient & Semi-Natural Woodland
1503979	Old Coppice	353317	Ancient & Semi-Natural Woodland
1106634	OLD COUNTRY WOOD	721440	Ancient Replanted Woodland
1503626	Old Field Coppice	461694	Ancient Replanted Woodland
1504308	Old Field Wood	451241	Ancient & Semi-Natural Woodland
1105907	OLD HALL WOOD	469258	Ancient Replanted Woodland
1105907	OLD HALL WOOD	462253	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
1105938	OLD HILL COPPICE	472388	Ancient & Semi-Natural Woodland
1105871	OLD HOUSE COPPICE	419278	Ancient Replanted Woodland
1105757	OLD HOUSE FARM WOOD	326435	Ancient & Semi-Natural Woodland
1105757	OLD HOUSE FARM WOOD	325436	Ancient Replanted Woodland
1105993	OLD NASH COPPICE	496517	Ancient & Semi-Natural Woodland
1105839	OLDCASTLE WOOD 2	368669	Ancient & Semi-Natural Woodland
1105839	OLDCASTLE WOOD 2	367667	Ancient Replanted Woodland
1105839	OLDCASTLE WOOD 2	371665	Ancient Replanted Woodland
1105899	OLDFIELD COPPICE	455241	Ancient & Semi-Natural Woodland
1504165	Open or Round Coppice	552517	Ancient & Semi-Natural Woodland
1504214	Orland Coppice	368434	Ancient Replanted Woodland
1504130	Orle Acre Coppice	658609	Ancient & Semi-Natural Woodland
1503805	Orles	320580	Ancient & Semi-Natural Woodland
1504033	Orley Coppice	567566	Ancient & Semi-Natural Woodland
1503729	Orling Coppice	672385	Ancient & Semi-Natural Woodland
1504451	Osty Wood	421487	Ancient Replanted Woodland
1106027	OWNEY WOOD	434727	Ancient Replanted Woodland
1503648	Ox Leasow Ashbed	655519	Ancient & Semi-Natural Woodland
1504337	Ox Leasow Ashbed & The Harp Ash Bed	638510	Ancient & Semi-Natural Woodland
1503620	Ox Leasow Coppice	457692	Ancient & Semi-Natural Woodland
1504297	Oxpasture Coppice	411314	Ancient Replanted Woodland
1105782	OXPASTUREANDGREEN WOODS	318552	Ancient & Semi-Natural Woodland
1503759	Oyster Hill Grove	726416	Ancient & Semi-Natural Woodland
1106637	OYSTER HILL WOOD	727421	Ancient Replanted Woodland
1106637	OYSTER HILL WOOD	727422	Ancient & Semi-Natural Woodland
1106637	OYSTER HILL WOOD	726418	Ancient & Semi-Natural Woodland
1503711	Palmers Coppice	706450	Ancient & Semi-Natural Woodland
1106470	PARADISE WOOD	683575	Ancient Replanted Woodland
1105696	PARADISE WOOD	385271	Ancient & Semi-Natural Woodland
1105696	PARADISE WOOD	387272	Ancient Replanted Woodland
1106470	PARADISE WOOD	682572	Ancient & Semi-Natural Woodland
1106470	PARADISE WOOD	686565	Ancient & Semi-Natural Woodland
1106470	PARADISE WOOD	687564	Ancient Replanted Woodland
1106470	PARADISE WOOD	688564	Ancient Replanted Woodland
1503967	Paradise wood,brake	369321	Ancient & Semi-Natural Woodland
1106391	PARK COPPICE	624375	Ancient Replanted Woodland
1504154	Park Coppice	723562	Ancient & Semi-Natural Woodland
1106691	PARK COPPICEANDGROVE DINGLE	713541	Ancient & Semi-Natural Woodland
1106691	PARK COPPICEANDGROVE DINGLE	716540	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1106362	PARK WOOD	681271	Ancient & Semi-Natural Woodland
1106362	PARK WOOD	681271	Ancient Replanted Woodland
1106362	PARK WOOD	681270	Ancient Replanted Woodland
1105718	PARK WOOD	357333	Ancient Replanted Woodland
1106670	PARK WOOD	764444	Ancient & Semi-Natural Woodland
1105705	PARK WOOD	311394	Ancient Replanted Woodland
1105705	PARK WOOD	313394	Ancient Replanted Woodland
1105841	PARK WOOD	373635	Ancient Replanted Woodland
1105718	PARK WOOD	352332	Ancient & Semi-Natural Woodland
1106228	PARK WOOD	528657	Ancient & Semi-Natural Woodland
1106362	PARK WOOD	678269	Ancient Replanted Woodland
1106362	PARK WOOD	674276	Ancient Replanted Woodland
1106110	PARK WOOD	584177	Ancient & Semi-Natural Woodland
1105705	PARK WOOD	311394	Ancient & Semi-Natural Woodland
1122604	PARK WOOD	281561	Ancient & Semi-Natural Woodland
1122604	PARK WOOD	278562	Ancient Replanted Woodland
1504259	Park Wood	364606	Ancient & Semi-Natural Woodland
1504458	Park wood	432260	Ancient Replanted Woodland
1503903	Part of Linton Wood	669261	Ancient & Semi-Natural Woodland
1504031	Part of The Wood [adjacent parcel 155]	569576	Ancient & Semi-Natural Woodland
1504252	Passeys Grove	372528	Ancient & Semi-Natural Woodland
1503741	Patches Coppice, Wood	662370	Ancient & Semi-Natural Woodland
1503731	Pauncewood Wood	673398	Ancient & Semi-Natural Woodland
1106003	PAYSURE WOOD	420674	Ancient Replanted Woodland
1504021	Pear Tree Ash Bed	570643	Ancient & Semi-Natural Woodland
1503997	Pear Tree Ashbed	686524	Ancient & Semi-Natural Woodland
1504395	Pear Tree Grove & Long Friday	427601	Ancient & Semi-Natural Woodland
1503666	Peltwell Ashbelt	684488	Ancient & Semi-Natural Woodland
1106658	PEN COPES	758419	Ancient Replanted Woodland
1106658	PEN COPES	759420	Ancient & Semi-Natural Woodland
1503710	Pen Coppice	722447	Ancient Replanted Woodland
1122594	PENCELLEY WOOD	272327	Ancient & Semi-Natural Woodland
1106605	PENDOCKS GROVE	752353	Ancient Replanted Woodland
1106605	PENDOCKS GROVE	756359	Ancient Replanted Woodland
1106605	PENDOCKS GROVE	755361	Ancient & Semi-Natural Woodland
1106605	PENDOCKS GROVE	754358	Ancient & Semi-Natural Woodland
1106126	PENGETHLEY GROVE	544261	Ancient & Semi-Natural Woodland
1106126	PENGETHLEY GROVE	544263	Ancient Replanted Woodland
1106126	PENGETHLEY GROVE	545262	Ancient Replanted Woodland
1106126	PENGETHLEY GROVE	544260	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
1105791	PENNSYLVANIA WOOD	338532	Ancient & Semi-Natural Woodland
1504299	Penorgan Wood	460308	Ancient & Semi-Natural Woodland
1105780	PENRHOS WOOD	313553	Ancient & Semi-Natural Woodland
1105780	PENRHOS WOOD	312556	Ancient & Semi-Natural Woodland
1106622	PENSHILL COPPISE.	703473	Ancient & Semi-Natural Woodland
1503693	Pensill Coppice, Upper Pensill Coppice	702470	Ancient Replanted Woodland
1504456	Penstone wood	473288	Ancient Replanted Woodland
1122610	PENTRE COED DINGLE	286509	Ancient & Semi-Natural Woodland
1122591	PENTRE HIGGEN WOOD 2	253396	Ancient & Semi-Natural Woodland
1122591	PENTRE HIGGEN WOOD 2	256397	Ancient & Semi-Natural Woodland
1105853	PENTWARDINE WOOD	349701	Ancient & Semi-Natural Woodland
1105853	PENTWARDINE WOOD	356704	Ancient & Semi-Natural Woodland
1105853	PENTWARDINE WOOD	352698	Ancient & Semi-Natural Woodland
1105853	PENTWARDINE WOOD	353704	Ancient Replanted Woodland
1122593	PENTWYN WOOD	272365	Ancient & Semi-Natural Woodland
1106343	PENYARD PARK	615222	Ancient & Semi-Natural Woodland
1106343	PENYARD PARK	620231	Ancient & Semi-Natural Woodland
1106343	PENYARD PARK	619225	Ancient Replanted Woodland
1106495	PERRY WOOD	623619	Ancient Replanted Woodland
1106495	PERRY WOOD	620615	Ancient & Semi-Natural Woodland
1106669	PERRYCOT PARK	764415	Ancient & Semi-Natural Woodland
1106669	PERRYCOT PARK	763413	Ancient & Semi-Natural Woodland
1106669	PERRYCOT PARK	764415	Ancient Replanted Woodland
1106669	PERRYCOT PARK	764417	Ancient & Semi-Natural Woodland
1106035	PETCHFIELD COPSE	450700	Ancient & Semi-Natural Woodland
1503756	Phelps's Coppice	723421	Ancient & Semi-Natural Woodland
1504403	Piece at Great Bwlch	365333	Ancient & Semi-Natural Woodland
1105781	PIERS GROVE WOOD	313570	Ancient & Semi-Natural Woodland
1503663	Pike Coppice	610487	Ancient & Semi-Natural Woodland
1122573	PIKES WOOD	261427	Ancient & Semi-Natural Woodland
1105694	PIKES WOOD	379280	Ancient Replanted Woodland
1504429	Pikes Wood	383281	Ancient & Semi-Natural Woodland
1504281	Pion Hill	455495	Ancient & Semi-Natural Woodland
1503787	Pipe Coppice, Alders Coppice	503444	Ancient & Semi-Natural Woodland
