

# A G E N D A

## Planning Committee

Date: **Friday, 25th November, 2005**

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Time: **10.00 a.m.**

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Place: **The Council Chamber,  
Brockington, 35 Hafod Road,  
Hereford**

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Notes: Please note the **time, date** and **venue** of  
the meeting.

*For any further information please contact:*

*Pete Martens, Members Services,  
Tel 01432 260248*

*e-mail: [pmartens@herefordshire.gov.uk](mailto:pmartens@herefordshire.gov.uk)*

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**County of Herefordshire  
District Council**



# AGENDA

## for the Meeting of the Planning Committee

To: Councillor T.W. Hunt (Chairman)  
 Councillor J.B. Williams (Vice-Chairman)

Councillors B.F. Ashton, M.R. Cunningham, P.J. Dauncey, Mrs. C.J. Davis,  
 D.J. Fleet, P.E. Harling, J.W. Hope MBE, B. Hunt, Mrs. J.A. Hyde,  
 Brig. P. Jones CBE, Mrs. R.F. Lincoln, R.M. Manning, R.I. Matthews,  
 Mrs. J.E. Pemberton, R. Preece, Mrs. S.J. Robertson, D.C. Taylor and  
 W.J. Walling

		Pages
1.	<b>APOLOGIES FOR ABSENCE</b> To receive apologies for absence.	
2.	<b>NAMED SUBSTITUTES (IF ANY)</b> To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.	
3.	<b>DECLARATIONS OF INTEREST</b> To receive any declarations of interest by Members in respect of items on the Agenda.	
4.	<b>MINUTES</b> To approve and sign the Minutes of the meeting held on 30th September, 2005.	1 - 6
5.	<b>CHAIRMAN'S ANNOUNCEMENTS</b> To receive any announcements from the Chairman.	
6.	<b>NORTHERN AREA PLANNING SUB-COMMITTEE</b> To receive the attached report of the Northern Area Planning Sub-Committee meetings held on 5th October and 2nd November 2005.	7 - 8
7.	<b>CENTRAL AREA PLANNING SUB-COMMITTEE</b> To receive the attached report of the Central Area Planning Sub-Committee meeting held on 19th October, 2005 and 16th November, 2005.	9 - 10

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|-----|---|---------|
| 8.  | <p><b>SOUTHERN AREA PLANNING SUB-COMMITTEE</b></p> <p>To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 28th October, 2005 and 26th November, 2005.</p>  | 11 - 12 |
| 9.  | <p><b>DCCW2005/2654/F - CHANGE OF USE TO PUBLIC OPEN SPACE AND PROVISION OF PLAY EQUIPMENT AND KICKABOUT AREA AT LAND BEHIND 10 - 80 DORCHESTER WAY, BELMONT, HEREFORD, HR2 7ZP FOR: HEREFORDSHIRE COUNCIL PER PARKS &amp; COUNTRYSIDE, QUEENSWOOD, P.O. BOX 41, LEOMINSTER, HEREFORDSHIRE, HR6 0ZA</b></p> <p>To consider a planning application on Council owned land. This item was deferred at the previous meeting for a site inspection which was undertaken on 8th November, 2005.</p> <p><b>Ward: Belmont</b></p>   | 13 - 22 |
| 10. | <p><b>DCNW2005/1819/F - USE OF LAND AND ERECTION OF WORKSHOP AND OFFICE FOR COACH HIRE BUSINESS AT PAYTOE LANE, LEINTWARDINE, HEREFORDSHIRE</b></p> <p>To consider a planning application which has been referred to the Committee by the Head of Planning Services because the Northern Area Planning Sub-Committee is minded to approve it, contrary to the Council's Planning Policies and officer recommendations.</p> <p><b>Ward: Mortimer</b></p>   | 23 - 28 |
| 11. | <p><b>DCSE2005/2475/F REMOVAL OF CONDITION 2 FROM PLANNING PERMISSION SE2004/4117/F DATED 16/2/05, THE GRANGE, ASTON CREWS, ROSS-ON-WYE, HEREFORDSHIRE.</b></p> <p>To consider a planning application which has been referred to the Committee by the Head of Planning Services because the Southern Area Planning Sub-Committee is minded to refuse it, contrary to the Council's Planning Policies and officer recommendations.</p> <p><b>Ward: Penyard</b></p>   | 29 - 34 |
| 12. | <p><b>DCCE2005/2619/F - CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO CLASS A5 (TAKEAWAY) AT 2 HOLME LACY ROAD, HEREFORD, HEREFORDSHIRE, HR2 6BYFOR: THE CO-OPERATIVE GROUP PER PEGASUS PLANNING GROUP, 2-10 KINGS PARADE MEWS, CLIFTON, BRISTOL, BS8 2RE</b></p> <p>To consider a planning application which has been referred to the Committee by the Head of Planning Services because the Central Area Planning Sub-Committee is minded to refuse it, contrary to the Council's Planning Policies and officer recommendations.</p> <p><b>Ward: St. Martins &amp; Hinton</b></p> | 35 - 42 |

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| <p><b>13. DCNE2005/3105/F - PROPOSED SIDE EXTENSION AT CHECKETTS, OLD CHURCH ROAD, COLWALL, MALVERN, WORCESTERSHIRE, WR13 6ET FOR: MR &amp; MRS ASHTON PER MR C MORTON, ROSEMEAD EVENDINE LANE, COLWALL, NR MALVERN, WORCESTERSHIRE, WR13 6DT</b></p> <p>To consider an application for a single-storey side extension to the existing dwelling to form a new study, conservatory and cloakroom with internal alterations at first floor level.</p> <p><b>Ward: Hope End</b></p>  | <p>43 - 48</p>   |
| <p><b>14. DCCE2005/2967/F - CONVERSION OF AND ALTERATIONS TO PERIOD BARN TO FORM OFFICES BARN AT MONKS ORCHARD, LUGWARDINE, HEREFORD FOR: MR R SHIMMIN, JAMES SPRECKLEY MRICS FAAV, BRINSOP HOUSE, BRINSOP, HEREFORDSHIRE, HR4 7AS</b></p> <p>This application seeks permission for the conversion of a barn to form office accommodation at Monks Orchard, Lugwardine. The existing property is a traditional period barn attached to an already converted farm building altered to provide office accommodation.</p> <p><b>Ward: Hagley</b></p> | <p>49 - 56</p>   |
| <p><b>15. ANNUAL MONITORING REPORT 2004-2005</b></p> <p>To consider the first Annual Monitoring Report 2004-2005.</p> <p><b>Wards: Countywide</b></p>   | <p>57 - 116</p>  |
| <p><b>16. LOCAL DEVELOPMENT SCHEME</b></p> <p>To consider the first review of the Council's Local Development Scheme.</p> <p><b>Wards: Countywide</b></p>   | <p>117 - 144</p> |
| <p><b>17. DATE OF NEXT MEETING</b></p> <p>Friday 20th January, 2006.</p>  |                  |



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- Inspect minutes of the Council and all Committees and Sub-Committees and written statements of decisions taken by the Cabinet or individual Cabinet Members for up to six years following a meeting.
- Inspect background papers used in the preparation of public reports for a period of up to four years from the date of the meeting. (A list of the background papers to a report is given at the end of each report). A background paper is a document on which the officer has relied in writing the report and which otherwise is not available to the public.
- Access to a public Register stating the names, addresses and wards of all Councillors with details of the membership of Cabinet and of all Committees and Sub-Committees.
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**COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL**

**BROCKINGTON, 35 HAFOD ROAD, HEREFORD.**

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

**MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Friday, 30th September, 2005 at 10.00 a.m.**

**Present:** Councillor T.W. Hunt (Chairman)  
Councillor J.B. Williams (Vice Chairman)

**Councillors:** B.F. Ashton, M.R. Cunningham, Mrs. C.J. Davis, D.J. Fleet, P.E. Harling, J.W. Hope MBE, B. Hunt, Brig. P. Jones CBE, Mrs. R.F. Lincoln, G. Lucas, R.M. Manning, Mrs. J.E. Pemberton, Ms. G.A. Powell, Mrs. S.J. Robertson, D.C. Taylor, J.P. Thomas and W.J. Walling

**In attendance:** Councillors P.J. Edwards and Ms. A.M. Toon

**43. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors DJ Fleet, PJ Dauncey and Mrs SJ Robertson.

**44. NAMED SUBSTITUTES (IF ANY)**

Councillor Mrs PA Andrews was appointed named substitute for Councillor D.J. Fleet, Councillor G Lucas for Councillor Mrs G.A. Hyde and Councillor Ms G Powell for Councillor Mrs SJ Robertson.

**45. DECLARATIONS OF INTEREST**

The following declarations of interest were made:

<b>Councillor</b>	<b>Item</b>	<b>Interest</b>
PE Harling	Agenda Item 9 – DCNE2005/0709/F - Demolition of existing home and new build extra care home and day centre, with associated facilities at Leadon Bank Old Peoples Home, Orchard Lane, Ledbury, Herefordshire, HR8 1DQ	Prejudicial and left the meeting for the duration of this item.
Mrs Robertson SJ	Agenda Item 9 – DCCW2005/2163/N – Retention of earth bund at Hereford City Sports Club, Grandstand Road, Hereford, HR4 9NG.	Personal - left the meeting for the duration of this item.

PJ Edwards	Agenda Item 10 – DCCW2005/2654/F – Change of use to public open space and provision of play equipment and kickabout area at land behind 10 – 80 Dorchester Way, Belmont, Hereford, HR2 7ZP.	Personal – left the meeting after speaking on the item in accordance with the Planning Code of Conduct.
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**46. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 26th August, 2005 be approved as a correct record and signed by the Chairman.

**47. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made the following announcements:

NFU/British Summer Fruits Polytunnel Code

The National Farmers Union and British Summer Fruits Ltd (the trade body representing strawberry growers) had announced the adoption of a voluntary Code for the use of polytunnels which closely mirrors the Council's own code adopted in September 2004. The Code, whilst very similar to the Council's, had the notable exception that it required polytunnels to be located a minimum of 30 metres from residential property, whereas the Council's Code following a review last year required a 50 metre stand-off distance.

The NFU and British Summer Fruits had anticipated that although the Code was at present voluntary, the majority of supermarkets would expect their suppliers to comply with it in due course.

Member Seminar – Planning Update and Code of Conduct Issues

A seminar would be held on the afternoon of Friday 14 October in the Council Chamber. Topics to be covered would include an update on the Unitary Development Plan and Local Development Framework, the changes to development control introduced by the Planning and Compulsory Purchase Act 2004 and an update on the Code of Conduct.

County Secretary and Solicitor

The Chairman said that this would be the last Planning Committee attended by the County Secretary and Solicitor, who would be leaving at the end of October to take up a new post. He paid tribute to the County Secretary and Solicitor for the way in which she had offered advice and guidance to Members since joining the Council in 1998. The County Secretary and Solicitor in turn paid tribute to the Chairman, Members and colleagues and previous chairmen of the Committee.

**48. NORTHERN AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meeting held on 7th September, 2005 be received and noted.

**49. CENTRAL AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meeting held on 25th August, 2005 be received and noted.

**50. SOUTHERN AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meeting held on 14th September, 2005 be received and noted.

**51. DCCW2005/2163/N - RETENTION OF EARTH BUND AT HEREFORD CITY SPORTS CLUB, GRANDSTAND ROAD, HEREFORD, HR4 9NG FOR: HEREFORD CITY SPORTS CLUB PER TBA CONSULTING ENGINEERS, PITCH FARM, DILWYN, HEREFORD, HR4 8JH**

The Waste Minerals Manager presented details of the application and said that the Head of Environmental Health and Trading Standards had queried the contents of the report about the material used to create the bund and had recommended that further analysis would be necessary.

Councillor Ms A Toon, one of the local Ward Members, said that all the Ward members were opposed to the application because of the adverse visual impact of the bund in a setting of open sports fields, and because of the materials used to construct it.

In accordance with the criteria for public speaking, Mr Talbot of the Hereford City Sports Club spoke in favour of the application.

The Committee noted the reasons put forward by the Sports Club for the erection of the bund and the proposals that it had pending for the bund to be reduced in height and landscaped if planning consent was granted. Whilst sympathetic to the potential problems facing the Sports Club, the Committee was disappointed that it had not sought all of the necessary permissions before proceeding with the erection of the bund. It was noted that if it was necessary for enforcement action to be taken, the enforcement notice would include a time limit.

**RESOLVED:** That planning permission be refused for the following reason:

**the proposed development would be of a scale, layout and design which does not respect and is inconsistent with the existing open character and quality of the site, would create an unnatural boundary between like activities within a public open space, would be visually intrusive in both landform and in the kind and colour of grasses likely to dominate it, would adversely affect the maintenance and enjoyment of the site, restrict views across the site and the racecourse itself and potentially impede the rapid response of the emergency services, as such it would be contrary to Hereford and Worcester County Structure Plan Policies CTC7 and CTC9, Hereford Local Plan Policies R1, R9 and ENV14 and emerging Herefordshire Unitary Development Plan Policies RST1, RST4 and HBA9 and because there are no other overriding material considerations that would justify the granting of planning permission.**

**52. DCCW2005/2654/F - CHANGE OF USE TO PUBLIC OPEN SPACE AND PROVISION OF PLAY EQUIPMENT AND KICKABOUT AREA AT LAND BEHIND 10 - 80 DORCHESTER WAY, BELMONT, HEREFORD, HR2 7ZP FOR: HEREFORDSHIRE COUNCIL PER PARKS & COUNTRYSIDE, QUEENSWOOD, P.O. BOX 41, LEOMINSTER, HEREFORDSHIRE, HR6 0ZA**

The Development Control Manager said that clarification had been received from Belmont Rural Parish Council that it had no objections to the application but that it would like to see a more open and rural style to the play area. The Development Control Manager presented details about the application and the type of play equipment that that was proposed. He also pointed out the location of the equipment in relation to the adjoining landfill site.

The Cabinet Member (Environment) said that whilst recognising the concerns of some of the local residents, he was in favour of permission being granted for the application and asked if consideration could be given to a pedestrian entrance to the site off Dorchester Way. He said that the proposed equipment would be well used and that the facility would serve the Belmont estate. He felt that It would also assist with the provision of children's play areas and fit in with the Council's open space policies for Belmont, and also with the Inspector's recommendations for public open space following the planning Inquiry. Councillor Edwards then left the meeting In accordance with the Planning Code of Conduct within the Council's Constitution relating to Cabinet Members.

In accordance with the criteria for public speaking, Mr Hubbard spoke against the application.

The Development Control Manager said that play area would be owned and managed by the Council. He also said that care had been taken with the design and location of the equipment. [Expert advice indicated there would not be a problem from the adjacent land fill site given the location of the proposed play area and the general dispersal of any gas into the atmosphere.](#)

Having considered some of the aspects about the application, the Committee felt that there was merit in undertaking a site inspection to enable it to consider further the details of the application and the concerns of local residents.

**RESOLVED: That consideration of the application be deferred for a site inspection on the following grounds:**

- (a) the character or appearance of the development itself is a fundamental planning consideration;**
- (b) a judgement is required on visual impact; and**
- (c) the setting and surroundings are fundamental to the determination or to the conditions being considered.**

**53. WHITECROSS HIGH SCHOOL DEVELOPMENT BRIEF**

The Team Leader (Local Planning) presented the report of the Forward Planning Manager about a draft Development Brief for the existing Whitecross High School in Baggallay Street, Hereford and suggested that it be commended to the Cabinet Member (Environment) for public consultation. He said that the Draft Brief contained proposals which reflected those set out in the Herefordshire Unitary Development Plan Policy H2. The northern part of the site had been identified for approximately 60 dwellings, twenty-one of which would be affordable housing to meet local needs. It is also proposed that the site could accommodate a new educational establishment to fulfil the community element of the scheme. Although the site could not provide for full public usage of the playing fields because of a restricted educational covenant, it was anticipated that redevelopment would enable improvements to the open space to the benefit of the wider public. Initial consultation with Sport England had indicated that it was not objecting to the minimal loss of playing fields to provide for the new educational facility. It was also noted that the new school site at Three Elms Road Hereford would also provide for a wide range of sporting facilities for the general public.

Having considered the proposals set out in the Draft Brief, the Committee agreed that it should be commended to the Cabinet Member (Environment).

**RESOLVED: THAT the Cabinet Member (Environment) be recommended to approve the draft Development Brief for Whitecross High School for consultation purposes.**

**54. STATEMENT OF COMMUNITY INVOLVEMENT**

A report was presented by the Team Leader (Local Planning) about the preparation of the Statement of Community Involvement (SCI) which formed part of the new planning system and would set out how the Council would consult on planning matters. He said that the Planning and Compulsory Purchase Act 2004 had introduced a new planning system which affected the way Development Plans were made and how planning applications were delivered. This new system was intended to:

- speed up Plan preparation;
- be more effective in involving the community;
- produce shorter, more flexible plans that were more responsive to change; and
- draw together those strategies of other agencies which influenced the nature of places and how they functioned.