1105863	PISTLE BROOK WOOD	407269	Ancient & Semi-Natural Woodland
1504024	Plantation	554632	Ancient & Semi-Natural Woodland
1504238	Plantation in Devereux Wootton	383493	Ancient Replanted Woodland
1503831	Plantation, Wood	321515	Ancient Replanted Woodland
1105988	PLOCK WOOD	495522	Ancient Replanted Woodland
1105988	PLOCK WOOD	489521	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
1105988	PLOCK WOOD	493521	Ancient & Semi-Natural Woodland
1503661	Point Coppice & Yagtree Dingle	693500	Ancient & Semi-Natural Woodland
1504267	Pollingham Coppice	453701	Ancient & Semi-Natural Woodland
1503929	Pool Field (part)	354350	Ancient & Semi-Natural Woodland
1122666	POUND FARM WOOD	673265	Ancient Replanted Woodland
1122666	POUND FARM WOOD	674266	Ancient Replanted Woodland
1122666	POUND FARM WOOD	675265	Ancient Replanted Woodland
1122666	POUND FARM WOOD	674265	Ancient Replanted Woodland
1122666	POUND FARM WOOD	673265	Ancient Replanted Woodland
1122666	POUND FARM WOOD	674265	Ancient & Semi-Natural Woodland
1504245	Powells Wood	278503	Ancient & Semi-Natural Woodland
1504171	Pregg Wood	358322	Ancient & Semi-Natural Woodland
1105843	PRICHARDS HILL WOOD	376662	Ancient & Semi-Natural Woodland
1105843	PRICHARDS HILL WOOD	376658	Ancient Replanted Woodland
1106397	PRIGGLES WOOD	640376	Ancient & Semi-Natural Woodland
1106397	PRIGGLES WOOD	635374	Ancient Replanted Woodland
1106397	PRIGGLES WOOD	639379	Ancient Replanted Woodland
1106397	PRIGGLES WOOD	637377	Ancient Replanted Woodland
1106397	PRIGGLES WOOD	640377	Ancient Replanted Woodland
1106167	PRIORS COURT WOOD	583391	Ancient & Semi-Natural Woodland
1105937	PRIORS SHELL WOOD	463389	Ancient & Semi-Natural Woodland
1105937	PRIORS SHELL WOOD	465391	Ancient & Semi-Natural Woodland
1503668	Puckhills Coppice	680494	Ancient Replanted Woodland
1106198	PUDDLESTONE WOOD	561588	Ancient Replanted Woodland
1106199	PUDLESTONE DINGLE	561592	Ancient Replanted Woodland
1106132	PULLASTONE WOOD	500336	Ancient & Semi-Natural Woodland
1503699	Pullen Coppice	671468	Ancient & Semi-Natural Woodland
1106475	PUNCH BOWL WOOD	691581	Ancient & Semi-Natural Woodland
1106304	PURLIEU WOOD	619190	Ancient Replanted Woodland
1106304	PURLIEU WOOD	621193	Ancient & Semi-Natural Woodland
1106181	PYE COPPICE	597480	Ancient & Semi-Natural Woodland
1106082	PYEFINCH WOOD	513166	Ancient & Semi-Natural Woodland
1106082	PYEFINCH WOOD	515165	Ancient Replanted Woodland
1106082	PYEFINCH WOOD	509163	Ancient Replanted Woodland
1106005	PYON WOOD	423664	Ancient & Semi-Natural Woodland
1503776	Quarry Coppice (part), Wall Hills Coppice (part)	686387	Ancient Replanted Woodland
1106242	QUARRY WOOD	585638	Ancient Replanted Woodland
1503685	Quarry Wood	716475	Ancient & Semi-Natural Woodland
1503803	Quarry Wood,Gorsty Piece	291582	Ancient & Semi-Natural Woodland
1503823	Quest Moor Wood	304523	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
1504417	Rabbit Coppice	635603	Ancient & Semi-Natural Woodland
1504201	Rabbit Wood	277458	Ancient & Semi-Natural Woodland
1504263	Raft Wood	342674	Ancient & Semi-Natural Woodland
1105983	RAMSHILL WOOD	475536	Ancient & Semi-Natural Woodland
1106626	RAVEN HILL WOOD	714411	Ancient Replanted Woodland
1504292	Ravenseech Wood	447321	Ancient & Semi-Natural Woodland
1105741	RAVENSHEOTANDDUNSALL WOODS	388340	Ancient & Semi-Natural Woodland
1105741	RAVENSHEOTANDDUNSALL WOODS	389342	Ancient Replanted Woodland
1105741	RAVENSHEOTANDDUNSALL WOODS	391339	Ancient Replanted Woodland
1105741	RAVENSHEOTANDDUNSALL WOODS	383348	Ancient & Semi-Natural Woodland
1105845	RAVENSHERE WOOD	378619	Ancient Replanted Woodland
1504465	Readings Wood	561162	Ancient Replanted Woodland
1504039	Red Hill Wood	259532	Ancient & Semi-Natural Woodland
1504040	Red Hill Wood	257530	Ancient & Semi-Natural Woodland
1504081	Redding Coppice	705579	Ancient & Semi-Natural Woodland
1504421	Redding Coppice, Poswick Coppice	704576	Ancient Replanted Woodland
1503738	Reddings Coppice	741356	Ancient & Semi-Natural Woodland
1106413	REDHILL AND MALLINS WOODS	685380	Ancient Replanted Woodland
1106413	REDHILL AND MALLINS WOODS	692384	Ancient Replanted Woodland
1106413	REDHILL AND MALLINS WOODS	688384	Ancient & Semi-Natural Woodland
1106413	REDHILL AND MALLINS WOODS	681385	Ancient & Semi-Natural Woodland
1106413	REDHILL AND MALLINS WOODS	683384	Ancient Replanted Woodland
1106413	REDHILL AND MALLINS WOODS	693384	Ancient & Semi-Natural Woodland
1106413	REDHILL AND MALLINS WOODS	686379	Ancient & Semi-Natural Woodland
1106413	REDHILL AND MALLINS WOODS	690379	Ancient Replanted Woodland
1106413	REDHILL AND MALLINS WOODS	692379	Ancient & Semi-Natural Woodland
1106221	REDHILL COPPICE	594506	Ancient & Semi-Natural Woodland
1106136	REECES WOOD	505350	Ancient & Semi-Natural Woodland
1106366	RESLAW WOOD	693238	Ancient & Semi-Natural Woodland
1504173	Rhyd Y Bach	325336	Ancient & Semi-Natural Woodland
1504108	Riddig Coppice	725592	Ancient & Semi-Natural Woodland
1503745	Ridge Hill Coppice	721338	Ancient Replanted Woodland
1106128	RIGGS WOOD	550271	Ancient & Semi-Natural Woodland
1106627	RILEY HILL WOOD	716490	Ancient & Semi-Natural Woodland
1106627	RILEY HILL WOOD	713489	Ancient Replanted Woodland
1105800	RISE COPPICE	355573	Ancient & Semi-Natural Woodland
1503636	Rock Coppice	422633	Ancient & Semi-Natural Woodland
1503930	Rock Coppice	350335	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1504193	Rock Coppice	260438	Ancient & Semi-Natural Woodland
1106383	ROCK COTTAGE WOOD	612323	Ancient & Semi-Natural Woodland
1106383	ROCK COTTAGE WOOD	617318	Ancient & Semi-Natural Woodland
1105814	RODD WOOD	318619	Ancient & Semi-Natural Woodland
1105814	RODD WOOD	322621	Ancient Replanted Woodland
1503820	Rods Wood	310549	Ancient & Semi-Natural Woodland
1504378	Rook Row Coppice, Coals Coppice	723458	Ancient Replanted Woodland
1503701	Rook Row Little Coppice	725457	Ancient & Semi-Natural Woodland
1504274	Rook Wood	429535	Ancient & Semi-Natural Woodland
1106701	ROOKHILL COPPICE	725576	Ancient & Semi-Natural Woodland
1106701	ROOKHILL COPPICE	723577	Ancient Replanted Woodland
1106147	ROTHERWAS PARK WOOD	537375	Ancient & Semi-Natural Woodland
1503931	Rough	357370	Ancient & Semi-Natural Woodland
1504197	rough	250443	Ancient & Semi-Natural Woodland
1503629	Rough Alders	438675	Ancient & Semi-Natural Woodland
1106456	ROUGH COPPICE	664501	Ancient & Semi-Natural Woodland
1503792	Rough Coppice	482389	Ancient & Semi-Natural Woodland
1504278	Rough Court wood, Poor Wood	454517	Ancient & Semi-Natural Woodland
1503849	Rough Grove, Coppice	368582	Ancient & Semi-Natural Woodland
1105755	ROUGH MOORS	323499	Ancient Replanted Woodland
1504327	Rough Pasture	588251	Ancient & Semi-Natural Woodland
1503728	Rough Pasture,ash	664390	Ancient & Semi-Natural Woodland
1503690	Round Coppice, Grove	711466	Ancient & Semi-Natural Woodland
1106215	ROUND HILL	584509	Ancient Replanted Woodland
1106377	ROUND WOOD 1	609337	Ancient & Semi-Natural Woodland
1504271	Roundabout Wood, unnamed	463687	Ancient & Semi-Natural Woodland
1106645	ROWBURROW WOOD	745458	Ancient & Semi-Natural Woodland
1106450	ROWDEN COPPICE	633572	Ancient & Semi-Natural Woodland
1106450	ROWDEN COPPICE	635569	Ancient & Semi-Natural Woodland
1106450	ROWDEN COPPICE	633571	Ancient Replanted Woodland
1105935	RUCKHALL WOOD	456390	Ancient & Semi-Natural Woodland
1105935	RUCKHALL WOOD	455389	Ancient Replanted Woodland