The Team Leader (Local Planning) advised that a key part of the new system required Local Planning Authorities to prepare a Local Development Framework (LDF) which was a series of Local Development Documents (LDDs) which set out how the local area may change over the next few years. Planning Policy Statement 12 provided detailed guidance on developing the new framework and the SCI would become one of the LDD's when it was produced. He said that the new planning system through its SCI attempted to overcome the traditional reactive way people had previously become involved in the planning system by recognising that they are affected by proposals and should be encouraged to participate more directly in the preparation of planning documents. This would help to strengthen the evidence base as well as encourage a sense of local ownership and commitment to plan policies and their delivery. It was also hoped that this approach would help to resolve

conflicts and to reach a consensus on essential issues in the early stages of the process, thereby reducing the time taken by Public Inquiries and revisions in the later stages.

**RESOLVED: That it be recommended to the Cabinet Member (Environment) that the SCI be produced as identified in the report of the Forward Planning Manager and in line with the Town and Country Planning (Local Development)(England) Regulations 2004.**

**55. ALMELEY PARISH PLAN**

The Almley Parish Plan had been prepared to provide further Planning Guidance to the emerging Herefordshire Unitary Development Plan. The purpose of the Parish Plan was:

- to set out the hopes and concerns of parishioners and proposals for meeting them over the next ten years; and
- to guide the policies of the Parish Council in its work for the residents and in its dealings with outside bodies and individuals.

The Committee expressed its appreciation for the hard work undertaken by the local community in helping to prepare the document.

**RESOLVED: That it be recommended to the Cabinet Member (Environment) that the planning elements of the Almley Parish Plan be adopted as further planning guidance to the Herefordshire Unitary Development Plan and as an expression of local distinctiveness and community participation.**

**56. DATE OF NEXT MEETING**

25th November, 2005.

The meeting ended at 11.15 AM

**CHAIRMAN**



PLANNING COMMITTEE

25 NOVEMBER, 2005

## REPORT OF THE NORTHERN AREA PLANNING SUB-COMMITTEE

Meeting held on 5th October and 2nd November, 2005

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### Membership:

**Councillors:** Councillor J.W. Hope M.B.E (Chairman)  
Councillor K.G. Grumbley (Vice-Chairman)  
Councillors B.F. Ashton, Mrs. L.O. Barnett, W.L.S. Bowen, R.B.A. Burke,  
P.J. Dauncey, Mrs. J.P. French, J.H.R. Goodwin, P.E. Harling, B. Hunt,  
T.W. Hunt T.M. James, Brig. P. Jones C.B.E., R.M. Manning, R. Mills,  
R.J. Phillips, D.W. Rule M.B.E., R. V. Stockton, J.P. Thomas and  
J.B. Williams (Ex-officio).

### PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
  - (a) applications approved as recommended - 16
  - (b) applications refused as recommended - 1
  - (c) applications refused contrary to recommendation – 2 (not referred to Head of Planning Services)
  - (d) applications approved contrary to recommendation – 2 (1 referred to Head of Planning Services).
  - (e) deferred - 4
  - (f) site inspections - 3
  - (g) number of public speakers – 14 (8 supporters, 3 objectors, 3 parish council)

### PLANNING APPEALS

2. The Sub-Committee received information reports about 6 appeals received and 5 determined (and dismissed).

**J.W. HOPE M.B.E**  
**CHAIRMAN**  
**NORTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for meetings held on 5th October and 2nd November, 2005**



PLANNING COMMITTEE

25 NOVEMBER, 2005

## REPORT OF THE CENTRAL AREA PLANNING SUB-COMMITTEE

Meeting held on 19th October and 16th November, 2005

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### Membership:

**Councillors:** Councillor D.J. Fleet (Chairman)

Councillor R. Preece (Vice-Chairman)

Councillors Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, T.W. Hunt (Ex-officio), Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, J.W. Newman, Mrs. J.E. Pemberton, Ms G.A. Powell, Mrs. S.J. Robertson, Miss F. Short, W.J.S. Thomas, Ms A.M. Toon, W.J. Walling, D.B. Wilcox, A.L. Williams, J.B. Williams (Ex-officio) and R.M. Wilson.

### PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
  - (a) applications approved as recommended - 17
  - (b) applications refused contrary to recommendation but not referred to Head of Planning Services – 2
  - (c) applications refused contrary to recommendation and referred to Head of Planning Services - 1
  - (d) applications withdrawn - 1
  - (e) applications deferred for site inspections - 3
  - (f) number of public speakers - 9 (objectors - 3, supporters - 6)

### PLANNING APPEALS

2. The Sub-Committee received information reports about 8 appeals that had been received and 2 appeals that had been determined (both dismissed).

**D.J. FLEET  
CHAIRMAN  
CENTRAL AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings held on 19th October and 16th November, 2005**



PLANNING COMMITTEE

25TH NOVEMBER, 2005

**REPORT OF THE SOUTHERN AREA PLANNING  
SUB-COMMITTEE**

Meetings held on 28th October, 2005 and 26th November, 2005

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**Membership:**

**Councillors:** Councillor Mrs. R.F. Lincoln (Chairman)  
Councillor P.G. Turpin (Vice-Chairman)  
Councillors H. Bramer, M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis,  
G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, T.W. Hunt (Ex-officio),  
Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

**PLANNING APPLICATIONS**

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
  - (a) applications approved as recommended – 8
  - (b) applications refused contrary to recommendation – 2 (1 referred to the Head of Planning Services)
  - (c) applications refused – 1
  - (d) site inspections – 0
  - (e) deferred applications – 2
  - (f) number of public speakers – 17 (5 Supporters, 9 Objectors, and 3 Parish Councillors)

**PLANNING APPEALS**

2. The Sub-Committee received information reports about 8 appeals received and 8 determined (2 upheld, and 6 dismissed).

**MRS. R.F. LINCOLN  
CHAIRMAN  
SOUTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings held on 28th October, 2005 and 26th November, 2005.**



**9 DCCW2005/2654/F - CHANGE OF USE TO PUBLIC OPEN SPACE AND PROVISION OF PLAY EQUIPMENT AND KICKABOUT AREA AT LAND BEHIND 10 - 80 DORCHESTER WAY, BELMONT, HEREFORD, HR2 7ZP**

**For: Herefordshire Council per Parks & Countryside, Queenswood, P.O. Box 41, Leominster, Herefordshire, HR6 0ZA**

**Date Received: 11th August 2005    Ward: Belmont    Grid Ref: 48871, 38501**

**Expiry Date: 6th October 2005**

Local Members: Councillors P.J. Edwards, J.W. Newman and Ms. G.A. Powell

### **Introduction**

The application was reported to Committee on 30th September 2005 when it was resolved to defer consideration for a site visit to take place. The Committee visited the site on 8th November 2005.

### **1. Site Description and Proposal**

- 1.1 The site measures 1.46 hectares (3.6 acres) and is currently open land on the north side of Nos. 10 to 80 Dorchester Way. The land was, at some stage in the past, occupied in part by a pond associated with earlier quarrying work. On the north side runs a stream beyond which is a former landfill site which is now capped and grassed over.
- 1.2 It is proposed to take the land into public ownership by means of a Compulsory Purchase Order and then lay it out as public open space to serve the locality. There would be a play area and a kickabout area on part of the site. Most of the site would be open as at present. The Parks and Countryside Service would be responsible for its maintenance.
- 1.3 A plan is included with this report to show the nearest play areas and the nearest kickabout area.

### **2. Policies**

#### **2.1 National Planning Policy Guidance:**

PPS1 - Delivering Sustainable Development  
 PPG17 - Public Open Space  
 "Safer Places: The Planning System and Crime Prevention" (Joint publication by the ODPM and the Home Office).

#### **2.2 South Herefordshire District Local Plan:**

GD1 - General Development Criteria  
 R1 - Provision of New Recreational Facilities  
 R2 - Shortfalls in Outdoor Playing Space

- R3C - Calculation of Open Space
- R3E - Provision and Maintenance of Public Open Space and Play Areas
- R5 - Improvement to Existing Recreational Land and Public Open Space
- Proposal 1 Open Space at Belmont Part 2

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- RST1 - Criteria for Recreation, Sport and Tourism Development
- RST4 - Safeguarding Existing Recreation Open Space
- RST5 - New Open Space

2.4 Haywood Country Park Management Plan

**3. Planning History**

3.1 The relevant planning history of the site is as follows:-

- 3.2 SH830970/PO Outline planning permission for residential and commercial development, roads and sewers on land off the A465 Trunk Road, Belmont. Approved 23rd October 1985.
- 3.3 SH941208/PF Variation of condition 1b on planning permission SH830970/PO to extend submission time of reserved matters from 10 to 14 years. Approved 27th June 1995.
- 3.4 CW1999/1887/R Residential development of 80 new dwellings, estate roads and open space. Approved 27th January 2000.
- 3.5 CW2001/2675/F Provision of aquatic/wetland area, landscaping terraced decking area with 5 detached dwellings. Refused 3rd December 2001 (Appeal dismissed 4th December 2002).
- 3.6 CW2002/0822/F Provision of aquatic wetland area, landscaping terraced decking area with 5 detached dwellings. Refused 15th May 2002 (Appeal dismissed 4th December 2002).

**4. Consultation Summary**

Statutory Consultations

- 4.1 The Environment Agency note that the site is within Flood Zone 1 where they rely on standing advice to local planning authorities. In the absence of an increased flood risk the standing advice makes no recommendations.

Internal Council Advice

- 4.2 The Forward Planning Manager advises as follows:

“Within the South Herefordshire Local Plan the site was designated as Proposed Recreation Land, as illustrated on Map 2a in the SHDLP part 2 as part of the Council's listing of shortfall areas named in policy R2 Through this policy, the Council sought to rectify open space provision shortfalls.



Proposal 1 of the SHDLP part 2 dealt specifically with the shortfall at Belmont and stated that 'in accordance with district policy R.3, the Council will ensure that 25 acres of public open space be provided at Belmont in the form of suitably laid out amenity and recreation land'.

The proposal accords with this policy aim, making use of this open space through the introduction of play equipment and appropriate surfacing, along with landscaping and the siting of a kick about area. Policy R1 also supports the provision of new facilities which provide a range of recreation and leisure opportunities providing they are environmentally acceptable and accord with other relevant policies. In sustainability terms, the site is accessible to a large area of potential users by means other than the private car and immediately accessible to a large amount of users on the adjacent existing residential area.

The proposal accords with Policy RST5 of the Revised Deposit Draft UDP, specifically in regards to the Haywood Country Park. Reference is made to the Haywood Country Park Management Plan which covers recreation, open space and landscape issues in this area. Within the Haywood Country Park area, it is identified that there is a need for an adventure type playground, along with formal recreation field provision. The proposal accords with the aims of the Haywood Country Plan Management Plan and for the meeting of some of these identified needs for the area. The HCPMP was adopted in 2000 following public consultation.

Herefordshire Unitary Development Plan (Revised Deposit Draft):

The site is designated under UDP policy RST4 as protected open space. This designation is subject to objections seeking that the site is designated as part of the established residential area thus enabling housing development to take place there. This objection does not have a material impact on this application as the proposals accord with the UDP allocation. (Furthermore the appeal decision in 2002 reinforces the case for resisting development for purposes other than open space.)

Policy RST1 lists the criteria for proposals for the development of new facilities or the change of use, improvement or extension of such facilities. The criteria include consideration of the amenities of nearby residents and the Forward Planning Manager considers that the proposals meet the policy."

- 4.3 The Traffic Manager has no objections but suggests the provision of cycle stands to serve the new park.
- 4.4 The Environmental Health and Trading Standards Manager has been monitoring the adjoining former landfill site and reports that methane gas is present.

A site investigation of the development site has been undertaken and concludes that :-

The Tier 1 preliminary risk assessment identified plausible pollutant linkages associated with potentially contaminated soil at the site:

- *If contaminated soil were present at the surface of the site, there could be a plausible linkage to future site users and surrounding residents through direct contact, ingestion or wind blown dust, or to surface waters by contaminated run-off;*

- *If contaminated soil were present in the subsurface beneath the site, and the site were to be developed as active open space, there could be a plausible linkage to site workers, future site users and surrounding residents through direct contact, ingestion or wind blown dust, or to controlled waters by leaching of contaminants;*

The Tier 2 risk assessment identified no significant contamination in the surface or subsurface soil at the site. Therefore, based on the proposed end use of site as public open space we consider that the recorded concentrations of contaminants, including PAHs, are unlikely to pose a significant risk to future users of the site or controlled waters.

The Tier 1 preliminary risk assessment also identified plausible pollutant linkages associated with gas in the ground at the site:

- *Gas is known to be present in elevated concentrations in the ground at the site, and could present a risk to site users if future site developments included any spaces in which gas could build up (for example buildings, service ducts)*
- *Site investigations prior to development of surrounding areas suggested that in the site's current condition, gas from the site was not significantly impacting adjacent developments. However gas migration patterns might be changed if the site were to be covered in unvented hardstanding, resulting in a possible risk to surrounding properties. Based on the proposed end use of the site as public open space without buildings or hard coverings, the presence of landfill gas in the ground at the site is not considered likely to pose a significant risk to users of the site or surrounding areas. It is concluded that, with the proposed end use, there are unlikely to be grounds for determining the site as Contaminated Land under Part IIA.*

The site is therefore considered suitable for the proposed use.

- 4.5 The Minerals and Waste Team Leader has no objections to the proposal and defers to the Environmental Health Officer concerning the former landfill site to the north.

## **5. Representations**

- 5.1 Belmont Rural Parish Council has no objections to the development proposed under this application but has commented that it wished to see a more rural style to the proposed children's play area and kickabout area.

- 5.2 Since the last meeting the Chief Inspector of the Hereford Division of the West Mercia Constabulary has sought the views of the Crime Risk Manager and the local officers. He comments that:

"In principle we have no objections to the planning application, in fact the local Sargeant welcomes the opportunity that the provision of this amenity provides to divert young people from anti-social behaviour.

P.C. Naylor advises that 'ideally any public space should come under the surveillance of surrounding buildings' and that the success of such an amenity is reliant on the 'ownership' of it by the local community. I support this view and hope that there has been consultation with the local community in the use of the development. In respect of all other matters P.C. Naylor is satisfied that the project is compliant."

- 5.3 Of the 31 properties on Dorchester Way which directly adjoin the site 24 had written individual letters of objection at the time of preparing this report. I have also received a petition signed by six residents of Dorchester Way who do not give their house numbers. Four other letters of objection from other nearby properties. The letters of objection and the petition all take a consistent line of strong objection to the provision of a play area and/or kickabout area, but strong support for leaving the site as open space largely unchanged from its current state and allowed to develop as a wildlife area to which the public could have access for passive recreation.
- 5.4 Two companies with an interest in the land, Sonnic Ltd and Belmont Sand and Gravel Co. (Hereford) Ltd., have also commented, although in fact the two letters have the same author. They amount to a holding objection pending the anticipated compulsory order proceedings.
- 5.5 I have also received a petition in support of the application signed by 700 residents in the locality. The heading of the petition reads "We the undersigned residents of Belmont Parish urge Herefordshire Council to provide public open space for active use at Dorchester Way, Belmont."
- 5.6 The Parks and Countryside Service have submitted the following information in support of the application.

"Throughout the whole Belmont Development area there is a lack of suitable space for play or sport purposes. This is the only remaining land within the Development suitable for erecting play equipment or for developing sports facilities.

Of the 6.6 hectares of public open space within the Belmont Development Area only 0.65 hectares is actually useable for play or sport, the remainder being made up of the stream bed and banks, footpaths, verges to roads or footpath or areas.

A recent consultation regarding the use of a small area of land at the junction of Dorchester Way and Stanbrook Road suggested that more play space was needed especially as that land was considered to be too small and too close to residential property.

The proposed play equipment is constructed predominantly of timber and will be kept in its natural colour to make little impact on the landscape. All items will be placed at least the minimum NPFA suggested distance from residential buildings.

The layout of the very simple style play equipment takes into account the fact that much of the land falls within the 50 metres limit of a closed landfill site and, in order to protect the children from any possible exposure to landfill gases it has been agreed that only land outside the 50 metre limit will be used for play equipment or ball games where children would be encouraged to spend longer periods of time. The remainder of the site will be allowed to naturalise or could be landscaped for wildlife at a later date.

When looking at the land it is apparent that the land falls to form a natural bank behind the properties 10 to 56 Dorchester Way. This bank in itself would help to absorb some of the possible noise from children and young people playing. This will also be enhanced by a thick band of planting on the bank.

The proposed play equipment is a series of complementary timber units that form an Adventure Play Trail for the 6 to 12 year old age range, a raised shelter that could also serve as a hide for viewing wildlife in the future, and a level area with small sized

goalmouths (3 metres wide by 2 metres high) for children and teenagers to use for football games.”

- 5.7 Following the site visit the Parks and Countryside Service have verbally confirmed that they do not intend to carry out any earthworks and, therefore, the siting of the proposed kickabout area will need adjusting from that shown on the submitted plans. This will have the effect of moving it further away from the nearest houses down onto the lower part of the site.

The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Committee meeting.

## **6. Officers Appraisal**

- 6.1 There is unanimity that the site should be used for public open space and should not be developed, even in part, for further housing or other built development. Planning permission is required to change the use of the land formally to public open space. The principal question is, therefore, should this public open space be exclusively for low-key passive recreation or should it be equipped and laid out to encourage more active use. There is a further, more minor issue raised by some residents concerning parking provision.
- 6.2 The statement of the Parks and Countryside Service is quite firm in stating that this is the last opportunity in the locality to provide any significant size of equipped play area or kickabout area. The choice is therefore reduced to satisfying an identified need for play facilities for this locality or leaving that age group who would be most likely to use these facilities with little provision in Belmont. In this regard Members will have noted the kickabout area at the rear of the Northholme Centre which the Parks and Countryside Service do not consider adequate to serve the needs of the whole estate and indeed was showing evidence of over-use at the site visit.
- 6.3 Residents' concerns about the risk of vandalism are material, partly as a result of Section 17 of the Crime and Disorder Act 1998 which requires all local authorities "... to exercise their functions with due regard to their likely effect on crime and disorder". PPS1 sets this in the planning context with the statement that development should "... create safe and accessible environments where crime and disorder or fear of crime does not undermine or quality of life or community cohesion" and should also: "address the needs of all in society."
- 6.4 The ODPM and the Home Office have jointly provided a guide entitled "Safer Places: The Planning System and Crime Prevention" which gives specific further guidance. This, for example, commends public open space which is overlooked in order to provide passive surveillance and "is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times."
- 6.5 Drawing this advice together it can be seen that this site is the best, indeed the only remaining site available to provide for the casual recreational needs of older children in this locality. The site is at the back of the houses on Dorchester Way where private rear curtilages will be potentially vulnerable. Any design measures to strengthen this boundary will, by the same measure, reduce the passive supervision of the play area and kickabout area. It must, therefore, be conceded that the design does not conform to the best current design advice for the layout of public open spaces. Use of the more active play facilities, especially the kickabout area does have the potential to create noise nuisance to nearby residents. However, the constraint to keep the main play

facilities outside a safety margin from the landfill site prevent the kickabout are being set at the far side of the site from the houses.

- 6.6 In defence of the layout it must be conceded that the equipment is sited in accordance with the relevant guidelines quoted by the Parks and Countryside Service above. Furthermore, assuming that the CPO succeeds the site will be owned and managed by the Council who will, in the future, have the control necessary to remove any equipment which becomes vandalised and/or, in the light of experience, can be shown to contribute to noise and disturbance to local residents.
- 6.7 Particular regard should also be had to the comments of the Crime Risk Manager of West Mercia Police, who has considered the matter carefully and does not object to the proposal.
- 6.8 In respect of the question of the level of car parking provision (raised by some of the objectors) it should be noted that the Traffic Manager does not raise any objections. Furthermore the site is intended for local use only where car parking provision should not be necessary. I have passed the suggestion of cycle parking provision on to the Parks and Countryside Service to consider.

## RECOMMENDATION

**That planning permission be granted subject to the following conditions:**

1. **A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

2. **The development hereby approved shall be laid out in accordance with the details submitted with the planning application unless otherwise agreed in writing with the local planning authority.**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

3. **G04 (Landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

4. **G05 (Implementation of landscaping scheme (general)).**

**Reason: In order to protect the visual amenities of the area.**

5. **H29 (Secure cycle parking provision).**

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.**

**Informative:**

1. **N15 - Reason(s) for the Grant of PP.**

Decision: .....

Notes: .....

.....

**Background Papers**

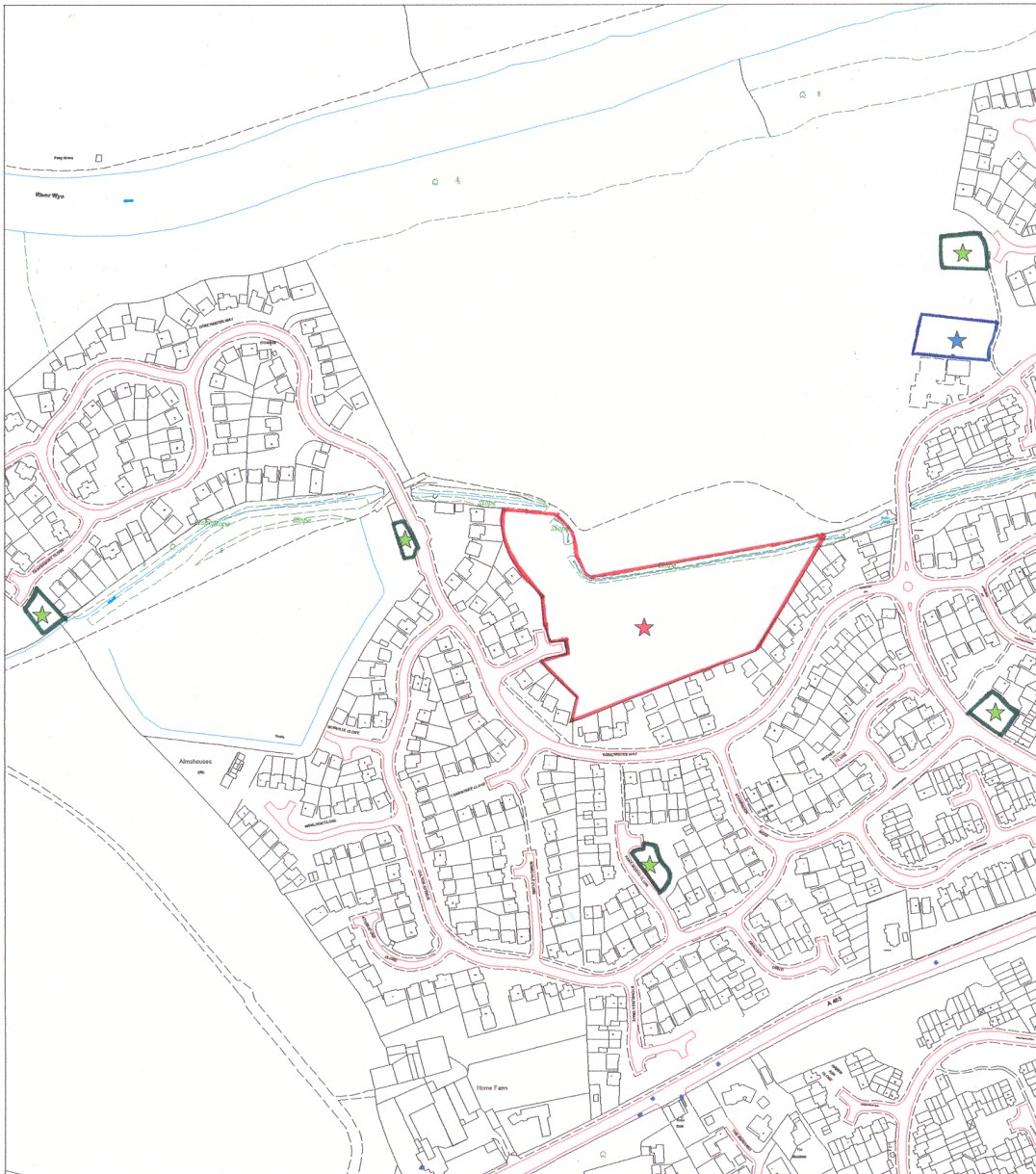
Internal departmental consultation replies

Haywood Country Park Management Plan

★ Application Site

★ Existing Kickabout Area

★ Existing Areas



LOCATION PLAN - Land at Dorchester Way, Belmont, Hereford



SCALE 1:2500

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**11 DCNW2005/1819/F - USE OF LAND AND ERECTION OF WORKSHOP AND OFFICE FOR COACH HIRE BUSINESS AT PAYTOE LANE, LEINTWARDINE, HEREFORDSHIRE**

**For: Mr Taylor per The Land Use Consultancy, 141 Bargates, Leominster, Herefordshire, HR6 8QS**

**Date Received:**  
1st June 2005  
**Expiry Date:**  
27th July 2005

**Ward:**  
Mortimer

**Grid Ref:**  
40473, 73584

Local Member: Councillor Mrs O Barnett

## **INTRODUCTION**

This proposal was originally presented to the Northern Area Planning Sub-Committee on 13<sup>th</sup> July 2005 at which Committee resolved that the Officers named in the scheme of delegation to Officers be delegated to approve the application, subject to the applicant first satisfying the requirements of the Environment Agency and the Environment Agency withdrawing its objection to the application. The applicant subsequently submitted a Flood Risk Assessment to the Environment Agency. In a letter dated 19<sup>th</sup> September 2005 they have stated that they maintain their objection to the proposed development on the grounds that a proper assessment of flood risk has not been undertaken, as required by Planning Policy Guidance 25 to demonstrate that the site can be developed and occupied safely and to ensure that flooding is not exacerbated elsewhere.

The Agency also state concerns about the proposed method of foul drainage as insufficient information has been provided.

Committee are reminded that Planning Policy Guidance 25 on Development and Flood Risk advises that the Agency should be re-notified to explain why material considerations outweigh the objection and to give the Agency the opportunity to make further representations.

The original report included three reasons for refusal, however committee accepted that other than the flooding issue, these other policy matters were not sufficient to justify refusal.

The application was subsequently presented to the Northern Area Planning Sub-Committee on 5<sup>th</sup> October 2005 and once again recommended for refusal this time solely on floodplain grounds. The Sub-Committee resolved that it was minded to grant planning permission.

The Head of Planning Services has considered the proposal and refers the application on the grounds that an approval would be contrary to statutory planning policy and the advice of the Environment Agency and, therefore, a crucial policy issue is at stake. Furthermore, in the event that the Committee was minded to grant planning permission the application needed referring back to the Environment Agency for them to make further representations.

## 1. Site Description and Proposal

- 1.1 The site lies outside of the designated development limits of the settlement as indicated in the Leominster District Local Plan, identified as Flood Zone 3 and therefore liable to flooding during the 1 in 100 year flood event. The site is also designated in the Local Plan as a Landscape Protection Area therefore Policy A9 on Safeguarding the Rural Landscape in the Local Plan is relevant to this application.
- 1.2 The site is a green field site, located adjacent to a heavy industrial equipment site. Access is via the unclassified public highway that runs along the westerly boundary. There are commanding views over the surrounding countryside from the site.
- 1.3 The application proposes the erection of a steel framed maintenance building and attached office and toilet block and use of the land for parking of coaches in connection with an existing business that operates on another site.
- 1.4 In response to the Environment Agency's objection the applicant commissioned a flood risk assessment which has been referred to the Environment Agency for comment.

## 2. Policies

Planning Policy Guidance Note 25 – Development and Flood Risk  
Planning Policy Guidance Note 4 – Industrial and Commercial Development and Small Firms.

### Leominster District Local Plan

A1 – Managing the District's Assets and Resources  
A6 – Sites of Local Importance for Nature Conservation  
A9 – Safeguarding the Rural Landscape  
A15 – Development and Watercourses  
A23 – Creating Identity and an Attractive Built Environment  
A24 – Scale and Character of Development  
A25 – Protection of Open Areas or Green Spaces  
A35 – Small Scale New Development for Rural Businesses within or around Settlements  
A41 – Protection of Agricultural Land

### Herefordshire Unitary Development Plan (Deposit Draft)

S1 – Sustainable Development  
S2 – Development Requirements  
S4 – Employment  
DR1 – Design  
DR2 – Land Use and Activity  
DR4 – Environment  
DR7 – Flood Risk  
E8 – Design Standards for Employment Sites  
E11 – Employment in the Smaller Settlements and Open Countryside  
E15 – Protection of Greenfield Land  
LA5 – Protection of Trees, Woodlands and Hedgerows  
LA6 – Landscaping Schemes  
NL1 – Biodiversity and Development  
NL4 – Sites of Local Importance

HBA9 – Protection of Open Areas and Green Spaces

### 3. Planning History

- 3.1 There is no record of any planning history on the application site.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environment Agency has considered the applicant's flood risk assessment but has maintained its objection to the proposed development stating that the site is located within Flood Zone 3 and may therefore be at risk of flooding during the 1 in 100 year flood event. The response also states concerns with regards to the proposed method of foul drainage and that a graduate risk assessment may be required for the method of foul drainage from the site is proposed. The Environment Agency has also drawn attention to Planning Policy Guidance 25: Development and Flood Risk, paragraph 65 which requires that, if the local planning authority is minded to grant planning permission, then they be given the opportunity to comment further.

#### Internal Council Advice

- 4.2 The Environmental Health Manager has no observation.
- 4.3 Highways Manager recommends that any permission include conditions with regards to visibility splays, turning and parking. Junction improvement/off site works, and notes to be attached with regards to mud on highway, works within the highway, Section 278 Agreements, Section 38 Agreement details, no drainage to discharge on highway and works adjoining highway.
- 4.4 Forward Planning Manager has responded to the application with concerns about the proposed development with regards to environment issues and that the location is outside the development limit of the Settlement, however the response does stress that the site is well related to existing employment generating schemes in close proximity. The response further states that any application of this nature needs to demonstrate that the level of development can be clearly related to the employment needs of the local economy and should clearly demonstrate that there are no other suitable sites readily available within the Settlement Boundary for the proposed development.

### 5. Representations

- 5.1 Leintwardine Parish Council have no objections to the proposed development and state in their response:

"The Parish Council wish to place on record their support for the above application. The application concerns a legitimate local business which provides a useful amenity and local employment. Currently the business is operated within the village and this application would take the business to a much more suitable place, adjacent to other businesses.

There may be concern that the location is a flood plain but of course this is not residential and the business would be in the same position as the other firms which operate from that area."

- 5.2 One letter in support accompanied the application from Mr R F Batt, 28/30 Watling Street, Leintwardine, Craven Arms, Shropshire, SY7 OLW. This letter can be summarised stating that he and his wife Heather own and run the village shop and that the village needs small businesses which provide employment in the area in order to help it from becoming a retirement area only.
- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The application proposes change of use of land and erection of a workshop and office for a coach hire, business on land that is undesignated for any particular use and is located outside the recognised development limits of the settlement as stated in the Leominster District Local Plan.
- 6.2 Planning Policy Guidance Note 25 on Development and Flood Risk requires developers to:
- “Provide an assessment of whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and of the measures proposed to deal with these effects and risks; and
- Satisfy the Local Planning Authority that any flood risk to the development or additional risk arising from the proposal will be successfully managed with the minimum environmental effect, to ensure that the site can be developed and occupied safely.”
- 6.3 The Environment Agency has considered the submitted flood risk assessment but still object, stating that the site is ‘operational development’ within Flood Zone 3 and would be unacceptable development in the floodplan.
- 6.4 Planning Policy Guidance 25 paragraph 65 advises Planning Authorities if mindful to approve such application that the Agency should be re-notified to explain why material considerations outweigh the objection and to give the Agency the opportunity to make further representations.
- 6.5 Policy A35 on Small Scale Development for Rural Businesses within or around Settlements in the Leominster District Local Plan states that proposals for new sites accommodating employment generating uses and rural businesses within or around settlements will only be permitted where there are no suitable sites within the existing Settlement Boundary and where they comply with the criteria listed in Policy A1 which in this particular instance refer to environmental policies. Policy E10 of the emerging Herefordshire Unitary Development Plan also requires that applicants for development of this nature demonstrate that the level of development can be clearly related to the employment needs of the local economy and that no other suitable sites are readily available within the development limits.

6.6 The application gives no indication to measures taken to seek out alternative sites within the development boundary. The proposed development is not within or adjacent to the boundary and is located on an existing Greenfield site, that is not designated for employment use. There are commanding views from the site of the surrounding countryside and although the applicants propose to introduce tree planting around the perimeter of the application site, the proposal development will have a significant visual detrimental impact on the surrounding countryside, the site designated as Landscape Protection Area in the Leominster Local Plan and also located within close proximity (160 metres to the north east) of a SSSI site.

**RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1 - The application site is within Flood Zone 3 as indicated on the Environment Agency's Flood data maps and flood risk assessment which has been submitted with the application does not meet the requirements of Planning Policy Guidance Note 25 on Development and Flood Risk sufficiently to demonstrate that the site can be developed and occupied safely and to ensure that flooding is not unacceptably exacerbated elsewhere. The proposal is also contrary to the following policies:**

**Hereford & Worcester Country Structure Plan 1993, Policy CTC-9  
 Leominster Local Plan 1998, Policy A15  
 Herefordshire Unitary Development Plan (Revised Deposit Draft) 2004, Policies S2 and DR -7**

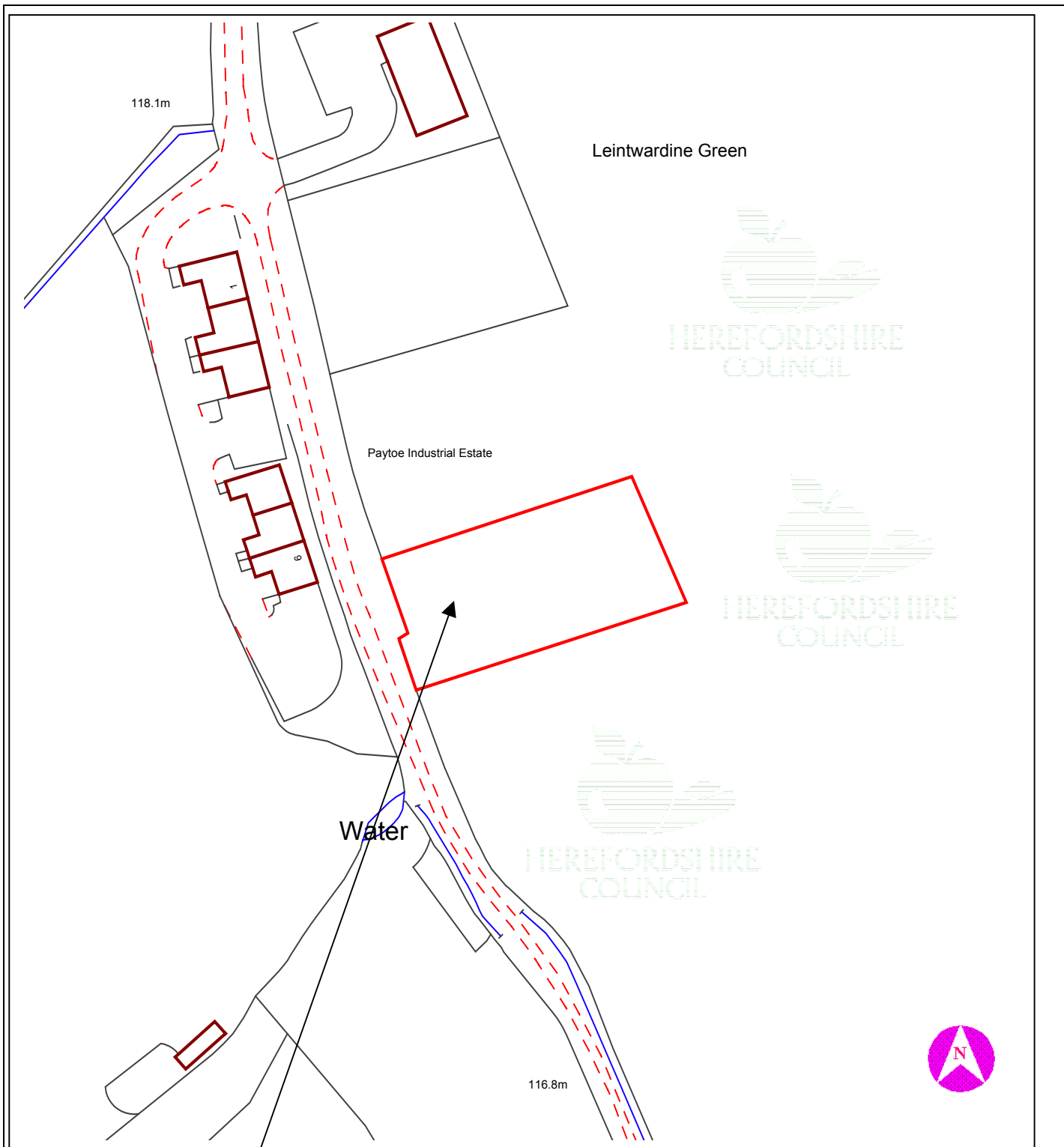
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2005/1819/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Paytoe Lane, Leintwardine, Herefordshire

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**11 DCSE2005/2475/F - REMOVAL OF CONDITION 2 FROM PLANNING PERMISSION SE2004/4117/F DATED 16/2/05, THE GRANGE, ASTON CREWS, ROSS-ON-WYE, HEREFORDSHIRE**

**For: Mr Jamieson per Jamieson Associates, 30 Eign Gate, Hereford, HR4 OAB**

**Date Received: 27th July 2005**

**Ward: Penyard**

**Grid Ref: 67065, 23320**

**Expiry Date: 21st September 2005**

Local Member: Councillor H. Bramer

### **Introduction**

This application was reported to the Southern Area Planning Sub-Committee on 28<sup>th</sup> September, 2005 where it was recommended for approval. Notwithstanding the recommendation, the Sub-Committee resolved that it was minded to refuse permission on the grounds that the creation of a separate dwelling on the site would be detrimental to the setting of the listed building, i.e. the principal building at The Grange.

The Head of Planning Services has considered the proposal and refers the application on the grounds that the reason given for the refusal of planning permission does not provide a substantive basis on which to mount a robust defence of the decision in the event that it is the subject of an appeal.

### **1. Site Description and Proposal**

1.1 The Grange is a substantial detached house within the small settlement of Aston Crews. It is listed Grade II. Planning permission for the demolition of agricultural buildings close to the house and the erection of an indoor swimming pool with first floor games/entertainment room was granted in April 2003. This was intended as ancillary accommodation to the main house. A subsequent application (DCSE2004/4117/F) was submitted in November 2004 to form a residential unit in the first floor of the ancillary building, which by then was nearing completion. This was granted permission subject to a condition (no. 2) that the residential unit and dwelling should not be sold separately from each other. This was imposed to ensure adequate physical separation, car parking and garden for each residential unit, as these matters had not been included in the submitted application.

1.2 The current application is for removal of this condition. It is proposed to provide vehicular access off the existing rear entrance to The Grange from Cut Throat Lane. A car parking and turning area would be provided to the west of the new building. A separate curtilage is delineated on the submitted drawing, mainly to the south-west of the building.

### **2. Policies**

#### **2.1 Planning Policy Guidance**

PPG.1 - General Policy and Principles

PPG.15	-	Planning and the Historic Environment
PPS.7	-	Sustainable Development in Rural Areas

## 2.2 Hereford and Worcester County Structure Plan

Policy CTC.2	-	Area of Great Landscape Value
Policy CTC.9	-	Development Criteria
Policy A.1	-	Development on Agricultural Land
Policy H.18	-	Residential Development in Rural Settlements
Policy H.20	-	Residential Development in Open Countryside

## 2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.11	-	Protection of Best Agricultural Land
Policy C.27B	-	Alterations or Additions to Listed Buildings
Policy C.29	-	Setting of a Listed Building
Policy SH.10	-	Housing in Smaller Settlements
Policy SH.11	-	Housing in the Countryside
Policy SH.23	-	Extensions to Dwellings

## 2.4 Unitary Development Plan (Revised Deposit Draft)

Policy H.16	-	Car Parking
Policy H.17	-	Sub-division of Existing Housing

## 3. Planning History

3.1	SH810844PF	Demolition of part of rear hallway and re-erection of hallway with laundry room extension	-	Granted 22.10.81
	SH830937PF	Change of use of redundant farm buildings to craft workshops together with associated alterations and rebuilding	-	Refused 01.02.84
	SH830981PF	Change of use of domestic garage and store to holiday accommodation	-	Granted 15.10.84
	SH871720SZ	Use of farm store for butchery and packaging of pork produced on the farm	-	Planning Permission Required 15.02.88
	SH930007PF	Conservatory	-	Granted 11.02.93
	SH930008LA	Conservatory	-	Granted 11.02.93
	SH930704LA	Alterations to existing window into double doors	-	Granted 20.07.93
	SH970112LA	Provision of a bay window on the front of the north wing of existing building	-	Granted 24.06.97



SE2000/3245/L	Replacement first floor window	-	Granted 23.02.01
SE2003/0594/F	Demolition of agricultural buildings and erection of indoor exercise pool and first floor games/entertainment room	-	Approved 23.04.03
SE2003/0593/L	Demolition of agricultural buildings and erection of indoor exercise pool and first floor games/entertainment room	-	Approved 23.04.03
SE2003/0622/F	Change of use of farmyard and buildings to domestic garden with access drive	-	Approved 22.04.03
SE2004/4117/F	Change of use of first floor games and entertainment room to residential unit	-	Approved 16.02.05

**4. Consultation Summary**

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objection to the grant of permission

4.3 Conservation Manager has no observations from an architectural point of view.

**5. Representations**

5.1 The applicant's agent writes in support of the proposal as follows:

1. The Grange is a three storey Grade II Listed dwelling in the centre of the village of Aston Crews and is located within the notional village envelope.
2. The pool/games room building is a self-contained unit, separated from the principal dwelling by an existing stone wall, some 4.5 metres high at its eastern end, stepping down to 3.6 metres and again to 2.0 metres, where it encloses the main rear gardens to The Grange. The pool house therefore has a private open outlook to the west and south-west with no overlooking of the principal gardens of the main dwelling.
3. There would be an appropriate private garden area, some 0.13 hectares, shielded by both the building and the stone wall to The Grange, affording therefore complete privacy.

5.2 Linton Parish Council state:

“The Parish Council did not support the previous permission to change this building into a residential unit. It was a departure from planning policy for no obvious material

planning considerations. Therefore we do not support this application; to give permission would give further cause for concern at the inconsistencies in the planning system.”

- 5.3 Aston Ingham Parish Council objects most strongly to this proposal on the grounds that if granted it could lead to the eventual splitting of this substantial listed property to the detriment of the area and possible visual implications.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officer's Appraisal**

- 6.1 Aston Crews is a smaller settlement named in Policy SH.10 (South Herefordshire District Local Plan). There is no settlement boundary defined in the Local Plan. However as The Grange is clearly part of the settlement and the new building is only a few metres from it, with permitted use as a domestic outbuilding, it was concluded in the report on the original application that the new building was now visually and functionally part of the residential curtilage. It is therefore within the settlement of Aston Crews, and the relevant Local Plan Policy is SH.10. On this basis the principle of a separate dwelling was acceptable and the only concerns were that there was no separate curtilage, access and parking area.
- 6.2 These matters have been addressed in the current application. The garden would be of adequate size and the main windows of the new residential unit would look towards it. There would be no windows, except for windows lighting the staircase, in the south-east elevation which directly abuts the rear garden of The Grange but there are windows in the north-east elevation lighting living room and bedrooms. The latter look over the access drive of The Grange, the front garden and also, but at a sharp angle, the main house itself. In these circumstances I consider that the privacy of the occupiers of the main house would not be unacceptably harmed. There would be a car parking and turning area commensurate with the size of the new residential unit.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. A01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2. G01 (Details of boundary treatments )**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

- 3. H10 (Parking - single house )**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informative(s):**

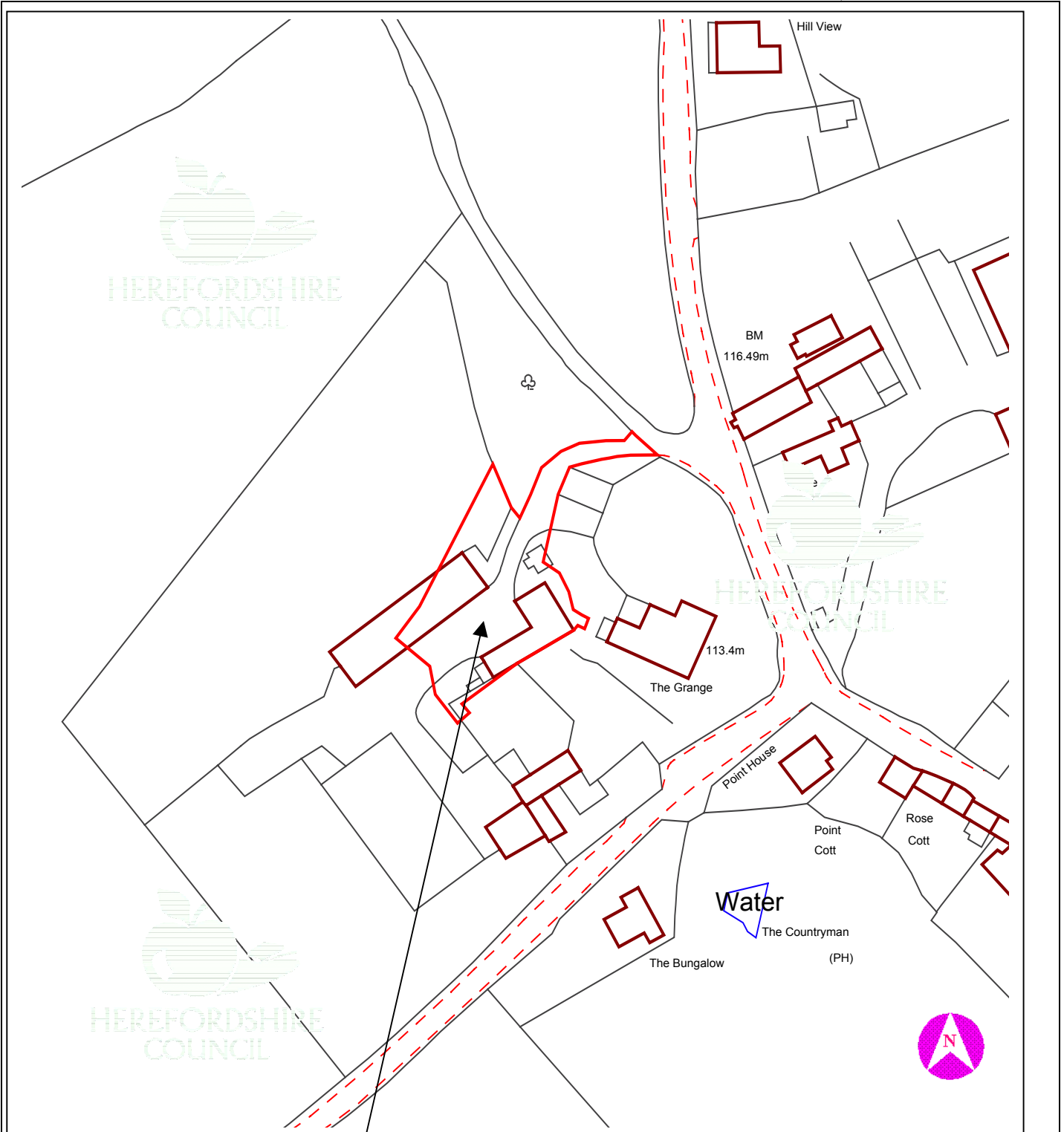
**1. N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2005/2475/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Grange, Aston Crews, Ross-on-Wye, Herefordshire

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Further information on the subject of this report is available from Mr. S. Holder on 01432 260479

**12 DCCE2005/2619/F - CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO CLASS A5 (TAKEAWAY) AT 2 HOLME LACY ROAD, HEREFORD, HEREFORDSHIRE, HR2 6BY**

**For: The Co-operative Group, per Pegasus Planning Group, 2-10 Kings Parade Mews, Clifton, Bristol, BS8 2RE**

**Date Received: 11th August 2005    Ward: St. Martins & Hinton    Grid Ref: 50751, 38611**

**Expiry Date: 6th October 2005**

Local Members: Councillors Mrs. W.U. Atfield; A.C.R. Chappell and R. Preece

## **INTRODUCTION**

The application was reported to the Central Area Planning Sub-Committee on 19<sup>th</sup> October, 2005 when it was recommended for approval. Notwithstanding the recommendation the Sub-Committee resolved that it was minded to refuse permission on the grounds of the potentially adverse effects on highway safety and residential amenity.

The Head of Planning Services has considered the proposal and notes that both the Highways Agency and the Traffic Manager do not object to the application. In the light of these views he refers the application on the grounds that the highway safety reason for refusal, in particular, does not provide a substantive basis on which to mount a robust defence of the decision in the event that it is the subject of appeal.

### **1. Site Description and Proposal**

1.1 The site is located south of Holme Lacy Road next to the junction with Ross Road (A49), south of the city. Adjoining the site to the east are semi-detached residential properties which front onto Holme Lacy Road and immediately to the west is The Broadleys Public House. A two-storey hipped roof building occupies the site which historically, was occupied as two semi-detached properties. To the front and side is a single-storey flat roofed extension with a hardsurfaced parking area in front. The lawful and most recent use of the ground floor is a convenience store with the first floor being occupied as a self-contained flat. The convenience store closed approximately two years ago and the ground floor has been vacant since this time. The site falls within the established residential area as designated in the Hereford Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft).

1.2 Planning permission is sought for the change of use of the ground floor from the existing lawful (A1) retail use to a Chinese takeaway (A5).

### **2. Policies**

ENV14 – Design

ENV18 – External Lighting

H21 – Compatibility of Non-Residential Uses

**Herefordshire Unitary Development Plan (Revised Deposit Draft)**

S2 – Development Requirements  
S6 – Transport  
DR2 – Land Use and Activity  
DR3 – Movement  
DR4 – Environment  
TCR15 – Hot Food Takeaway Outlets  
T11 – Parking Provision

**3. Planning History**

HC95/0481/PF - Proposed internal alterations and new external staircase/access to first floor flat - Approved 29 February 1996

**4. Consultation Summary**

- 4.1 Highways Agency – “On the basis that this site currently benefits from an A1 Retail Use the Highways Agency considers that this application is unlikely to generate more daily vehicle movements than the existing use. That being said we are concerned that takeaway restaurants by their very nature generate more trips in the evening and some of these trips may fall within peak times. However, it is difficult to ascertain whether these trips would exceed those being made to the existing retail outlet during peak times.

The Highways advice note submitted by the applicant sets out improvements to the local road network (keep clear road markings) and on-site infrastructure (formalising parking arrangements). The Highways Agency consider these improvements will assist in the free flow of traffic visiting the site and on balance that the proposed development is unlikely to be of detriment to the safe and free flow of traffic on the trunk road”.

Internal Council Advice

- 4.2 Traffic Manager – “Having read the information and proposals contained in the Transport Statement from Peter Brett Associates dated 19/9/2005 in support of the planning application, they have addressed the concerns of turning movements of cars being blocked by lanes of queuing traffic at the approach to the lights. This is obviously of benefit over the current situation which would exist if the A1 use was resurrected. The fact that cars turn across two lanes is a possible concern, but they have provided a wide KEEP CLEAR area which will give good visibility for approaching traffic, and is an improvement over the current situation.