1503909	Rudhall Grove	622252	Ancient Replanted Woodland
1122596	RUINSFORD WOOD	295352	Ancient & Semi-Natural Woodland
1503956	Russells Coppice, Brake	371316	Ancient & Semi-Natural Woodland
1504078	Rye Field Coppice	709566	Ancient Replanted Woodland
1503863	Sally Bed	423593	Ancient & Semi-Natural Woodland
1504332	Sally Bed	524487	Ancient & Semi-Natural Woodland
1503646	Sally Bed Coppice	661527	Ancient Replanted Woodland
1503752	Sally bed, Ash	653404	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1106760	SAPEY COPPICE	702603	Ancient & Semi-Natural Woodland
1105803	SARNESFIELD COPPICE	371524	Ancient & Semi-Natural Woodland
1105803	SARNESFIELD COPPICE	376521	Ancient & Semi-Natural Woodland
1105803	SARNESFIELD COPPICE	370521	Ancient & Semi-Natural Woodland
1105803	SARNESFIELD COPPICE	372521	Ancient Replanted Woodland
1105700	SAWPIT WOOD	301391	Ancient Replanted Woodland
1504228	Scar Bank Wood	349444	Ancient Replanted Woodland
1106700	SCAR COPSE	723590	Ancient & Semi-Natural Woodland
1106700	SCAR COPSE	719584	Ancient & Semi-Natural Woodland
1106700	SCAR COPSE	717584	Ancient Replanted Woodland
1106700	SCAR COPSE	722587	Ancient Replanted Woodland
1106008	SCHOOL WOOD	431652	Ancient Replanted Woodland
1106008	SCHOOL WOOD	437655	Ancient Replanted Woodland
1504372	School Wood (part)	437648	Ancient & Semi-Natural Woodland
1504348	Scotland Wood	709417	Ancient & Semi-Natural Woodland
1105914	SCULAMORE HILL WOOD	481278	Ancient & Semi-Natural Woodland
1504340	Seager Hill	625378	Ancient Replanted Woodland
1503683	Seed Wood	710473	Ancient Replanted Woodland
1503674	Selbrook Ashbed	716484	Ancient & Semi-Natural Woodland
1503782	Setting Hill	604337	Ancient & Semi-Natural Woodland
1504356	Seven Acres	514575	Ancient & Semi-Natural Woodland
1503898	Seymours Wood	535255	Ancient & Semi-Natural Woodland
1504326	Sharmans Grove	598208	Ancient & Semi-Natural Woodland
1106372	SHARPNAGE WOOD	588353	Ancient & Semi-Natural Woodland
1106372	SHARPNAGE WOOD	579375	Ancient & Semi-Natural Woodland
1106372	SHARPNAGE WOOD	602368	Ancient & Semi-Natural Woodland
1106372	SHARPNAGE WOOD	593350	Ancient Replanted Woodland
1106372	SHARPNAGE WOOD	591379	Ancient Replanted Woodland
1106372	SHARPNAGE WOOD	589366	Ancient Replanted Woodland
1503795	Sheep Walk Coppice	459389	Ancient Replanted Woodland
1504234	Shenlow Coppice	388458	Ancient & Semi-Natural Woodland
1105953	SHERNALL WOOD	429485	Ancient & Semi-Natural Woodland
1504282	Shernalls Orls	425487	Ancient Replanted Woodland
1105806	SHERRINGTON WOOD	380545	Ancient Replanted Woodland
1106724	SHUTTIFIELD COPPICE	743503	Ancient Replanted Woodland
1106375	SIEGE WOOD	607343	Ancient Replanted Woodland
1106474	SILKCROFT WOOD	691530	Ancient & Semi-Natural Woodland
1504374	Silly Land	711487	Ancient & Semi-Natural Woodland
1106001	SILVER WILL	416678	Ancient & Semi-Natural Woodland
1106653	SIX ACRE WOOD	751476	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1106120	SIXTEEN ACRE WOOD	599189	Ancient & Semi-Natural Woodland
1105857	SKENCHILLANDCWM WOODS	486177	Ancient Replanted Woodland
1105857	SKENCHILLANDCWM WOODS	481182	Ancient & Semi-Natural Woodland
1105857	SKENCHILLANDCWM WOODS	486178	Ancient & Semi-Natural Woodland
1504254	Slade Coppice, Mins Rough	302583	Ancient & Semi-Natural Woodland
1504484	Slang & Yew Tree Wood, Globe & Little Wood	327675	Ancient Replanted Woodland
1106630	SLATCH FARM WOOD	719433	Ancient Replanted Woodland
1106629	SLATCH WOOD	716438	Ancient Replanted Woodland
1106629	SLATCH WOOD	718438	Ancient & Semi-Natural Woodland
1503762	Slatch Wood	716435	Ancient & Semi-Natural Woodland
1503760	Sling Coppice	727416	Ancient & Semi-Natural Woodland
1503900	Sling Coppice	645285	Ancient Replanted Woodland
1504379	Sling Coppice	726400	Ancient & Semi-Natural Woodland
1503842	Sling Wood	284536	Ancient & Semi-Natural Woodland
1504255	Smith Bank Wood	324585	Ancient Replanted Woodland
1503889	Smiths Hill Wood	561313	Ancient Replanted Woodland
1105996	SNED WOOD	406661	Ancient Replanted Woodland
1105996	SNED WOOD	399655	Ancient & Semi-Natural Woodland
1504137	South Batch Ashbed 529	680627	Ancient Replanted Woodland
1504141	South Batch Lower Ash Bed	685630	Ancient & Semi-Natural Woodland
1106638	SPARROW HILL WOOD	729413	Ancient & Semi-Natural Woodland
1106638	SPARROW HILL WOOD	730410	Ancient Replanted Woodland
1105856	SPOUT WOOD	483173	Ancient & Semi-Natural Woodland
1504076	Spring Coppice	725564	Ancient & Semi-Natural Woodland
1105934	SQUARE WOOD	449330	Ancient Replanted Woodland
1105934	SQUARE WOOD	447329	Ancient & Semi-Natural Woodland
1503822	Squires Coppice	303536	Ancient & Semi-Natural Woodland
1504144	Squires cover	679649	Ancient & Semi-Natural Woodland
1106085	ST WOLSTANS WOOD	514171	Ancient Replanted Woodland
1106085	ST WOLSTANS WOOD	516176	Ancient & Semi-Natural Woodland
1503633	Steads Meadow Osier Bed	475618	Ancient & Semi-Natural Woodland
1504109	Steps Coppice, Hawks Bank Coppice, Burlip Hill Ashbed	699587	Ancient & Semi-Natural Woodland
1503884	Stocking Rough	617308	Ancient Replanted Woodland
1105972	STOCKING WOOD	420519	Ancient & Semi-Natural Woodland
1504476	Stocking Wood	315605	Ancient Replanted Woodland
1105835	STOCKING WOOD 1	366648	Ancient & Semi-Natural Woodland
1105838	STOCKING WOOD 2	369649	Ancient Replanted Woodland
1504161	Stockland Coppice	642611	Ancient & Semi-Natural Woodland
1504170	Stockley Coppice	398314	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1504260	Stocklow Croos Wood	370608	Ancient & Semi-Natural Woodland
1105842	STOCKLOW HEYS WOOD	374619	Ancient Replanted Woodland
1106405	STONE REDDING/YEWTREE COPPICE	675326	Ancient Replanted Woodland
1504323	Stonebridge Wood	543204	Ancient & Semi-Natural Woodland
1106028	STONEPITS COPPICE	437773	Ancient Replanted Woodland
1106028	STONEPITS COPPICE	433773	Ancient & Semi-Natural Woodland
1105906	STRADWAY WOOD	461274	Ancient & Semi-Natural Woodland
1503864	Street Wood	431598	Ancient & Semi-Natural Woodland
1504396	Street Wood	429595	Ancient & Semi-Natural Woodland
1106416	STRETTON COPSE	628447	Ancient Replanted Woodland
1106416	STRETTON COPSE	629447	Ancient & Semi-Natural Woodland
1504362	Sunny Bank Plantation	571636	Ancient & Semi-Natural Woodland
1106379	SWILLOW WOOD	611396	Ancient Replanted Woodland
1106379	SWILLOW WOOD	613396	Ancient Replanted Woodland
1106379	SWILLOW WOOD	612396	Ancient & Semi-Natural Woodland
1503809	Tack Barn Wood	308560	Ancient & Semi-Natural Woodland
1105724	TANHOUSEANDHAYBROOKS WOODS	361343	Ancient Replanted Woodland
1105724	TANHOUSEANDHAYBROOKS WOODS	360346	Ancient & Semi-Natural Woodland
1105969	TANK WOOD	416599	Ancient & Semi-Natural Woodland
1504313	Tanners hill	498170	Ancient & Semi-Natural Woodland
1106009	TARS COPPICE	438628	Ancient Replanted Woodland
1106011	TARS WOOD	442631	Ancient Replanted Woodland
1106011	TARS WOOD	440630	Ancient & Semi-Natural Woodland
1106705	TEBNY ASH BED	728587	Ancient & Semi-Natural Woodland
1106702	TEME SIDE WOOD	725584	Ancient Replanted Woodland
1106702	TEME SIDE WOOD	724581	Ancient & Semi-Natural Woodland
1106761	TEMPLE DINGLE	697649	Ancient Replanted Woodland
1106761	TEMPLE DINGLE	694653	Ancient Replanted Woodland
1504045	Ten Acre Wood	274524	Ancient & Semi-Natural Woodland
1503656	The Ash Bed	658510	Ancient & Semi-Natural Woodland
1504383	The Ash Bed	724432	Ancient & Semi-Natural Woodland
1105805	THE BIRCHES	377505	Ancient Replanted Woodland
1504014	The Bog	532656	Ancient & Semi-Natural Woodland
1504223	The Boot Coppice	359447	Ancient & Semi-Natural Woodland
1106034	THE BRAKES	447749	Ancient & Semi-Natural Woodland
1503682	The Brakes	733471	Ancient & Semi-Natural Woodland
1504311	The Brakes	499189	Ancient & Semi-Natural Woodland
1503829	The Copes	275513	Ancient & Semi-Natural Woodland
1503651	The Coppice	627522	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1503670	The Coppice	692480	Ancient & Semi-Natural Woodland
1504361	The Coppice	516559	Ancient & Semi-Natural Woodland
1503830	The Coppice, Hollywell Dingle	313509	Ancient & Semi-Natural Woodland
1503868	The Coppice, Upper Batch (part)	376668	Ancient Replanted Woodland
1504419	The Dingle	615615	Ancient & Semi-Natural Woodland
1503867	The Great Wood	374667	Ancient & Semi-Natural Woodland
1106376	THE GROVE	609335	Ancient & Semi-Natural Woodland
1504217	The Grove	391435	Ancient Replanted Woodland
1504288	The Grove	414447	Ancient Replanted Woodland
1503847	The Grove Copse	352613	Ancient & Semi-Natural Woodland
1504354	The Horns Copy	626489	Ancient & Semi-Natural Woodland
1504416	The Leasow (part)	695540	Ancient & Semi-Natural Woodland
1503840	The Moor Road	269494	Ancient & Semi-Natural Woodland
1504131	The Moors coppice	662613	Ancient & Semi-Natural Woodland
1503980	The Orles	353314	Ancient & Semi-Natural Woodland
1503984	The Orles	311291	Ancient & Semi-Natural Woodland
1504304	The pale wood	467292	Ancient & Semi-Natural Woodland
1106188	THE ROOKERY	525521	Ancient Replanted Woodland
1503773	The Round Wood	631384	Ancient & Semi-Natural Woodland
1504216	The Shawls Coppice	385432	Ancient Replanted Woodland
1504345	The Sough Wood	610197	Ancient & Semi-Natural Woodland
1503706	The Stack Coppice	760455	Ancient & Semi-Natural Woodland
1504264	The Vroning, Gullet Coppice	348680	Ancient & Semi-Natural Woodland
1503920	The Wood	337315	Ancient & Semi-Natural Woodland
1503974	The Wood	298323	Ancient & Semi-Natural Woodland
1504181	The Wood	279390	Ancient & Semi-Natural Woodland
1504207	The Wood	232491	Ancient & Semi-Natural Woodland
1501767	THE YELD / BLUEBELL WOOD	353563	Ancient Replanted Woodland
1503857	Thick Wood	371539	Ancient & Semi-Natural Woodland
1503749	Thomas Coppice	727461	Ancient & Semi-Natural Woodland
1106115	THOMAS WOOD	592181	Ancient & Semi-Natural Woodland
1105927	THRUXTON VALLETS	435338	Ancient & Semi-Natural Woodland
1105927	THRUXTON VALLETS	437333	Ancient & Semi-Natural Woodland
1105927	THRUXTON VALLETS	436336	Ancient Replanted Woodland
1106157	TIDNOR WOOD	560399	Ancient Replanted Woodland
1504113	Tin Grove Coppice	645615	Ancient Replanted Woodland
1105766	TIN HILL WOOD	351452	Ancient Replanted Woodland
1105766	TIN HILL WOOD	348452	Ancient & Semi-Natural Woodland
1121015	TINMILL WOOD(PART)	458751	Ancient & Semi-Natural Woodland
1106469	TIPTON HALL WOOD	687593	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1105985	TITTERSTONE PLANTATION	480531	Ancient & Semi-Natural Woodland
1504468	Titty Mouse Corner	527652	Ancient & Semi-Natural Woodland
1122568	TON WOOD	250453	Ancient & Semi-Natural Woodland
1105722	TON WOOD	359381	Ancient Replanted Woodland
1504408	Top of Hyde	687554	Ancient & Semi-Natural Woodland
1106127	TREBANDY WOOD	548201	Ancient & Semi-Natural Woodland
1105859	TREGATE WARREN	489171	Ancient & Semi-Natural Woodland
1105859	TREGATE WARREN	485172	Ancient & Semi-Natural Woodland
1105859	TREGATE WARREN	487170	Ancient Replanted Woodland
1122571	TREVADOC WOOD	259414	Ancient Replanted Woodland
1106089	TREWARNE WOOD	527175	Ancient & Semi-Natural Woodland
1106154	TRILLOES COURT WOOD	547322	Ancient & Semi-Natural Woodland
1504397	Trilloes Court Wood	546324	Ancient Replanted Woodland
1503673	Trippers Coppice	723491	Ancient & Semi-Natural Woodland
1504352	Trump Hopyard and Ashbed	652518	Ancient Replanted Woodland
1106123	TUFT WOOD	535261	Ancient & Semi-Natural Woodland
1105860	TUMP WOOD	492162	Ancient & Semi-Natural Woodland
1106639	TUNNERS WOOD	730436	Ancient Replanted Woodland
1106639	TUNNERS WOOD	730438	Ancient & Semi-Natural Woodland
1106639	TUNNERS WOOD	728436	Ancient & Semi-Natural Woodland
1504268	Turchen Wood	416740	Ancient & Semi-Natural Woodland
1503943	Turnastone Hill Wood	345367	Ancient & Semi-Natural Woodland
1105751	TWYN COED	315401	Ancient & Semi-Natural Woodland
1105751	TWYN COED	310401	Ancient Replanted Woodland
1106014	TYLERS VALLET	454642	Ancient & Semi-Natural Woodland
1504072	Ugly Bank Coppice, Limekiln Coppice, Ash Bed	698580	Ancient Replanted Woodland
1504121	Upper & Lower Sally Bed	714553	Ancient & Semi-Natural Woodland
1504322	Upper Bernithan Wood	546217	Ancient & Semi-Natural Woodland
1504431	Upper Brakes, Lower Brakes, The Calls Wood	361328	Ancient & Semi-Natural Woodland
1503688	Upper Coppice	712466	Ancient & Semi-Natural Woodland
1504139	Upper Coppice, & brook	704638	Ancient & Semi-Natural Woodland
1504075	Upper Hawley Coppice	720562	Ancient & Semi-Natural Woodland
1503962	Upper Hendy Ground, Cae pound	277363	Ancient & Semi-Natural Woodland
1504090	Upper Hyde Piece	690556	Ancient Replanted Woodland
1105971	UPPER MARSH COVERT	420511	Ancient & Semi-Natural Woodland
1503694	Upper Ox Leasow	706473	Ancient & Semi-Natural Woodland
1122613	UPPER WELN WOOD	293517	Ancient & Semi-Natural Woodland
1503910	Upper Wood	667256	Ancient & Semi-Natural Woodland
1503926	Upper Wood	300375	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1503963	Upper Wood	271369	Ancient & Semi-Natural Woodland
1503965	Upper Wood	315350	Ancient & Semi-Natural Woodland
1504180	Upper Wood	274369	Ancient & Semi-Natural Woodland
1106231	UPTON COURT WOOD	557658	Ancient & Semi-Natural Woodland
1503856	Vales Wood, The Orles	357551	Ancient & Semi-Natural Woodland
1105846	VALLET COPPICE	382610	Ancient & Semi-Natural Woodland
1105930	VALLETS WOOD	441327	Ancient Replanted Woodland
1105930	VALLETS WOOD	444327	Ancient Replanted Woodland
1105930	VALLETS WOOD	441329	Ancient Replanted Woodland
1105930	VALLETS WOOD	432328	Ancient Replanted Woodland
1105930	VALLETS WOOD	437327	Ancient & Semi-Natural Woodland
1105930	VALLETS WOOD	439323	Ancient Replanted Woodland
1504043	Vallett Wood	269538	Ancient & Semi-Natural Woodland
1105948	VEDDOES COPSE	493360	Ancient & Semi-Natural Woodland
1106177	VENNS WOOD	550492	Ancient Replanted Woodland
1106177	VENNS WOOD	550491	Ancient & Semi-Natural Woodland
1504079	Venom Ford Coppice, Birch Leasow Coppice	709565	Ancient Replanted Woodland
1106339	VICARAGE WOOD	608276	Ancient & Semi-Natural Woodland
1106522	VILTS COPPICE	682601	Ancient & Semi-Natural Woodland
1504162	Vints Church, Slip Coppice, Crow Leasow	686583	Ancient & Semi-Natural Woodland
1105931	WALLBROOK WOOD	443358	Ancient & Semi-Natural Woodland
1504077	Wallcroft Coppice	699563	Ancient Replanted Woodland
1105710	WALLSTONE WOOD	332368	Ancient & Semi-Natural Woodland
1105710	WALLSTONE WOOD	335370	Ancient & Semi-Natural Woodland
1504434	Walson Wood	338371	Ancient & Semi-Natural Woodland
1504463	Warren Wood	590193	Ancient Replanted Woodland
1106764	WASTEHILL WOOD	709641	Ancient Replanted Woodland
1503624	Watery Coppice	444671	Ancient Replanted Woodland
1503891	Weavans Wood	540309	Ancient Replanted Woodland
1106149	WEAVEN WOOD	541305	Ancient & Semi-Natural Woodland
1504316	Webbs Wood	546197	Ancient & Semi-Natural Woodland
1105849	WEIR ROUGH	392652	Ancient & Semi-Natural Woodland