The takeaway will not be open in the mornings, therefore there will be no traffic generation or turning traffic in the morning peak, a further benefit over the permitted A1 use.

Whether or not there is intensification for A5 over A1 use in the evening peak is unsubstantiable as suitable information from TRICS for the two use classes (A1 and take away) is not available.

I am slightly concerned at the amount of car parking provision proposed, which does not meet our standards and may possibly lead to indiscriminate parking/waiting on

road on the approach to the junction, to the detriment of highway safety. However, I suspect that if people see the car park is full, they will not bother to stop as it means they will have a lengthy wait and will go elsewhere. It is also likely that a lot of customers may be pubgoers on foot stopping on the way home. A similar overflow parking situation could (and is probably more likely to) occur with the permitted A1 use, and in that case could occur in both morning and evening peak hours.

Therefore on balance of the evidence submitted and having carefully considered the application in the light of these proposals, I consider that there are not grounds for refusal on highway grounds, particularly as the application is for a change of use. It must be remembered that the site is currently vacant and therefore at present a true picture of its current permitted use is not available”.

- 4.3 Head of Environmental Health and Trading Standards - No objection in principle but in the interest of the amenity of neighbourhood, no external flues or extraction equipment shall be installed at premises without prior written approval of the local planning authority. The applicant shall provide details including the specification of suitable silencer to be installed and predicted noise levels at the nearest dwelling.

## **5. Representations**

- 5.1 Hereford City Council - No objection to the application providing opening hours are limited in order to protect adjacent residential amenities.

- 5.2 Five letters of objection have been received from numbers 4, 6, 8 and 12 Holme Lacy Road and a further letter from a nearby resident. The main points raised are:

1. There will be extra traffic crossing the footpath at a busy junction to the detriment of pedestrian safety
2. Parking and access will be dangerous, there have already been numerous accidents in the locality.
3. Potential problems with litter. Litter was a problem when the premises was used as a shop and the takeaway use is likely to lead to even greater problems with litter.
4. The takeaway will want to open late at night causing general noise and disruption to amenity and anti-social behaviour.
5. Smells and fumes will travel from the site to adjacent properties affecting the use of the property and enjoyment of gardens.
6. Development will devalue nearby properties.

- 5.3 Supporting information including a highway technical note has been provided by the applicant's agents which will be referred to in the Officers Appraisal.

- 5.4 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The proposal is for the change of use from the A1 Retail to A5 Takeaway. A new extraction system is also proposed to the side of the property adjacent to the public house and the hard surfaced area to the front is to be rationalised to create designated parking spaces. The proposal would lead to the loss of the A1 use most recently a local convenience store although the building has not been used for this purpose for approximately two years. However, the property is not protected under the Local Plan or UDP as local shopping provision and therefore there is no objection, in principle, to

the change of use of the premises. The principle issues for consideration under this application are therefore impact of the new use on the amenity of the area and highway safety.

#### Impact on Amenity

- 6.2 The site is bordered to the east by residential properties with further properties to the south. Their amenity could be affected by both noise and general activity associated with the use and also possible smells of fumes arising from the food preparation. The site has a lawful A1 Retail Use, which has no opening hours restrictions. Therefore the premises could re-open as a shop until late at night as well as during the day. The site is also adjacent to a very busy road, which in itself will be a source of noise and vehicular activity and properties to the south lie adjacent to The Broadleys Public House. This, again, would be a source of potential noise and activity at unsocial hours. This is particularly the case as the public house has applied for a later license under the new licensing regime.
- 6.3 Environmental Health raise no objection to the application in principle subject to a condition concerning the extraction unit to be installed and the control of noise from this unit. In this regard the design of modern extraction systems is such that any odours will be limited and will not be noticeable for properties in the locality.
- 6.4 Therefore, whilst there will be increased pedestrian and vehicular activity to and from the site late at night, given the neighbouring land uses and subject to a condition controlling opening hours and extraction system, the likely impact of the use on the residential amenity of the area is considered acceptable. Notwithstanding this conclusion, it is considered reasonable for a higher and more robust boundary to be installed between the site and nearest residential property and this can be controlled by condition.
- 6.5 Since the application was reported to the Central Area Planning Sub-Committee the application has been revised by the applicant agreeing to an earlier closing time of 11.30pm throughout the week thereby reducing further the adverse affect on the amenity of the property next door.

#### Highway Safety

- 6.6 The site is poorly situated in terms of its proximity to the Holme Lacy Road/Ross Road signalised junction and the standard of the access and accessibility of the site particularly for vehicles travelling from the west is presently substandard and could be a potential hazard. However, this issue must be considered against a fallback position of a lawful planning use of the site for retail purposes. Therefore a reason for refusal could only be substantiated on highway grounds if there was likely to be intensification in the use of the access.
- 6.7 Whilst both the Highways Agency and Traffic Manager have concerns with suitability of the access and its proximity and relationship to the Holme Lacy Road/Ross Road junction, neither formally objects to the application. The agents have provided a traffic assessment identifying that the possible vehicle generation to and from the site, overall, is likely to be less than the previous retail use and peaks in vehicular activity to and from the site would be outside of the main congestion times i.e. evening. This view is not fully supported by the Traffic Manager but on balance and having regard to the existing use refusal on the grounds of highway safety is not recommended.



- 6.8 The proposed parking serving the development is to be formalised to avoid indiscriminate parking on the highway or pavement and also to ensure that a vehicle can enter and leave the site in a forward gear. Allied with this, the applicant's propose 'Keep Clear' marking at the point of access onto Holme Lacy Road, which will reduce obstruction from queuing vehicles and enable right turn manoeuvres both into and out of the site. Therefore, a combination of all these factors and having regard to the professional advice of the Highways Agency and Traffic Manager, it is not considered that the application can be refused on highway grounds or a subsequent appeal defended.
- 6.9 Since the application was reported to the Central Area Planning Sub-Committee on 19<sup>th</sup> October the Agent for the application has been investigating further the ground floor layout of the shop unit with the intention of submitting a revised layout to reduce to a minimum the amount of floorspace devoted to Use Class A5 Use. In this way the total car parking requirement for the scheme can be reduced to match the parking spaces available to the parking standards in the Hereford Local Plan. A verbal update will be made at the meeting.
- 6.10 Subject to conditions requiring improvements to the parking and access, cycle storage, provision of additional litter bins and restrictions on opening hours the proposal is considered acceptable in accordance with Policy H21 of Hereford City Local Plan and TCR15 of the Unitary Development Plan.

## RECOMMENDATION

**That subject to the receipt of an amended floor plan/layout restricting the floorspace of the takeaway and an appropriate condition controlling the approved floor area, planning permission be approved subject to the following conditions:**

**1 A01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2 A06 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3 E04 (Restriction on hours of opening )(11.00 am and 11.30 pm on any day)**

**Reason: In the interests of the amenities of existing residential property in the locality.**

**4 H15 (Turning and parking: change of use - commercial )**

**Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.**

**5 H17 (Junction improvement/off site works )**

**Reason: To ensure the safe and free flow of traffic on the highway.**

**6 H29 (Secure cycle parking provision )**

**Reason:** To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

**7 F39 (Scheme of refuse storage )**

**Reason:** In the interests of amenity.

**8 Notwithstanding the existing fence, prior to commencement of the use hereby permitted a fence or wall to a minimum height of 2 metres above the level of the highest ground level adjacent to the enclosure shall be erected/constructed along the eastern boundary of the site. Details of the enclosure shall be submitted for the approval in writing of the local planning authority prior to the commencement of the use. The enclosure shall be installed in accordance with the agreed details.**

**Reason:** To safeguard the amenity of the adjacent residential properties.

**9 Notwithstanding the submitted details, no external flues or extractor equipment shall be installed at the premises without the prior written approval of the local planning authority. Prior to the commencement of the use, the applicant shall submit details for the approval in writing by the local planning authority of the proposed extraction equipment including the specification of a suitable silencer to be installed and predicted noise levels at the nearest dwelling. The extraction equipment and appropriate noise attenuation should be installed in accordance with the agreed details prior to commencement of the use hereby permitted.**

**Reason:** In the interests of the amenity of the area.

**INFORMATIVES:**

**1 Notwithstanding the Town and Country Planning (Control of Advertisements) Regulations 1992, details of any proposed advertisements shall be submitted for the approval in writing of the local planning authority prior to commencement of the use hereby permitted. The advertisement shall be installed in accordance with the approved details.**

**2 N15 – Reason(s) for the Grant of PP/LBC/CAC**

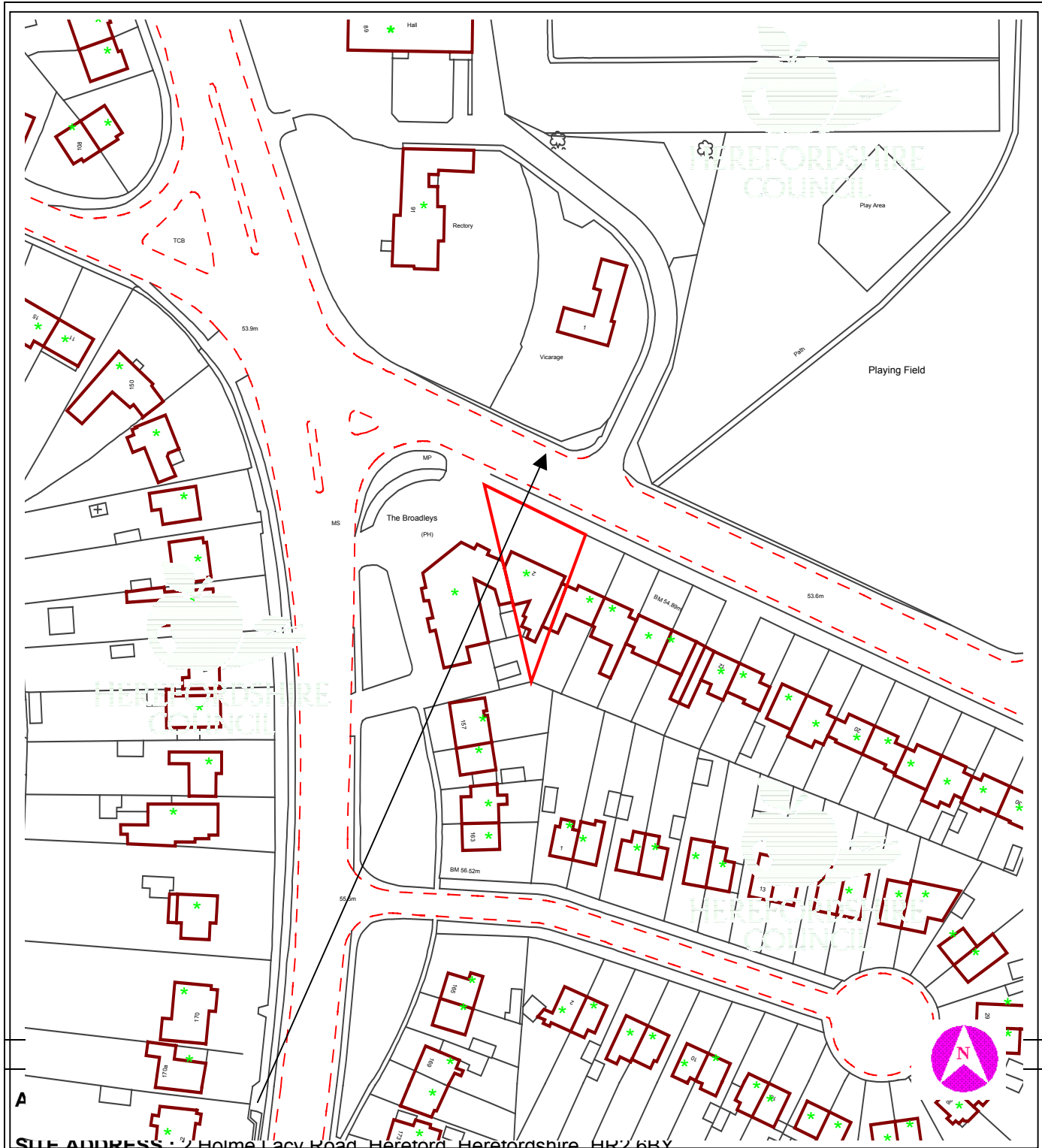
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



**SITE ADDRESS :** 2 Home Lacy Road, Hereford, Herefordshire, HR2 6BY

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**13 DCNE2005/3105/F - PROPOSED SIDE EXTENSION AT CHECKETTS, OLD CHURCH ROAD, COLWALL, MALVERN, WORCESTERSHIRE, WR13 6ET**

**For: Mr & Mrs Ashton per Mr C Morton, Rosemead Evendine Lane, Colwall, Nr Malvern, Worcestershire, WR13 6DT**

**Date Received:**  
**26th September 2005**

**Ward: Hope End**

**Grid Ref:**  
**75651, 42824**

**Expiry Date:**  
**21st November 2005**

Local Member: Councillor R V Stockton and Councillor R Mills

**1. Site Description and Proposal**

- 1.1 The application seeks permission for a single-storey side extension to the existing dwelling to form a new study, conservatory and cloakroom. Also proposed are internal alterations at first floor, which are manifest externally in the creation of a pitched roof dormer window to the west facing elevation.
- 1.2 The dwelling sits in a spacious plot to the southern edge of Church Road. The site is broadly level throughout, with the exception of the drive from Old Church Road, which slopes upwards towards the property. Land to all aspects is in residential use, the nearest neighbour being 'Hadley' to the west.
- 1.3 There exist a number of mature coniferous trees within the grounds, located predominantly on the north and eastern boundaries of the site. These have the effect of screening the application site when viewed from public vantage points. It should be noted that these trees are afforded protection under the conservation area designation covering the area.
- 1.4 The extension projects towards the east onto an area of lawn and runs the full length of this elevation; 9.8m. It is 4.1m at its widest. The proposed materials to be used in the construction of the extension shall match the existing dwelling.

**2. Policies**

**2.1 Malvern Hills District Local Plan**

Housing Policy 16 – Extensions  
Landscape Policy 2 – Areas of Outstanding Natural Beauty  
Landscape Policy 3 – Development in Areas of Great Landscape Value

**2.2 Herefordshire Unitary Development Plan**

Housing Policy 18 – Alterations and Extensions

LA1 – Areas of Outstanding Natural Beauty

### 3. Planning History

N98/0482/N - Proposed erection of garage/workshop - Approved 15/03/1999

### 4. Consultation Summary

#### Statutory Consultations

4.1 None required.

#### Internal Council Advice

4.2 Traffic Manager - No objection.

4.3 Conservation Manager - No objection.

### 5. Representations

5.1 Colwall Parish Council - No objection, although attention is drawn to the Public Right of Way (PROW) running adjacent to the application site and the requirement to keep it free of obstruction during the construction phase.

5.2 One letter of representation has been received from Mrs M Ritchie, neighbour, from New Court Cottage, Old Church Road, Colwall. This property is access via the PROW, which also serves as a secondary access to Checketts. No objection is raised to the construction of the extension, although concern is expressed at the use of the PROW by contractor's vehicles and potential for noise disturbance during construction.

5.3 One letter has been received from Skelly and Corsellis (Solicitors) acting on behalf of Mrs Ritchie. This also draws the local planning authority's attention to the use of the PROW as a means of access to Checketts.

5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

### 6. Officers Appraisal

6.1 The application is for a domestic extension and falls to be considered primarily against Housing Policy 16 of the adopted Malvern Hills District Local Plan. The policy states, amongst other things, that extensions should "be at a scale and mass which ensure that the architectural character of the original building is retained and continues to dominate."

6.2 When considered against the host building the extension would read as a modest single-storey addition, which ensures that the objective of the extensions policy is met.

- 6.3 Housing Policy 16 also requires that extensions should not result in undue loss of amenity to nearby properties. In this case it is noted that the proposed dormer window, to serve the proposed shower room, faces the nearest neighbour to the west. It is recommended, therefore, that a condition be imposed requiring that this window be obscure glazed in the interest of safeguarding residential amenity.
- 6.4 The letters of representation do not raise specific objection to the construction of the extension. Rather, they relate to the vehicular crossing of the Public Right of Way, which is a civil issue not material to the consideration of this planning application.
- 6.5 Having regard to Local Plan policies and all other material considerations the application is recommended for approval.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1 - A01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2 - B02 (Matching external materials (extension) )**

**Reason: To ensure the external materials harmonise with the existing building.**

- 3 - E19 (Obscure glazing to windows )**

**Reason: In order to protect the residential amenity of adjacent properties.**

- 4 - F16 (Restriction of hours during construction )**

**Reason: To protect the amenity of local residents.**

**Informatives:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

- 2 - The applicant’s attention is drawn to the presence of footpath CW10, which runs adjacent to the application site. The right of way should remain open at all times throughout the development. If development works are perceived to be likely to endanger members of the public then a temporary closure order should be applied for, preferably 6 weeks in advance of work starting.**

**The right of way should remain at its historic width and suffer no encroachment or obstruction during the works or at any time after completion.**

Decision: .....