1504196	Well Brinks Dingle	261443	Ancient & Semi-Natural Woodland
1106046	WELL WOOD	479735	Ancient & Semi-Natural Woodland
1106046	WELL WOOD	465727	Ancient Replanted Woodland
1106046	WELL WOOD	474734	Ancient Replanted Woodland
1504453	Wellington and Haywood Coppice	483356	Ancient & Semi-Natural Woodland
1105965	WELLINGTON WOOD	486496	Ancient & Semi-Natural Woodland
1105965	WELLINGTON WOOD	475503	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
1122583	WELSHWOOD DINGLE	277493	Ancient & Semi-Natural Woodland
1122583	WELSHWOOD DINGLE	282494	Ancient & Semi-Natural Woodland
1122583	WELSHWOOD DINGLE	279494	Ancient Replanted Woodland
1503970	Wergloddgated Wood	336326	Ancient & Semi-Natural Woodland
1122595	WERN FAWR	288368	Ancient & Semi-Natural Woodland
1105815	WERN GAY,HACKLEY WOOD	322667	Ancient & Semi-Natural Woodland
1105815	WERN GAY,HACKLEY WOOD	324664	Ancient & Semi-Natural Woodland
1105815	WERN GAY,HACKLEY WOOD	322664	Ancient & Semi-Natural Woodland
1105815	WERN GAY,HACKLEY WOOD	322667	Ancient & Semi-Natural Woodland
1105815	WERN GAY,HACKLEY WOOD	319667	Ancient Replanted Woodland
1105815	WERN GAY,HACKLEY WOOD	324663	Ancient Replanted Woodland
1105815	WERN GAY,HACKLEY WOOD	322666	Ancient Replanted Woodland
1504192	Wern Wood	261433	Ancient Replanted Woodland
1105913	WERNDEE WOOD	477230	Ancient & Semi-Natural Woodland
1105913	WERNDEE WOOD	478228	Ancient Replanted Woodland
1106178	WESTHIDE WOOD	590435	Ancient Replanted Woodland
1106178	WESTHIDE WOOD	581430	Ancient Replanted Woodland
1106178	WESTHIDE WOOD	576426	Ancient Replanted Woodland
1106178	WESTHIDE WOOD	586432	Ancient & Semi-Natural Woodland
1105980	WESTHOPE WOOD	459515	Ancient Replanted Woodland
1105980	WESTHOPE WOOD	460515	Ancient & Semi-Natural Woodland
1503786	Westnores Wood	619314	Ancient Replanted Woodland
1106288	WET WOOD	602187	Ancient & Semi-Natural Woodland
1106695	WHITBOURNE BROOK WOOD	715586	Ancient & Semi-Natural Woodland
1106695	WHITBOURNE BROOK WOOD	719590	Ancient Replanted Woodland
1106695	WHITBOURNE BROOK WOOD	717588	Ancient Replanted Woodland
1121018	WHITCLIFFE WOOD	488722	Ancient Replanted Woodland
1121018	WHITCLIFFE WOOD	483737	Ancient & Semi-Natural Woodland
1121018	WHITCLIFFE WOOD	497719	Ancient & Semi-Natural Woodland
1121018	WHITCLIFFE WOOD	495722	Ancient & Semi-Natural Woodland
1121018	WHITCLIFFE WOOD	481732	Ancient & Semi-Natural Woodland
1121018	WHITCLIFFE WOOD	486736	Ancient Replanted Woodland
1106401	WHITFIELD COPPICE	654392	Ancient & Semi-Natural Woodland
1106148	WIDOWS WOOD	538349	Ancient Replanted Woodland
1106148	WIDOWS WOOD	532348	Ancient Replanted Woodland
1106374	WIGLEYS WOOD	606313	Ancient Replanted Woodland
1105819	WILLEY HALL WOOD	331669	Ancient & Semi-Natural Woodland
1105821	WILLEY LANE WOOD	341667	Ancient Replanted Woodland
1105821	WILLEY LANE WOOD	339666	Ancient & Semi-Natural Woodland
1105821	WILLEY LANE WOOD	343668	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1106138	WILLIAMS WOOD	508337	Ancient Replanted Woodland
1106138	WILLIAMS WOOD	508337	Ancient & Semi-Natural Woodland
1503853	Willocks Grove	372557	Ancient & Semi-Natural Woodland
1106690	WILLY HILL COPPICE	713579	Ancient Replanted Woodland
1106690	WILLY HILL COPPICE	707576	Ancient & Semi-Natural Woodland
1106690	WILLY HILL COPPICE	712577	Ancient & Semi-Natural Woodland
1106690	WILLY HILL COPPICE	711576	Ancient Replanted Woodland
1106690	WILLY HILL COPPICE	710576	Ancient Replanted Woodland
1122580	WINDLE PARK WOOD	273440	Ancient & Semi-Natural Woodland
1122587	WINFORTON WOOD	293481	Ancient & Semi-Natural Woodland
1504285	Withy Bed	495462	Ancient Replanted Woodland
1106355	WITHYMOOR WOOD	675245	Ancient & Semi-Natural Woodland
1504402	Wood	372329	Ancient & Semi-Natural Woodland
1503717	Wood	654433	Ancient Replanted Woodland
1503718	Wood	650434	Ancient Replanted Woodland
1503804	Wood	320579	Ancient & Semi-Natural Woodland
1503807	Wood	336574	Ancient Replanted Woodland
1503811	Wood	272547	Ancient & Semi-Natural Woodland
1503825	Wood	270534	Ancient & Semi-Natural Woodland
1503827	Wood	278535	Ancient Replanted Woodland
1503919	Wood	310338	Ancient Replanted Woodland
1504038	Wood	265544	Ancient & Semi-Natural Woodland
1504042	Wood	268539	Ancient & Semi-Natural Woodland
1504047	Wood	253527	Ancient & Semi-Natural Woodland
1504050	Wood	246518	Ancient & Semi-Natural Woodland
1504056	Wood	489234	Ancient Replanted Woodland
1504095	Wood	707548	Ancient & Semi-Natural Woodland
1504179	Wood	293323	Ancient & Semi-Natural Woodland
1504206	wood	238475	Ancient & Semi-Natural Woodland
1504242	wood	361489	Ancient & Semi-Natural Woodland
1504246	Wood	288501	Ancient & Semi-Natural Woodland
1504280	wood	431496	Ancient Replanted Woodland
1504306	Wood	435253	Ancient & Semi-Natural Woodland
1504321	Wood	534207	Ancient & Semi-Natural Woodland
1504344	Wood	620200	Ancient & Semi-Natural Woodland
1504445	Wood	371738	Ancient Replanted Woodland
1504446	Wood	370736	Ancient Replanted Woodland
1504478	Wood	322662	Ancient & Semi-Natural Woodland
1504480	Wood	628186	Ancient & Semi-Natural Woodland
1504481	Wood	625187	Ancient & Semi-Natural Woodland

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ID	Name	Grid Ref	Theme Name
1504231	Wood adjoining river	299455	Ancient Replanted Woodland
1504194	Wood at Bottom og Ox Pasture	242439	Ancient & Semi-Natural Woodland
1503844	Wood below Broad Fern, Lower Piece	373649	Ancient & Semi-Natural Woodland
1504048	Wood below the lane	273517	Ancient & Semi-Natural Woodland
1503907	Wood Field	638281	Ancient Replanted Woodland
1504298	Wood near New house	417311	Ancient & Semi-Natural Woodland
1504296	Wood neat Little Whitfield	417318	Ancient Replanted Woodland
1503764	Wood, copse	664426	Ancient Replanted Woodland
1504386	Wood, copse	663428	Ancient & Semi-Natural Woodland
1504218	Wood, Cross Hand Coppice	346430	Ancient Replanted Woodland
1504452	Wood,Grove in Lady Lift, Wynnsland	401489	Ancient Replanted Woodland
1105765	WOODBURY HILL WOOD	373390	Ancient Replanted Woodland
1105765	WOODBURY HILL WOOD	356403	Ancient Replanted Woodland
1105765	WOODBURY HILL WOOD	358397	Ancient Replanted Woodland
1105765	WOODBURY HILL WOOD	363395	Ancient Replanted Woodland
1105765	WOODBURY HILL WOOD	351410	Ancient & Semi-Natural Woodland
1105765	WOODBURY HILL WOOD	349414	Ancient Replanted Woodland
1122660	WOODFIELD BARN COPPICE	385386	Ancient & Semi-Natural Woodland
1105997	WOODHAMPTON WOOD	407673	Ancient & Semi-Natural Woodland
1105997	WOODHAMPTON WOOD	407676	Ancient Replanted Woodland
1503678	Woodhouse Dingle	746499	Ancient & Semi-Natural Woodland
1106097	WOODSIDE WOOD	555157	Ancient & Semi-Natural Woodland
1106097	WOODSIDE WOOD	543157	Ancient & Semi-Natural Woodland
1106097	WOODSIDE WOOD	551151	Ancient Replanted Woodland
1106097	WOODSIDE WOOD	552159	Ancient & Semi-Natural Woodland
1106097	WOODSIDE WOOD	552158	Ancient & Semi-Natural Woodland
1106097	WOODSIDE WOOD	552158	Ancient & Semi-Natural Woodland
1504368	Woodward Wood	409679	Ancient Replanted Woodland
1504369	Woodward Wood	411680	Ancient & Semi-Natural Woodland
1504236	Woofuls Coppice	393460	Ancient & Semi-Natural Woodland
1106230	WOONTON WOOD	544621	Ancient & Semi-Natural Woodland
1105811	WYCHMOOR WOOD	312611	Ancient & Semi-Natural Woodland
1503793	Wye Coppice	476392	Ancient Replanted Woodland
1503918	Wye Coppice	649440	Ancient Replanted Woodland