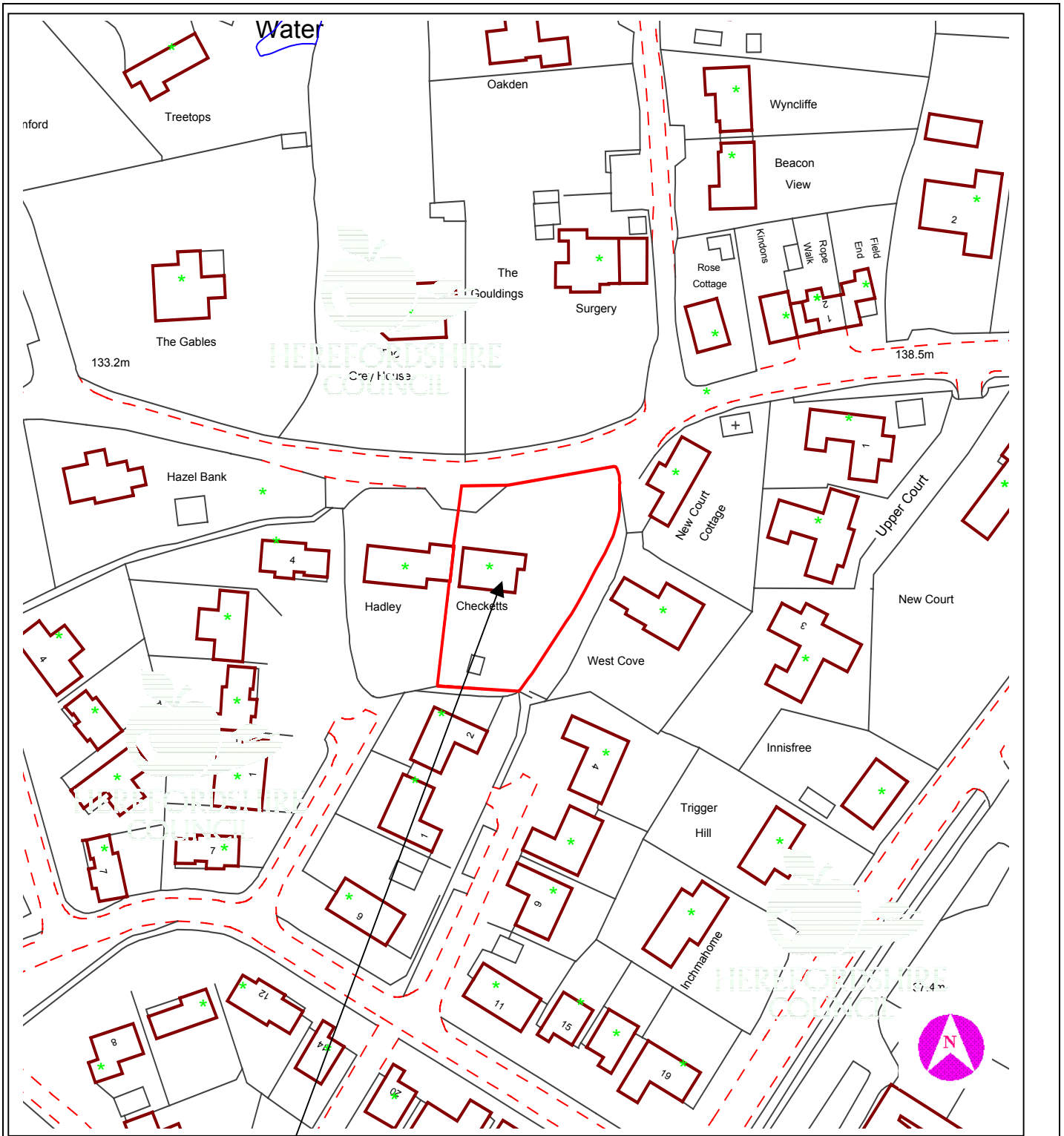
Notes: .....

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**Background Papers**

Internal departmental consultation replies.





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**APPLICATION NO:** DCNE2005/3105/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Checketts, Old Church Road, Colwall, Malvern, Herefordshire, WR13 6ET

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## **14 DCCE2005/2967/F - CONVERSION OF AND ALTERATIONS TO PERIOD BARN TO FORM OFFICES BARN AT MONKS ORCHARD, LUGWARDINE, HEREFORD**

**For: Mr R Shimmin, James Spreckley MRICS FAAV,  
Brinsop House, Brinsop, Herefordshire, HR4 7AS**

**Date Received: 13th September, 2005**    **Ward: Hagley**    **Grid Ref: 55239, 41179**

**Expiry Date: 8th November, 2005**

Local Member:    Councillor R.M. Wilson

### **1. Site Description and Proposal**

- 1.1 This application seeks permission for the conversion of a barn to form office accommodation at Monks Orchard, Lugwardine. The existing property is a traditional period barn attached to an already converted farm building altered to provide office accommodation.
- 1.2 The application site lies on the periphery of the settlement boundary and within the Conservation Area of Lugwardine. The existing building is an open cart shed which will be enclosed to provide the office accommodation. A new window opening is also proposed in the rear elevation. Two previous applications for the conversion of this building have preceded this proposal, both of which were withdrawn due to issues associated with drainage and the need for structural and ecological investigations.

### **2. Policies**

#### 2.1 Planning Policy Guidance:

- PPS1    -    Delivering sustainable development  
PPS7    -    Sustainable development in rural areas

#### 2.2 South Herefordshire District Local Plan:

- GD1    -    General development criteria  
C2    -    Settlement boundaries  
C20    -    Protection of historic heritage  
C22    -    Maintain character of conservation area  
C23    -    New development affecting conservation areas  
C36    -    Reuse and adaptation of rural buildings  
C45    -    Drainage  
SH24    -    Conversion of rural buildings  
T3    -    Highway safety requirements  
T4    -    Highway and car parking standards

#### 2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S1    -    Sustainable development

S2	-	Development requirements
S4	-	Employment
S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
DR4	-	Environment
T11	-	Parking provision
HBA6	-	New development within conservation areas
HBA12	-	re-use of traditional rural buildings

#### 2.4 Supplementary Planning Guidance:

Re-use and Adaptation of Traditional Rural Buildings

### 3. Planning History

- 3.1 DCCE2005/0719/F Conversion of and alteration to period barn to form offices. Withdrawn 18<sup>th</sup> April 2005
- 3.2 DCCE2003/2044/F Conversion of and alteration to period barn to form offices. Withdrawn 8<sup>th</sup> September 2005
- 3.3 Sh931473PF Conversion of redundant farm building to form offices. Approved 19<sup>th</sup> January 1994.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Welsh Water – No response has been formally received to the consultation associated with this application, however, the drainage issue was explored at the pre-application stage and in response to these discussions Welsh Water advised that:

*'...we would note that your more recent proposal would generate minimal discharges to the public sewerage system...should the Local Planning Authority consult us on a planning application confirming the above proposal, we would not comment adversely to accepting the foul drainage,'*

#### Internal Council Advice

- 4.2 Conservation Manager – No objection subject to conditions
- 4.3 Traffic Manager – No objection subject to conditions

### 5. Representations

- 5.1 Lugwardine Parish Council – No objections
- 5.2 Conservation Advisory Panel – No comment, outside area
- 5.3 Local Residents – No responses received

## 6. Officers Appraisal

6.1 It is considered that the main issues for consideration in this instance are:

- Principle of development;
- Design and scale;
- Conservation issues and visual amenities;
- Drainage;
- Highway issues;
- Residential amenities

### Principle of Development

6.2 South Herefordshire District Local Plan policies C36 and SH24, together with Herefordshire Unitary Development Plan (Revised Deposit Draft) policy HBA12 consider the conversion and reuse of rural buildings. Such proposals will be permitted where the building is capable of conversion without major reconstruction or extension, and is appropriate and compatible with the locality. This proposal is therefore considered to be in accordance with the principles of planning policy with the acceptability or otherwise resting on the specific details of this scheme.

### Design and Scale

6.3 This proposal will involve limited external alterations. The principal work involves 'digging down' to the front to provide the required head height, the enclosing of the front elevation, and the insertion of a single small window opening in the rear elevation. From a design perspective it is considered that the proposed alterations are appropriate, retaining the character and appearance of the existing building.

### Conservation and Visual Amenity Issues

6.4 The application is located within the designated Lugwardine Conservation Area and the building occupies a prominent location. The physical alterations are not extensive but do involve the replacement of the existing timber posts in the front facing elevation. The Conservation Manager is of the opinion that the first four posts from the northwest could be retained and on the basis of this a condition will seek to secure their retention if this is indeed viable. The remaining alterations are considered reasonable and appropriate in their extent. A structural survey confirms that major works will not be required to bring about this conversion. It is considered that design is such that character and appearance of the Conservation Area will be preserved through this development and the visual amenities of the locality preserved. The Council's Ecologist has confirmed no objections subject to appropriate conditions.

### Drainage

6.5 The original application for this conversion (DCCE2003/2044/F) was withdrawn in part as a result of an objection from Welsh Water. It would appear that the mains sewerage system in the Lugwardine area is at capacity and it was on this basis that the objection was raised. No formal response has been made to this application by Welsh Water, however, at the pre-application stage of this application negotiations were entered into with Welsh Water and it was confirmed that the scheme was of a scale that would not result in an adverse comment. Clearly this must be confirmed formally and on this basis the recommendation requests delegation to Officers to finalise the drainage position.

Highway Issues

- 6.6 No objection was raised by the Traffic Manager, however, a request for cycle parking was made and a condition to ensure the provision of this is proposed.

Residential Amenities

- 6.7 It is assessed that no issues of adverse impact upon residential amenities are associated with this proposal.

**RECOMMENDATION**

**That, subject to the resolution of the drainage issue, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:**

- 1 A01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2 A06 (Development in accordance with approved plans and Ecological Report)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3 This permission shall relate only to uses for purposes within Class B1 of the Town and Country Planning Use Classes (Amendment) Order 2005.**

**Reason: To ensure the appropriate use of this premise having regard to the amenities of the locality.**

- 4 B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 5 C02 (Approval of details )**

**(a) Joinery details.**

**Reason: To safeguard the character and appearance of this building of architectural or historical interest.**

- 6 Notwithstanding the plans hereby approved, the first four posts from the northwest in the front elevation shall be retained and not replaced unless otherwise agreed in writing by the local planning authority.**

**Reason: To safeguard the character and appearance of this building of architectural and historical interest.**

**7 H29 (Secure cycle parking provision )**

**Reason:** To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

**8 The conversion hereby approved, including the timing of works shall be carried out in accordance with the mitigation and enhancement recommendations set out in the Ecological Survey for Barns at Monks Orchard, Lugwardine, Herefordshire received on 13<sup>th</sup> September 2005. The mitigation measures identified shall be implemented as set out in the survey and thereafter retained.**

**Reason:** To ensure that the identified nature conservation interest of the site is protected

**9 G40 (Barn conversion – bird/owl/bat box)**

**Reason:** In order not to disturb or deter the nesting or roosting of species protected by virtue of the Wildlife and Countryside Act 1981

**INFORMATIVES:**

**1 N03 - Adjoining property rights**

**2 N15 - Reason(s) for the Grant of PP/LBC/CAC**

**3 The timing of the development and the post development site safeguards should be adhered to to ensure the law is not breached with regard to nesting birds which are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and Unitary Development Plan NC1, NC5, NC6 and NC7.**

**4 An appropriately qualified and experienced ecological clerk of works should be appointed (or consultate engaged in that capacity) to oversee ecological mitigation work to conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with Unitary Development Plan Policy NC6, NC7, NC8 and PPS9.**

Decision: .....

Notes: .....

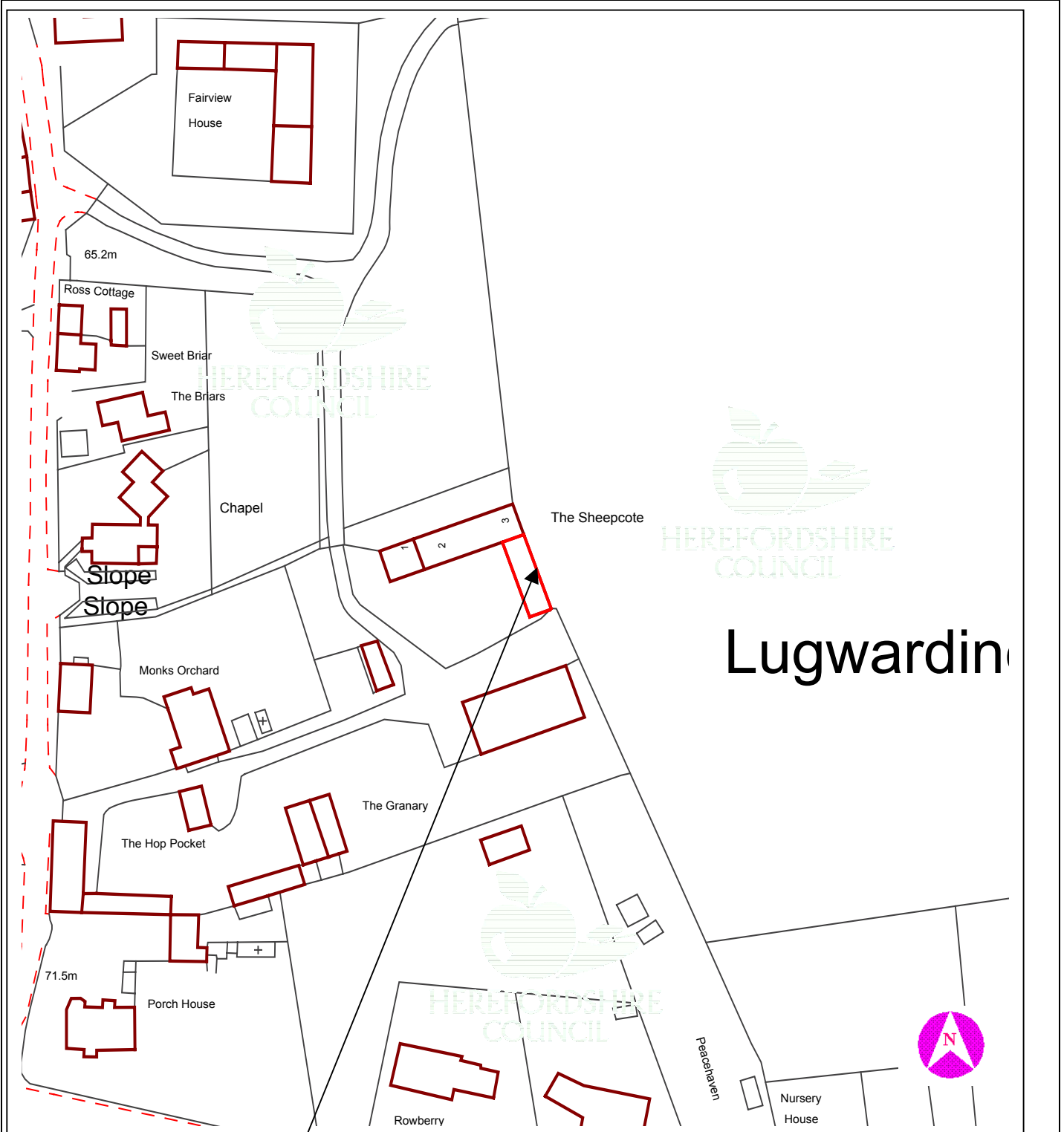
.....

**Background Papers**

Internal departmental consultation replies.







This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCCE2005/2967/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Barn at Monks Orchard, Lugwardine, Hereford

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**15 ANNUAL MONITORING REPORT 2004-2005****Report By: Forward Planning Manager****Wards**

Countywide

**Purpose**

1. To consider the first Annual Monitoring Report 2004-2005.

**Financial Implications**

2. None, although the submission of a satisfactory Annual Monitoring Report will be a consideration in the allocation of Planning Delivery Grant.

**Introduction**

3. The Planning and Compulsory Purchase Act 2004 introduced new provisions and requirements for development planning. The regular review and monitoring of development plans through mandatory Annual Monitoring Reports (AMR's) is a fundamental feature of the new planning system. AMR's are to be based on a period running from 1<sup>st</sup> April to 31<sup>st</sup> March and submitted to the Secretary of State no later than the following 31<sup>st</sup> December.
4. Annual Monitoring Reports are required to assess:
  - (a) the implementation of the Local Development Scheme; and
  - (b) the extent to which policies in the Local Development Documents are being achieved.

The Council's first AMR prepared to meet the requirements of the new planning system is attached. This first AMR will assess the extent to which the objectives of UDP policies are being achieved.
5. In previous years annual monitoring studies have been undertaken for housing and employment with their results published in separate reports. Future AMR's will be used to cover, in a single document, all annual monitoring study findings. This will enable a holistic approach to be formulated, which will allow for a more coherent and consistent approach to be taken in the assessment of the extent to which policies within Local Development Documents are being achieved.