1106665	WYNDS POINT WOOD	761405	Ancient & Semi-Natural Woodland
1503808	Yadon Coppice	315565	Ancient & Semi-Natural Woodland
1106346	YATTON WOOD	633293	Ancient Replanted Woodland
1106346	YATTON WOOD	626298	Ancient Replanted Woodland
1106346	YATTON WOOD	631297	Ancient & Semi-Natural Woodland
1106679	YEARSETT WOOD	701538	Ancient Replanted Woodland

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ID	Name	Grid Ref	Theme Name
1106679	YEARSETT WOOD	701538	Ancient & Semi-Natural Woodland
1122607	YELD WOOD	280568	Ancient Replanted Woodland
1503902	Yeld Wood	659287	Ancient & Semi-Natural Woodland
1503886	Yelding Plantation	594310	Ancient Replanted Woodland
1503713	Yell Coppice	706437	Ancient & Semi-Natural Woodland
1106227	YELLS WOOD	522644	Ancient & Semi-Natural Woodland
1106227	YELLS WOOD	527652	Ancient Replanted Woodland
1504320	Yells Wood	524206	Ancient & Semi-Natural Woodland
1106432	YEW TREE COPPICE	673444	Ancient & Semi-Natural Woodland
1106432	YEW TREE COPPICE	671444	Ancient & Semi-Natural Woodland
1106432	YEW TREE COPPICE	672440	Ancient & Semi-Natural Woodland
1106432	YEW TREE COPPICE	669446	Ancient Replanted Woodland
1106432	YEW TREE COPPICE	672439	Ancient Replanted Woodland
1106432	YEW TREE COPPICE	670440	Ancient Replanted Woodland
1504209	Yew Tree Copse	304409	Ancient & Semi-Natural Woodland
1503999	Yndiroodd Coppice	370258	Ancient & Semi-Natural Woodland
1414537	No name supplied	688624	Ancient & Semi-Natural Woodland
1414439	No name supplied	562521	Ancient & Semi-Natural Woodland
1414332	No name supplied	380358	Ancient & Semi-Natural Woodland
1414466	No name supplied	580561	Ancient & Semi-Natural Woodland
1414337	No name supplied	540374	Ancient & Semi-Natural Woodland
1414468	No name supplied	376562	Ancient & Semi-Natural Woodland
1414480	No name supplied	263573	Ancient Replanted Woodland
1414456	No name supplied	391549	Ancient & Semi-Natural Woodland
1414560	No name supplied	367651	Ancient Replanted Woodland
1414531	No name supplied	642617	Ancient Replanted Woodland
1414285	No name supplied	516187	Ancient & Semi-Natural Woodland
1414461	No name supplied	410556	Ancient & Semi-Natural Woodland
1414319	No name supplied	385332	Ancient & Semi-Natural Woodland
1414504	No name supplied	701595	Ancient Replanted Woodland
1414474	No name supplied	663569	Ancient Replanted Woodland
1414572	No name supplied	330663	Ancient Replanted Woodland
1414280	No name supplied	626182	Ancient & Semi-Natural Woodland
1414424	No name supplied	495505	Ancient & Semi-Natural Woodland
1414399	No name supplied	430472	Ancient & Semi-Natural Woodland
1414369	No name supplied	287429	Ancient & Semi-Natural Woodland
1414306	No name supplied	631324	Ancient & Semi-Natural Woodland
1414314	No name supplied	558331	Ancient & Semi-Natural Woodland
1414448	No name supplied	592536	Ancient & Semi-Natural Woodland
1414281	No name supplied	572180	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1414469	No name supplied	319568	Ancient & Semi-Natural Woodland
1414622	No name supplied	428747	Ancient & Semi-Natural Woodland
1414433	No name supplied	481520	Ancient & Semi-Natural Woodland
1414357	No name supplied	299411	Ancient & Semi-Natural Woodland
1414295	No name supplied	480276	Ancient & Semi-Natural Woodland
1414523	No name supplied	379611	Ancient & Semi-Natural Woodland
1414447	No name supplied	577533	Ancient & Semi-Natural Woodland
1414426	No name supplied	600506	Ancient & Semi-Natural Woodland
1414352	No name supplied	562400	Ancient Replanted Woodland
1414286	No name supplied	483188	Ancient & Semi-Natural Woodland
1414331	No name supplied	412352	Ancient Replanted Woodland
1414434	No name supplied	288521	Ancient & Semi-Natural Woodland
1414429	No name supplied	571509	Ancient & Semi-Natural Woodland
1414431	No name supplied	559519	Ancient & Semi-Natural Woodland
1414401	No name supplied	479478	Ancient & Semi-Natural Woodland
1414435	No name supplied	305522	Ancient & Semi-Natural Woodland
1414496	No name supplied	268589	Ancient & Semi-Natural Woodland
1414552	No name supplied	363644	Ancient Replanted Woodland
1414367	No name supplied	300425	Ancient & Semi-Natural Woodland
1414338	No name supplied	646385	Ancient & Semi-Natural Woodland
1414391	No name supplied	432462	Ancient Replanted Woodland
1414500	No name supplied	269592	Ancient & Semi-Natural Woodland
1414326	No name supplied	614341	Ancient & Semi-Natural Woodland
1414489	No name supplied	638581	Ancient & Semi-Natural Woodland
1414410	No name supplied	591484	Ancient & Semi-Natural Woodland
1414398	No name supplied	430471	Ancient & Semi-Natural Woodland
1414380	No name supplied	674448	Ancient & Semi-Natural Woodland
1414445	No name supplied	502532	Ancient & Semi-Natural Woodland
1414309	No name supplied	566324	Ancient & Semi-Natural Woodland
1414407	No name supplied	461482	Ancient & Semi-Natural Woodland
1414297	No name supplied	426283	Ancient & Semi-Natural Woodland
1414292	No name supplied	529269	Ancient Replanted Woodland
1414318	No name supplied	541331	Ancient Replanted Woodland
1414311	No name supplied	541327	Ancient & Semi-Natural Woodland
1414626	No name supplied	441764	Ancient & Semi-Natural Woodland
1414625	No name supplied	439753	Ancient & Semi-Natural Woodland
1414302	No name supplied	442292	Ancient & Semi-Natural Woodland
1414288	No name supplied	546202	Ancient & Semi-Natural Woodland
1414339	No name supplied	619384	Ancient & Semi-Natural Woodland
1414432	No name supplied	575520	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1414471	No name supplied	665568	Ancient & Semi-Natural Woodland
1414624	No name supplied	441752	Ancient & Semi-Natural Woodland
1414453	No name supplied	516542	Ancient Replanted Woodland
1414350	No name supplied	591393	Ancient Replanted Woodland
1414342	No name supplied	328386	Ancient & Semi-Natural Woodland
1414444	No name supplied	568530	Ancient & Semi-Natural Woodland
1414392	No name supplied	610461	Ancient Replanted Woodland
1414486	No name supplied	424578	Ancient Replanted Woodland
1414304	No name supplied	601311	Ancient Replanted Woodland
1414289	No name supplied	453264	Ancient & Semi-Natural Woodland
1414308	No name supplied	580324	Ancient Replanted Woodland
1414303	No name supplied	603312	Ancient Replanted Woodland
1414553	No name supplied	520648	Ancient Replanted Woodland
1414492	No name supplied	641584	Ancient & Semi-Natural Woodland
1414393	No name supplied	666463	Ancient & Semi-Natural Woodland
1414378	No name supplied	758443	Ancient & Semi-Natural Woodland
1414336	No name supplied	535374	Ancient & Semi-Natural Woodland
1414359	No name supplied	302416	Ancient & Semi-Natural Woodland
1414436	No name supplied	290522	Ancient & Semi-Natural Woodland
1414361	No name supplied	456418	Ancient & Semi-Natural Woodland
1414330	No name supplied	630352	Ancient & Semi-Natural Woodland
1414372	No name supplied	292432	Ancient & Semi-Natural Woodland
1414455	No name supplied	361548	Ancient & Semi-Natural Woodland
1414351	No name supplied	298396	Ancient & Semi-Natural Woodland
1414408	No name supplied	677483	Ancient & Semi-Natural Woodland
1414388	No name supplied	676460	Ancient & Semi-Natural Woodland
1414317	No name supplied	385333	Ancient & Semi-Natural Woodland
1414348	No name supplied	590391	Ancient Replanted Woodland
1414403	No name supplied	477478	Ancient Replanted Woodland
1414451	No name supplied	516541	Ancient & Semi-Natural Woodland