**Structure and Content of the AMR 2004-2005**

6. In establishing the content of this first AMR, the aim has been to produce a methodology consistent with the guidance provided in the ODPM publication 'Local Development Framework Monitoring: A Good Practice Guide', which outlines an *objectives-policies-targets-indicators* approach to the monitoring of development plan documents.
7. To set the scene for subsequent information detailed in the report, a contextual section has been included, which provides the background of regional planning

guidance (the Regional Spatial Strategy), against which UDP policies and proposals have been formulated. It also provides statistical information that establishes a profile for Herefordshire with quantified descriptions of the wider socio-economic, environmental and demographic characteristics of the County.

8. The AMR largely follows the thematic division of the chapters in the UDP. It is divided into core subjects such as housing, employment, retail etc, for which there is available monitoring data. Objectives for each topic areas are identified and appropriate policies linked to these are set out. Where the UDP expresses a specific requirement to be met, this is identified as a target against which progress can be measured.
9. There are a number of instances where it has not been possible to identify specific targets against which to measure how policies of the UDP are being implemented. This is because certain objectives do not lend themselves to target setting in the context of the UDP alone. In many cases the Plan is one means of helping to achieve wider social or environmental aims and the application of a specific target is neither appropriate nor informative.
10. Core and local indicators are used to measure the performance of policy aims against a target, or where there is no identified target; performance is measured against an objective. Each indicator is cross-referenced with those relevant policies of the UDP that are the key tools used to achieve the objectives and targets.
11. Throughout the report there are sections of analysis where appropriate, which interpret the monitoring results and provide additional comments on areas where data is currently lacking or where future monitoring could be enhanced to improve measurements of policy implementation.

## **AMR Findings**

12. The key findings of the AMR in respect of the topic areas are provided in an executive summary, which is attached in Appendix 1 to this report. Copies of the full report are enclosed separately for Members of the Planning Committee. Although the monitoring results provide useful data for an annual assessment to be made, in many instances it has not been possible to produce information on trends over time, since this is the first reporting year in which data has been gathered.
13. In many topic areas the extent to which UDP policies are being implemented is difficult to gauge, particularly since the UDP has not yet been adopted. It is anticipated that subsequent AMR's will enable more accurate assessments to be made, which will be used to develop future planning policies. However, in respect of housing and employment detailed monitoring has been undertaken over many years and clear trends in both topic areas are apparent. In housing, for example, the rate of completions continues to be lower than anticipated in the UDP, largely due to the fact that many of the UDP allocations have been subject to objection and considered at the UDP Inquiry. Once the Plan is adopted it is expected that the rate of housing completions will increase. The percentage of housing completions on previously developed land (brownfield) has continued to increase and for 2004-2005 exceeds both regional and national targets. In terms of affordable housing, monitoring indicates that the UDP target will not be met at current average rates; provision should increase when the UDP is adopted

although this remains an issue of concern. The amount of land developed for employment uses over the monitoring period was 6.53 hectares, distributed across 18 different sites. This is above the annual County average of 5.19 ha per annum which has been recorded since the mid 1980's.

**RECOMMENDATION**

**THAT the Committee endorse the Annual Monitoring Report 2004-2005 and recommend its approval to Cabinet by the Cabinet Member (Environment).**



## **Appendix 1: Annual Monitoring Report: Executive Summary**

This is the first Annual Monitoring Report produced for Herefordshire, it assesses the extent to which policies in the Revised Deposit Draft UDP are being achieved and progress on the implementation of the Local Development Scheme. The report covers the period April 2004 to March 2005.

Information from annual studies on land use issues such as housing and employment has been used in drafting this report, however, there are areas where monitoring has not been not undertaken in the past, or where monitoring data is limited. In such circumstances, the report sets out how such limitations may be overcome in subsequent years in order to achieve more comprehensive data sets.

### **Herefordshire's Profile**

The content for UDP policies is set out, including information on geographical features of the County, its population, employment situation, housing tenure and affordability, skills base, areas of deprivation and environmental character.

### **LOCAL DEVELOPMENT FRAMEWORK PREPARATION**

The first Local Development Scheme (LDS), which became operative in January 2005, did not include any proposals for work to commence on Local Development Documents during the reporting period. The need to complete the UDP, the Partial Review of the Regional Spatial Strategy, proposals to prepare interim Supplementary Planning Documents (SPD's) and the need to reflect the developing position with regard to Parish Plans will result in a revised LDS for 2006.

### **HOUSING**

There have been 7,345 net additional dwellings completed since 1996, with 587 of these occurring during the current monitoring period. A trajectory shows the actual and anticipated housing completions over time. Although the rate in recent years is lower than expected, this is due to the fact that the UDP has not yet been adopted. Once it is, and larger housing allocations come on stream, then the rate of housing completions is expected to increase.

Monitoring shows that the amount of housing built on previously developed land is occurring at a higher rate than anticipated. Although, since 1996, the annual rate has fluctuated, from 2001 to 2005 the percentage of completions on previously developed land has increased steadily.

In respect of housing on larger sites within urban areas, density of development is averaging at 36.9 dwellings per hectare and is in accordance with UDP targets. However, across the County as a whole, average densities are predominantly less than 30 dwellings per hectare, reflecting the characteristics of many of Herefordshire's settlements.

Monitoring of numbers of affordable dwellings being built indicates that at the current average completion rate of 91.4 per year, the UDP target will not be

met by 2011, however, once the UDP is adopted, it is anticipated that the rate of completion of affordable homes will increase.

### **EMPLOYMENT**

The amount of land developed for employment uses over the monitoring period was 6.53 hectares, distributed across 18 different sites. This is similar to the previous monitoring year's findings and remains above the annual County average of 5.19 ha per annum.

The rate of employment completions since 1986/7 has fluctuated but appears cyclical. Most completions (2004-2005) are concentrated in Hereford City, with the remainder being broadly distributed across the County. 55% of all completed development was on previously developed land. At the current completion rate it is unlikely that the 150 ha UDP target of employment land provision will be met before 2011.

Herefordshire currently provides 159.56 ha of land for employment uses on 107 sites. The total supply of current and future employment land over the monitoring period is 180.12 ha (some of which is physically constrained).

3.34 ha of employment land were granted planning permission for other uses during 2004-2005; 0.94 ha was from within the Rural Regeneration Zone and 2.51 ha were from Hereford City (outside the Rural Regeneration Zone area). 2.15 ha of the total loss were reallocated to residential uses.

### **TRANSPORT**

For this monitoring report, information is unavailable on the percentage of completed non-residential development complying with local car parking standards.

A breakdown of completions by area and the proportions of the overall total of actual and anticipated residential development in Hereford City, market towns, main villages and rural areas shows that in the market towns and main villages completions are near to that anticipated. In Hereford City there are less completions than expected, and the wider rural areas are accommodating more new housing developments than anticipated. It is expected that once the UDP is adopted the Hereford City, market towns and main villages allocations will be implemented, thus increasing the proportion of housing completions in more sustainable locations within approximately 30 minutes public transport travelling time of an urban centre.

### **TOWN CENTRES AND RETAIL**

Within the existing monitoring threshold of 1,000m<sup>2</sup> gross floorspace, there have been a total of 9,235m<sup>2</sup> gross A1 floorspace completed over this monitoring period. There were no class A2 developments completed above the threshold.

The percentage of retail developments over 1,000m<sup>2</sup> gross floorspace completed within town centres equated to 0%, as all developments were located on the edge or out of centre locations.



Subject to a threshold of developments of 500m<sup>2</sup> and over, the amount of Class A office completions in the County is 790m<sup>2</sup>. None of this was town centre development.

Means of improving the provision of data under the aforementioned thresholds for subsequent AMR's will be examined.

## RECREATION AND LEISURE

There were no class D2 leisure completions (over 1,000m<sup>2</sup> gross built floorspace) during 2004-2005. Current monitoring methods do not pick up smaller scale developments of this kind.

In respect of open space and recreational facilities, the Council is currently collating data from its audit of such land uses as part of a PPG17 study "Assessing Needs and Opportunities", which considered Hereford City, the market towns and main villages. From initial findings, the County has 26 sites that can be assessed under the Green Flag award system. Of these 73% rate at or above the Green Flag standard, amounting to some 733 ha. Of the amount of open space managed by the Council in total, approximately 51% is managed to Green Flag standards.

## MINERALS

There are some limitations on the availability and type of primary aggregate production and therefore figures are only obtainable on sales information covering the period 1<sup>st</sup> January to 31<sup>st</sup> December 2003.

Sand & Gravel	254,000 tonnes
Crushed Rock	420,000 tonnes
Total	674,000 tonnes

As sales of primary extraction aggregates in Herefordshire are relatively stable, follow national trends and have not been affected by any significant local developments, there is no reason to believe that the 2004 figures will be significantly different from those stated above.

Again, information on the production of secondary/recycled aggregates is limited. The most up to date figures available are therefore for 1<sup>st</sup> January to 31<sup>st</sup> December: 3,000 tonnes. However, production is likely to be much higher from 'other' sites where processing takes place in association with other recycling activities. Data on such production is unavailable.

## WASTE

Current information on the capacity of new waste management facilities by type is based on officer knowledge alone and it is acknowledged that data for future AMR's could be collected using more appropriate methods such as liaising with the Council's Waste Management Section and the Environment Agency.

On the basis of new planning permissions granted during 2004, the following additional capacity is now in place and has commenced:

- 12,000 tonnes (accelerated composting of organic material at Bioganix, Wharton Court)
- 2,000 tonnes (secondary aggregate crushing at Bradbury Lines)

Data is unavailable on a number of other waste management developments that may be taking pace within the County.

The following data is for municipal waste over the current monitoring period.

**Figure 25: Municipal Waste By Management Type - Herefordshire 2004-2005**

Municipal Waste Recycled	14,058.30 tonnes	15.05%
Municipal Waste Composted	6,277.20 tonnes	6.72%
Municipal Waste Landfilled	73,075.15 tonnes	78.23%
<b>Total Municipal Waste Arising</b>	<b>93,410.65 tonnes</b>	<b>100%</b>

(Source: Herefordshire Council Waste Management Section)

**DEVELOPMENT REQUIREMENTS**

For the current monitoring year there is no available information on the number of planning applications granted contrary to the advice of the Environment Agency. The Council's Planning Department is currently in the process of setting up a new monitoring system and information should therefore be available for subsequent AMR's.

**NATURAL AND HISTORIC HERITAGE**

There are shortfalls in the amount and quality of data available on changes in priority habitats due to the way information is currently collected. Ways in which improvements to monitoring may be made in future years is identified. Available data on total loss of habitat or species 2004-2005 is as follows:

- Ancient and/or species-rich hedgerow                      655 m
- Lowland meadow and pasture                                      0.025 ha

Data on the change in designated areas should be considered as completed due to current shortfalls in information collection techniques, particularly for locally designated sites. However, recommendations for improvements are set out in section 12 of this report. During 2004-2005 it is estimated that 0.65 ha of land comprising SSSI's and SINC's have been lost to development.

**RENEWABLE ENERGY**

Information on renewable energy developments is not currently available, however, it is anticipated that improvements to data collection techniques can be implemented for future AMR's.



HEREFORDSHIRE  
COUNCIL

# **Annual Monitoring Report 2004-2005**

December 2005

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## EXECUTIVE SUMMARY

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### **Housing**

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however, once the UDP is adopted, it is anticipated that the rate of completion of affordable homes will increase.

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## **Town Centres and Retail**

Within the existing monitoring threshold of 1,000m<sup>2</sup> gross floorspace, there have been a total of 9,235m<sup>2</sup> gross A1 floorspace completed over this monitoring period. there were no class A2 developments completed above the threshold.

The percentage of retail developments over 1,000m<sup>2</sup> gross floorspace completed within town centres equated to 0%, as all developments were located on the edge or out of centre locations.

Subject to a threshold of developments of 500m<sup>2</sup> and over, the amount of Class A office completions in the County is 790m<sup>2</sup>. None of this was town centre development.

Means of improving the provision of data under the aforementioned thresholds for subsequent AMR's will be examined.

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### **Waste**

Current information on the capacity of new waste management facilities by type is based on officer knowledge alone and it is acknowledged that data for future AMR's could be collected using more appropriate methods such as liaising with the Council's Waste Management Section and the Environment Agency.

On the basis of new planning permissions granted during 2004, the following additional capacity is now in place and has commenced:

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<b>Total Municipal Waste Arising</b>	<b>93,410.65 tonnes</b>	<b>100%</b>

(Source: Herefordshire Council Waste Management Section)

### **Development Requirements**

For the current monitoring year there is no available information on the number of planning applications granted contrary to the advice of the Environment Agency. The Council's Planning Department is currently in the process of setting up a new monitoring system and information should therefore be available for subsequent AMR's.

### **Natural and Historic Heritage**

There are shortfalls in the amount and quality of data available on changes in priority habitats due to the way information is currently collected. Ways in which improvements to monitoring may be made in future years is identified. Available data on total loss of habitat or species 2004-2005 is as follows:

- Ancient and/or species-rich hedgerow 655 m
- Lowland meadow and pasture 0.025 ha

Data on the change in designated areas should be considered as completed due to current shortfalls in information collection techniques, particularly for locally designated sites. However, recommendations for improvements are set out in section 12 of this report. During 2004-2005 it is estimated that 0.65 ha of land comprising SSSI's and SINC's have been lost to development.

### **Renewable Energy**

Information on renewable energy developments is not currently available, however, it is anticipated that improvements to data collection techniques can be implemented for future AMR's.

## Section 1: INTRODUCTION

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

1.1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of development plans, which at local level requires local planning authorities to replace Unitary Development Plans (UDP's) (or local plans) with Local Development Frameworks (LDF's).

1.1.2 Paragraph 4.45 of Planning Policy Statement 12 (PPS12) states that the regular review and monitoring of development plans is a fundamental feature of the Government's 'plan, monitor and manage' approach to the new planning system. The introduction of mandatory Annual Monitoring Reports (AMR's) was thus brought about through the requirements of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. From 2005 it is a legal requirement for local authorities to produce an AMR each year, based on a period running from 1<sup>st</sup> April to 31<sup>st</sup> March. Each AMR must be submitted to the Secretary of State no later than the following 31<sup>st</sup> December.

1.1.3 AMR's are required to assess:

- (a) the implementation of the Local Development Scheme (LDS); and
- (b) the extent to which policies in the Local Development Documents are being achieved.

### 1.2 Herefordshire AMR 2005

1.2.1 The first AMR is likely to vary somewhat from those to be produced in subsequent years, as the LDF is in its early stages of preparation at this time. A Local Development Scheme has been completed, which lists the documents to be included in the LDF and a timetable for their production. Progress towards the implementation of this timetable can therefore be gauged. However, since no LDF policies are yet in place, this AMR is concerned with the assessment of policies contained in the emerging UDP.

1.2.2 Under the, now superseded, old planning system the Herefordshire Council has prepared its UDP. This document is now in its latter stages of preparation and it is expected that it will be formally adopted in 2006/7. The Council is committed to completing this Plan under legislation referred to as 'transitional arrangements'. Once adopted, the UDP will be saved for a three year period while the authority moves over to the new planning system of LDF's.

1.2.3 The emerging UDP policies (Revised Deposit Draft May 2004) are monitored in this Annual Monitoring Report rather than those contained in the adopted structure and local plans covering the County. The housing and employment targets contained within the adopted plans covered the period up to 2001, in addition, some of the policies within the plans are no longer consistent with national or regional guidance, therefore, there would be little benefit in assessing their implementation at this time. However, it is recognised that the UDP is not yet a statutory development plan. Nevertheless the policies do carry some weight and are being implemented to some degree. Subsequent AMR's will also be monitoring the 'saved' UDP policies

during the transition to the new LDF system, it would therefore be prudent to adopt a consistent approach to the preparation of AMR's from the outset.

### 1.3 Content and Format of this Annual Monitoring Report

1.3.1 In this AMR the aim has been to use, as far as possible, the guidance provided on the structure of such reports provided in the ODPM document 'Local Development Framework Monitoring: A Good Practice Guide'. The preferred method outlined follows the *objectives-policies-targets-indicators* approach used to monitor regional planning guidance (now Regional Spatial Strategies) and to apply this to LDF monitoring. This requires the setting out of clear objectives, policies, targets and indicators within LDF's to facilitate implementation, monitoring and review.

1.3.2 Although the objectives-policies-targets-indicators method is an approach that can readily be utilised in monitoring of forthcoming LDF documents, this first AMR has to be undertaken in the context of existing UDP policies, which are not set out in the ideal format for following this methodology. Consequently the AMR will utilise elements of the Revised Deposit UDP's Part II topic area aims and objectives to set out the objectives component of the report and use targets set out in policies or performance indicators where available.

1.3.3 In order to present a setting for subsequent information detailed in the report, a number of *contextual indicators* have been identified. These establish a profile for Herefordshire and provide a quantified description of the wider socio-economic, environmental and demographic background against which planning policies and strategies are operating.

1.3.4 The report follows broadly the thematic division of the chapters in the UDP. It is divided into core subjects such as housing, employment, retail etc, for which there is available data. Once the *objectives* of each topic area are identified, the appropriate policies linked to each of the objectives are set out.

1.3.5 Where the UDP policies express a specific requirement to be met, this is identified as a *target* within the report, against which progress can be measured. Where appropriate, national and regional targets are referred to, as well as local ones.