1414488	No name supplied	639581	Ancient & Semi-Natural Woodland
1414324	No name supplied	541336	Ancient & Semi-Natural Woodland
1414328	No name supplied	630348	Ancient & Semi-Natural Woodland
1414379	No name supplied	675446	Ancient & Semi-Natural Woodland
1414282	No name supplied	630182	Ancient & Semi-Natural Woodland
1414490	No name supplied	637582	Ancient Replanted Woodland
1414421	No name supplied	657504	Ancient Replanted Woodland
1414511	No name supplied	287598	Ancient Replanted Woodland
1414589	No name supplied	472682	Ancient & Semi-Natural Woodland
1414325	No name supplied	627340	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1414301	No name supplied	536288	Ancient & Semi-Natural Woodland
1414347	No name supplied	589390	Ancient Replanted Woodland
1414310	No name supplied	580325	Ancient & Semi-Natural Woodland
1414327	No name supplied	629343	Ancient & Semi-Natural Woodland
1414394	No name supplied	670464	Ancient & Semi-Natural Woodland
1414450	No name supplied	516540	Ancient & Semi-Natural Woodland
1414300	No name supplied	539286	Ancient & Semi-Natural Woodland
1414291	No name supplied	531267	Ancient & Semi-Natural Woodland
1414382	No name supplied	478456	Ancient Replanted Woodland
1414307	No name supplied	394324	Ancient & Semi-Natural Woodland
1414293	No name supplied	480274	Ancient & Semi-Natural Woodland
1414422	No name supplied	315503	Ancient & Semi-Natural Woodland
1414425	No name supplied	702506	Ancient & Semi-Natural Woodland
1414413	No name supplied	758486	Ancient & Semi-Natural Woodland
1414312	No name supplied	539330	Ancient Replanted Woodland
1414349	No name supplied	253391	Ancient & Semi-Natural Woodland
1414452	No name supplied	500541	Ancient & Semi-Natural Woodland
1414627	No name supplied	434766	Ancient Replanted Woodland
1414499	No name supplied	269592	Ancient Replanted Woodland
1414395	No name supplied	429469	Ancient Replanted Woodland
1414440	No name supplied	575522	Ancient Replanted Woodland
1414521	No name supplied	581607	Ancient & Semi-Natural Woodland
1414299	No name supplied	446287	Ancient & Semi-Natural Woodland
1414396	No name supplied	430467	Ancient & Semi-Natural Woodland
1414400	No name supplied	431473	Ancient & Semi-Natural Woodland
1414571	No name supplied	391662	Ancient & Semi-Natural Woodland
1414370	No name supplied	292431	Ancient & Semi-Natural Woodland
1414329	No name supplied	350347	Ancient & Semi-Natural Woodland
1414335	No name supplied	532373	Ancient & Semi-Natural Woodland
1414402	No name supplied	476478	Ancient & Semi-Natural Woodland
1414423	No name supplied	315504	Ancient & Semi-Natural Woodland
1414397	No name supplied	429471	Ancient & Semi-Natural Woodland
1414374	No name supplied	763438	Ancient & Semi-Natural Woodland
1414487	No name supplied	637580	Ancient Replanted Woodland
1414356	No name supplied	246410	Ancient & Semi-Natural Woodland
1414587	No name supplied	454681	Ancient Replanted Woodland
1414420	No name supplied	570503	Ancient & Semi-Natural Woodland
1414479	No name supplied	570571	Ancient & Semi-Natural Woodland
1414418	No name supplied	632498	Ancient & Semi-Natural Woodland
1414290	No name supplied	451266	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1414387	No name supplied	436456	Ancient & Semi-Natural Woodland
1414360	No name supplied	284417	Ancient & Semi-Natural Woodland
1414406	No name supplied	435479	Ancient & Semi-Natural Woodland
1414321	No name supplied	387335	Ancient & Semi-Natural Woodland
1414414	No name supplied	596488	Ancient Replanted Woodland
1414287	No name supplied	586193	Ancient & Semi-Natural Woodland
1414415	No name supplied	400487	Ancient & Semi-Natural Woodland
1414497	No name supplied	639589	Ancient & Semi-Natural Woodland
1414515	No name supplied	365605	Ancient Replanted Woodland
1414472	No name supplied	667568	Ancient Replanted Woodland
1414294	No name supplied	365274	Ancient & Semi-Natural Woodland
1414508	No name supplied	703598	Ancient & Semi-Natural Woodland
1414628	No name supplied	431766	Ancient & Semi-Natural Woodland
1414316	No name supplied	628330	Ancient Replanted Woodland
1414298	No name supplied	447285	Ancient & Semi-Natural Woodland
1414512	No name supplied	637602	Ancient & Semi-Natural Woodland
1414550	No name supplied	568644	Ancient & Semi-Natural Woodland
1414612	No name supplied	462708	Ancient Replanted Woodland
1414417	No name supplied	255491	Ancient & Semi-Natural Woodland
1414585	No name supplied	451680	Ancient & Semi-Natural Woodland
1414341	No name supplied	647385	Ancient & Semi-Natural Woodland
1414545	No name supplied	671636	Ancient & Semi-Natural Woodland
1414322	No name supplied	363335	Ancient & Semi-Natural Woodland
1414556	No name supplied	524650	Ancient Replanted Woodland
1414296	No name supplied	450284	Ancient & Semi-Natural Woodland
1414358	No name supplied	307412	Ancient & Semi-Natural Woodland
1414517	No name supplied	365605	Ancient & Semi-Natural Woodland
1414509	No name supplied	427599	Ancient & Semi-Natural Woodland
1414373	No name supplied	266436	Ancient Replanted Woodland
1414443	No name supplied	561530	Ancient & Semi-Natural Woodland
1414416	No name supplied	595490	Ancient & Semi-Natural Woodland
1414384	No name supplied	722457	Ancient Replanted Woodland
1414516	No name supplied	366605	Ancient Replanted Woodland
1414463	No name supplied	688556	Ancient & Semi-Natural Woodland
1414345	No name supplied	254388	Ancient Replanted Woodland
1414385	No name supplied	723459	Ancient & Semi-Natural Woodland
1414458	No name supplied	684553	Ancient & Semi-Natural Woodland
1414510	No name supplied	427600	Ancient & Semi-Natural Woodland
1414283	No name supplied	513186	Ancient & Semi-Natural Woodland
1414594	No name supplied	455683	Ancient Replanted Woodland

ID	Name	Grid Ref	Theme Name
1414284	No name supplied	628187	Ancient & Semi-Natural Woodland
1414559	No name supplied	520649	Ancient Replanted Woodland
1414320	No name supplied	373332	Ancient & Semi-Natural Woodland
1414498	No name supplied	295588	Ancient & Semi-Natural Woodland
1414389	No name supplied	396462	Ancient & Semi-Natural Woodland
1414376	No name supplied	353443	Ancient & Semi-Natural Woodland
1414495	No name supplied	643588	Ancient & Semi-Natural Woodland
1414491	No name supplied	640583	Ancient & Semi-Natural Woodland
1414405	No name supplied	434479	Ancient & Semi-Natural Woodland
1414501	No name supplied	430594	Ancient & Semi-Natural Woodland
1414494	No name supplied	558588	Ancient Replanted Woodland
1414377	No name supplied	351444	Ancient Replanted Woodland
1414334	No name supplied	393367	Ancient & Semi-Natural Woodland
1414343	No name supplied	686386	Ancient & Semi-Natural Woodland
1414460	No name supplied	679556	Ancient & Semi-Natural Woodland
1414460	No name supplied	680556	Ancient & Semi-Natural Woodland
1503632	No name supplied	464630	Ancient & Semi-Natural Woodland
1503714	No name supplied	663452	Ancient Replanted Woodland
1503716	No name supplied	660444	Ancient & Semi-Natural Woodland
1503747	No name supplied	631355	Ancient & Semi-Natural Woodland
1503769	No name supplied	699534	Ancient & Semi-Natural Woodland
1503770	No name supplied	701536	Ancient & Semi-Natural Woodland
1503771	No name supplied	710531	Ancient & Semi-Natural Woodland
1503772	No name supplied	617389	Ancient Replanted Woodland
1503779	No name supplied	610365	Ancient & Semi-Natural Woodland
1503780	No name supplied	612364	Ancient & Semi-Natural Woodland
1503789	No name supplied	456409	Ancient & Semi-Natural Woodland
1503796	No name supplied	500365	Ancient & Semi-Natural Woodland
1503798	No name supplied	490364	Ancient & Semi-Natural Woodland
1503810	No name supplied	272572	Ancient Replanted Woodland
1503812	No name supplied	273557	Ancient & Semi-Natural Woodland
1503826	No name supplied	277534	Ancient & Semi-Natural Woodland
1503832	No name supplied	324512	Ancient Replanted Woodland
1503839	No name supplied	274493	Ancient & Semi-Natural Woodland
1503845	No name supplied	374647	Ancient & Semi-Natural Woodland
1503858	No name supplied	373533	Ancient & Semi-Natural Woodland
1503880	No name supplied	446557	Ancient Replanted Woodland
1503881	No name supplied	543557	Ancient & Semi-Natural Woodland
1503914	No name supplied	667210	Ancient & Semi-Natural Woodland
1503923	No name supplied	308305	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1503924	No name supplied	332304	Ancient & Semi-Natural Woodland
1503932	No name supplied	316294	Ancient & Semi-Natural Woodland
1503933	No name supplied	317287	Ancient & Semi-Natural Woodland
1503934	No name supplied	333292	Ancient & Semi-Natural Woodland
1503935	No name supplied	343295	Ancient Replanted Woodland
1503936	No name supplied	324277	Ancient & Semi-Natural Woodland
1503937	No name supplied	330275	Ancient & Semi-Natural Woodland
1503938	No name supplied	328273	Ancient & Semi-Natural Woodland
1503939	No name supplied	340280	Ancient & Semi-Natural Woodland
1503940	No name supplied	321263	Ancient & Semi-Natural Woodland
1503942	No name supplied	318393	Ancient & Semi-Natural Woodland
1503946	No name supplied	341291	Ancient & Semi-Natural Woodland
1503948	No name supplied	333308	Ancient & Semi-Natural Woodland
1503949	No name supplied	330296	Ancient & Semi-Natural Woodland
1503950	No name supplied	331281	Ancient & Semi-Natural Woodland
1503951	No name supplied	349269	Ancient & Semi-Natural Woodland
1503954	No name supplied	325321	Ancient Replanted Woodland
1503955	No name supplied	326322	Ancient Replanted Woodland
1503969	No name supplied	335325	Ancient & Semi-Natural Woodland
1503971	No name supplied	337329	Ancient & Semi-Natural Woodland
1503973	No name supplied	314324	Ancient & Semi-Natural Woodland
1503975	No name supplied	321316	Ancient & Semi-Natural Woodland
1503977	No name supplied	336306	Ancient & Semi-Natural Woodland
1503978	No name supplied	351318	Ancient & Semi-Natural Woodland
1503981	No name supplied	345299	Ancient Replanted Woodland
1503982	No name supplied	345297	Ancient Replanted Woodland
1503983	No name supplied	353283	Ancient & Semi-Natural Woodland
1503995	No name supplied	698536	Ancient & Semi-Natural Woodland
1504000	No name supplied	374255	Ancient & Semi-Natural Woodland
1504003	No name supplied	378260	Ancient & Semi-Natural Woodland
1504004	No name supplied	388266	Ancient & Semi-Natural Woodland
1504013	No name supplied	555653	Ancient & Semi-Natural Woodland
1504019	No name supplied	565686	Ancient & Semi-Natural Woodland
1504020	No name supplied	550709	Ancient & Semi-Natural Woodland
1504035	No name supplied	318315	Ancient & Semi-Natural Woodland
1504044	No name supplied	268534	Ancient & Semi-Natural Woodland
1504051	No name supplied	458260	Ancient & Semi-Natural Woodland
1504052	No name supplied	455252	Ancient & Semi-Natural Woodland
1504058	No name supplied	458214	Ancient & Semi-Natural Woodland
1504071	No name supplied	696597	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1504083	No name supplied	672561	Ancient Replanted Woodland
1504085	No name supplied	647549	Ancient & Semi-Natural Woodland
1504087	No name supplied	660540	Ancient & Semi-Natural Woodland
1504088	No name supplied	648556	Ancient & Semi-Natural Woodland
1504089	No name supplied	679559	Ancient & Semi-Natural Woodland
1504099	No name supplied	721557	Ancient & Semi-Natural Woodland
1504100	No name supplied	657578	Ancient & Semi-Natural Woodland
1504102	No name supplied	691567	Ancient & Semi-Natural Woodland
1504106	No name supplied	692577	Ancient & Semi-Natural Woodland
1504117	No name supplied	685552	Ancient & Semi-Natural Woodland
1504142	No name supplied	685630	Ancient & Semi-Natural Woodland
1504150	No name supplied	632574	Ancient & Semi-Natural Woodland
1504152	No name supplied	646569	Ancient & Semi-Natural Woodland
1504153	No name supplied	697559	Ancient & Semi-Natural Woodland
1504168	No name supplied	373282	Ancient & Semi-Natural Woodland
1504174	No name supplied	354347	Ancient & Semi-Natural Woodland
1504175	No name supplied	355348	Ancient & Semi-Natural Woodland
1504176	No name supplied	390350	Ancient & Semi-Natural Woodland
1504178	No name supplied	354394	Ancient Replanted Woodland
1504182	No name supplied	257419	Ancient & Semi-Natural Woodland
1504183	No name supplied	259419	Ancient & Semi-Natural Woodland
1504184	No name supplied	259417	Ancient & Semi-Natural Woodland
1504185	No name supplied	249419	Ancient & Semi-Natural Woodland
1504187	No name supplied	298404	Ancient & Semi-Natural Woodland
1504188	No name supplied	294409	Ancient & Semi-Natural Woodland
1504198	No name supplied	299438	Ancient & Semi-Natural Woodland
1504199	No name supplied	296437	Ancient & Semi-Natural Woodland
1504200	No name supplied	295445	Ancient & Semi-Natural Woodland
1504203	No name supplied	262462	Ancient & Semi-Natural Woodland
1504204	No name supplied	265457	Ancient & Semi-Natural Woodland
1504208	No name supplied	255497	Ancient & Semi-Natural Woodland
1504210	No name supplied	304407	Ancient & Semi-Natural Woodland
1504211	No name supplied	306408	Ancient & Semi-Natural Woodland
1504215	No name supplied	383432	Ancient Replanted Woodland
1504222	No name supplied	331436	Ancient & Semi-Natural Woodland
1504241	No name supplied	352490	Ancient & Semi-Natural Woodland
1504243	No name supplied	352494	Ancient Replanted Woodland
1504244	No name supplied	319484	Ancient & Semi-Natural Woodland
1504256	No name supplied	304600	Ancient & Semi-Natural Woodland
1504262	No name supplied	321660	Ancient & Semi-Natural Woodland

ID	Name	Grid Ref	Theme Name
1504275	No name supplied	434522	Ancient & Semi-Natural Woodland
1504303	No name supplied	434297	Ancient & Semi-Natural Woodland
1504309	No name supplied	476191	Ancient Replanted Woodland
1504314	No name supplied	586189	Ancient & Semi-Natural Woodland
1504315	No name supplied	585188	Ancient & Semi-Natural Woodland
1504318	No name supplied	523177	Ancient & Semi-Natural Woodland
1504334	No name supplied	566484	Ancient & Semi-Natural Woodland
1504335	No name supplied	568483	Ancient Replanted Woodland
1504338	No name supplied	620387	Ancient Replanted Woodland
1504359	No name supplied	357299	Ancient Replanted Woodland
1504360	No name supplied	311284	Ancient & Semi-Natural Woodland
1504365	No name supplied	312655	Ancient Replanted Woodland
1504400	No name supplied	337370	Ancient & Semi-Natural Woodland
1504409	No name supplied	678555	Ancient Replanted Woodland
1504410	No name supplied	685560	Ancient Replanted Woodland
1504423	No name supplied	685554	Ancient & Semi-Natural Woodland
1504424	No name supplied	683557	Ancient Replanted Woodland
1504439	No name supplied	283418	Ancient & Semi-Natural Woodland
1504442	No name supplied	308410	Ancient & Semi-Natural Woodland
1504482	No name supplied	640186	Ancient & Semi-Natural Woodland