1.3.6 There are a number of instances where it is not possible to identify specific targets against which to measure how policies of the UDP are being implemented. This is because certain objectives do not lend themselves to target setting in the context of the UDP alone. In many cases the Plan is one means of helping to achieve wider social or environmental aims and the application of a specific target is neither appropriate nor informative.

1.3.7 The report sets out a number of *core* and *local indicators*. These are used to measure performance of policy aims against a target, or where there is no identified target; performance is measured against an objective. Each indicator is cross-referenced with those relevant policies of the UDP that are the key tools used to achieve the objectives and targets.

1.3.8 Throughout the report there are sections of analysis where appropriate, which interpret the monitoring results and provide additional comment on areas where data is lacking or where future monitoring could be enhanced to improve the measurement of policy implementation.

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

1.4.1 Annual monitoring of various kinds is an essential and major undertaking for the Council. The number of topics that could potentially be monitored is almost unlimited in an ideal world. Nonetheless, the authority has a restricted resource base from which to undertake such exercises and accordingly, within the AMR, prioritisation has taken place over which elements of the UDP are to be monitored. Since several annual monitoring projects are already carried out in respect of land use planning matters, this AMR relies heavily upon these existing sources of information. In particular, statistics and facts on individual planning applications from the Council's IT system, together with results of annual housing, employment and retail monitoring studies (amongst others) make up the bulk of data used to compile this AMR.

1.4.2 Through the production of this report it has become apparent that there are deficiencies in the monitoring information currently gathered. Where such gaps in data are identified, the AMR sets out steps that could be taken to improve future data collection and provide a more comprehensive approach to the monitoring of the effectiveness of development plan policies. Some improvements may be possible to carry out in the short term and others may require a longer term approach due to a combination of the necessity for increased resource input that is currently available, altered IT or other work systems and staff training requirements.

## **Section 2: HEREFORDSHIRE'S PROFILE**

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

#### **2.1 Regional Context**

2.1.1 The UDP has been prepared in the context of the West Midlands Regional Spatial Strategy (formerly Regional Planning Guidance – RPG11). The West Midlands Regional Spatial Strategy (RSS) is part of the national planning system. Its main purpose is to provide a long term land use and transport planning framework for the Region. It determines (amongst other things) the scale and distribution of housing and economic development across the Region, investment priorities for transport and sets out policies for enhancing the environment. Also incorporated into the RSS is the Regional Transport Strategy.

2.1.2 The RSS has statutory status and all local development plan documents (including LDF's) must conform to its principles, policies and proposals. The RSS was published in June 2004 by the ODPM. In approving the document, the Secretary of State identified a number of policy issues that need to be addressed in future revisions of the document. These revisions are now being brought forward on a multi-track basis. The first phase, focussing on a 'Black Country Sub-Regional Study' formally began in February 2005. Phase 2 is due to commence in November 2005 and will cover housing figures, employment land, transport and waste.

2.1.3 The Regional Economic Strategy produced in 1999 jointly by Advantage West Midlands (AWM) and the West Midlands Regional Assembly offers a 10 year vision for economic development, which is set within the overall framework of the RSS (formerly RPG11). The Strategy recognises the challenges and opportunities represented by areas such as Herefordshire and identifies actions such as workspace and infrastructure as key elements of local economic development.

2.1.4 Herefordshire's economic vulnerability is reflected in and recognised by its inclusion in a wide range of European, national and local funding and other initiatives. These include EU Objective 2, UK Government, Single Regeneration Budget and Countryside Agency's Market Towns Initiative and AWM Regeneration Zone and Rural Development Programme. The UDP's overall development strategy has been developed alongside the strategic approach being taken through Objective 2 and the Rural Regeneration Zone. Regeneration activity is to be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas.

2.1.5 The Regional Housing Partnership and the West Midlands Regional Housing Board have worked together on a Regional Housing Strategy, which is currently undergoing preparation and is due to be produced in May 2005. It will cover the period 2005-2021. Two primary aims of the strategy are; to give confidence to developers that the West Midlands is committed to develop and support vibrant housing markets within the context of the Urban and Rural Renaissance policies of the RSS, and to develop sustainable housing and sustainable communities. Both the UDP and the Council's Housing Investment Strategy 2000/2003 have been developed against a background of joint working at Regional level, including the

Regional Housing Partnership, the Government Office for the West Midlands and Herefordshire Council's annual Regional Housing Statement.

## 2.2 Geography

2.2.1 Area of Herefordshire: 217,973 ha (square miles).

2.2.2 The main geographical feature of the County is the River Wye, which enters Herefordshire near the Welsh town of Hay-on-Wye, flows east to Hereford and then southwards, leaving the County at the Wye Gorge, downstream of Ross-on-Wye. Most parts of the County are drained by the Wye river system, although parts of the east and south east are in the Severn Valley and the north is drained by the River Teme, a tributary of the Severn.

2.2.3 The County's landscape is one of rolling hills and wide river valleys interspersed with small villages. The eastern border of the County with Worcestershire runs along the line of the Malvern Hills, which rise to over 400 metres above sea level. The Black Mountains in the south west of the County form another elevated area.

2.2.4 The City of Hereford is the major centre for civil and ecclesiastical administration, health, education and leisure facilities, shopping and employment. Five market towns surround the City at about 10-15 miles distant: Leominster to the north, Bromyard to the north east, Ledbury to the east, Ross-on-Wye to the south east and Kington to the west.

## 2.3 Population

2.3.1 Herefordshire has a total population of approximately 177,800 (*ONS Mid-Year Estimate 2004*). At the time of the 2001 Census 52% of the population lived in Hereford City or one of the five market towns, with the remaining 48% residing in villages and hamlets scattered across the rural area. Herefordshire with one of the five lowest population densities is one of the most sparsely populated Counties in England.

2.3.2 The following table shows a breakdown of the County's population figures showing those living in Hereford and the market towns, based on the 2001 Census information.

**Figure 1: Herefordshire's Urban Population**

Hereford	Leominster	Ross-on-Wye	Ledbury	Bromyard	Kington
54,850	11,100	10,100	8,850	4,150	2,600

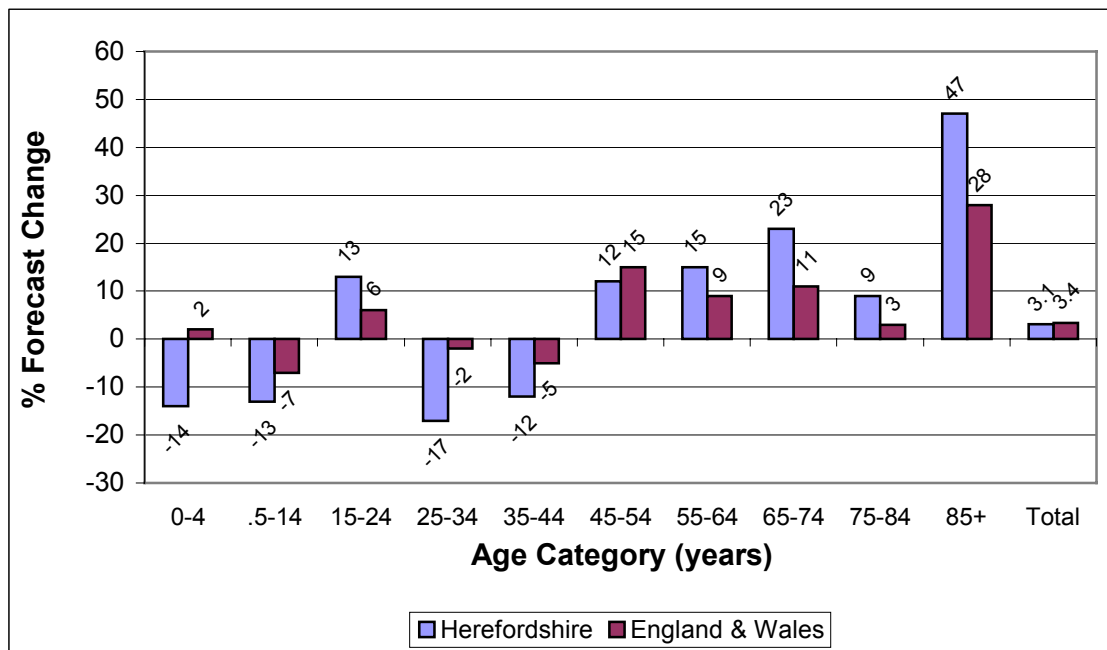
(Source: 2001 Census)

2.3.3 The number of deaths per annum is currently about 1,900, whilst the annual number of births is lower at about 1,600. In 2002 Herefordshire's birth rate was about 1.6 children per woman, which is slightly below the rate for England and Wales of 1.65 and further below the West Midlands regional rate of 1.75. Despite these figures, due to high levels of inward migration, the population has grown by 10.3% between 1991 and 2003. This compares with the population of England and Wales, which has increased by 4% over the same period, and that of the West Midlands region, which has increased by 1.7%. (*Source: Herefordshire Economic Assessment 2005-2007*)

2.3.4 Herefordshire's population has an older age profile than that of England and Wales and of the West Midlands region. The County contains fewer people in the 0-30 age range and a larger proportion aged 49 or above, which stands at 25.6% in Herefordshire compared with 21.3% in the West Midlands and 20.9% in England and Wales. Only 17.6% of the population of Herefordshire are aged 14 or under compared with 18.9% in the West Midlands and 18.3% in England and Wales. In the 15-29 age group the County tends to lose these young people to other parts of the UK with greater opportunities for higher education and employment. Only 14.5% of Herefordshire's population fall into this age range, compared with 18.6% in the region and 18.8% nationally. (Source: ONS 2003 Mid-Year Estimates)

2.3.5 Migration figures obtained from patient movements recorded by the National Health Service over a five year period between July 1998 and June 2003 suggest that, in terms of net migration, Herefordshire gains about 65% of its net migrants from London and the south east area, another 23% come from the neighbouring counties of Worcestershire, Gloucestershire and Shropshire, with a further 12% from non-neighbouring parts of the West Midlands region and the remainder from other areas of England. On average, more people move from Herefordshire to Wales than vice versa. (Source: Herefordshire Economic Assessment 2005-2007)

**Figure 2: Expected Population Change from 2003-2011 in Herefordshire (forecast) and England and Wales (projected)**



(Source: GAD & Research Team, Herefordshire Council using ONS Mid-Year Estimates)

2.3.6 The Herefordshire Council's Research Team produces population forecasts for the County, which take into account future housing provision anticipated through the UDP. The current forecasts (as at February 2005) are based on the 2002 mid-year estimate of population published by the Office for National Statistics (ONS), covering a period up to 2011. As a consequence of more restrictive planning policies, the rate of population growth in Herefordshire is expected to slow down over the period 2003-2011, in line with the projected growth for England and Wales at 3.4%. The County's population is expected to increase by around 5,600 between 2003 and 2011 to 182, 475 people.

2.3.7 The Herefordshire Economic Assessment report 2005-2007 includes a comparison made with the 2003-based Government Actuary's Department (GAD) population projections for the whole of England and Wales. Within a total increase in population across Herefordshire and England and Wales of 3%, the changes amongst the age groups are very different. In particular, it is anticipated that in Herefordshire the numbers of people over retirement age will increase at a significantly higher rate than in England and Wales. There are also significant differences in the rate of decline expected in the 0-4 and 25-34 age groups, with Herefordshire experiencing larger losses than the average. Figure 2 provides an overview of the expected population changes from 2003-2011.

## **2.4 Employment**

2.4.1 The Labour Force Survey measures the number of residents in an area who are employed both within and outside the County. The number of Herefordshire residents in employment in 2003/2004 was 81,000. This comprised 78.6% of the population of working age, which is higher both than in the West Midlands region (73.4%) and nationally (also 74.3%), and also higher than most neighbouring counties. (*Source: Herefordshire Economic Assessment 2005-2007*)

2.4.2 The narrow economic base inherited from pre-industrial times largely persists in Herefordshire. Dependency on food production and processing, rural resource management, administrative services and tourism is still evident and a potential source of economic vulnerability, especially in the more remote areas. Hereford and the market towns have diversified to some extent into specialised manufacturing and service sectors.

2.4.3 Outside agriculture, more employment is in declining sectors and less in growth sectors than the national economy, partly reflecting the prevalence of small-scale farming. The business size profile is characterised by a few large employers, mainly in the food processing sector, very few medium sized enterprises and a great number of small firms.

2.4.4 Figure 3 shows a breakdown of employment by sector using Annual Business Inquiry (ABI) data, the latest for which was 2003, released in 2004. Due to the way that this data is collected the table excludes information on agriculture, fishing and the self-employed sectors. The wholesale, retail and repair trades sector employs the most people in Herefordshire (20% of all employees, followed by manufacturing (19%) and health and social work (14%). These three sectors account for 53% of employees. This pattern is broadly similar to that in the West Midlands region, which used to employ most people in manufacturing, but which recently changed.

2.4.5 As previously stated, the data collected in the ABI underestimates the number of employees working in the agriculture and fishing sector and also does not include self-employed people. However, the Census does provide information on such sectors, though data is only available every ten years. A breakdown of employment by sector is shown in Figure 4 from the 2001 Census data.

2.4.6 Statistics collected for the purposes of the Herefordshire Economic Assessment 2005-2007 show that unemployment rates in Herefordshire are much lower than regionally and nationally and have been falling steadily over the last five years in line with regional and national trends.



**Figure 3: Employment by Sector (excluding agriculture)**

Industry	Herefordshire		West Midlands	England & Wales
	No.	%	%	%
Electricity, Gas & Water Supply (primary)	138	0.2	0.5	0.5
Mining & Quarrying (primary)	86	0.1	0.1	0.2
Manufacturing Industries	12,108	18.8	18.1	12.7
Construction	3,828	6.0	4.4	4.5
Transport, Storage & Communications (Distribution, Transport etc.)	2,382	3.7	5.6	6.0
Wholesale, Retail & Repair Trades (Distribution, Transport etc.)	13,023	20.3	18.2	18.0
Hotels & Restaurants (Distribution, Transport etc.)	5,262	8.2	5.8	6.9
Real Estate, Renting & Other Business Activities (business & other services)	6,738	10.5	13.5	15.7
Financial Intermediation (business & other services)	820	1.3	3.1	4.2
Other Community, Social & Personal Service Activities (business & other services)	3,278	5.1	4.8	5.2
Education (public sector)	5,167	8.0	9.7	9.1
Health & Social Work (public sector)	8,705	13.5	11.0	11.5
Public Administration & Defence (public sector)	2,743	4.3	5.1	5.5

(Source: ABI 2003 full & part-time employees)

2.4.7 Further data from the Herefordshire Economic Assessment 2005-2007 indicates that Herefordshire has lower earnings than regional and national averages and most neighbouring counties. The average annual wage in Herefordshire is over £4,000 lower than the national figure. In addition, employees in the County work longer hours than their regional and national counterparts.

**Figure 4: Employment by Sector (full & part-time employees)**

Industry	Herefordshire		West Midlands	England & Wales
	No.	%	%	%
Agriculture, Hunting, Forestry, Fishing	5,445	7	2	2
Electricity, Gas & Water Supply (primary)	367	0.5	0.9	0.7
Mining & Quarrying (primary)	198	0.2	0.1	0.3
Manufacturing Industries	14,158	17	21	15
Construction	6,239	8	7	7
Transport, Storage & Communications (Distribution, Transport etc.)	3,811	5	6	7
Wholesale, Retail & Repair Trades (Distribution, Transport etc.)	14,921	18	17	17
Hotels & Restaurants (Distribution, Transport etc.)	3,867	5	5	5
Real Estate, Renting & Other Business Activities (business & other services)	7,698	9	11	13
Financial Intermediation (business & other services)	1,577	2	3	5
Other Community, Social & Personal Service Activities (business & other services)	3,508	4	4	5
Education (public sector)	6,027	7	8	8
Health & Social Work (public sector)	9,421	12	11	11
Public Administration & Defence (public sector)	4,052	5	5	6

(Source: Census 2001 & Herefordshire Economic Assessment 2005-2007)

## 2.5 Housing

2.5.1 The 2001 Census classified housing tenure into four categories: owned outright, buying, rented privately and rented from local authority/housing association. Figure 5 shows the percentage of households with different types of tenure in the County as compared to the region and to England and Wales. Herefordshire has a higher proportion of houses which are owned outright – this would be expected to follow from the County's age distribution, with its higher than average number of older people (particularly the over 60's) who are likely to have paid off a mortgage.

2.5.2 The proportion of socially rented properties in Herefordshire is lower than the average. Since November 2003 when the Council transferred its housing stock, all the socially rented units are rented from Registered Social Landlords (RSL's) (housing associations). Although 26 RSL's have a presence in the County it is primarily 6 RSL's who between them own the bulk of Herefordshire's social housing. Most social housing is found in Hereford and the market towns, but four rural parishes (Colwall, Kingstone, Credenhill and Weobley) had over 100 units of social housing (in 2001) and 51 parishes has 20 units or more. (Source: Herefordshire Economic Assessment 2005-2007)

2.5.3 The Herefordshire Economic Assessment 2005-2007 contains data on housing affordability, obtained from a variety of sources. Within the West Midlands region, the house price to income ratios have worsened significantly since the previous year's figures for 2002. Herefordshire continues to have one of the worst affordability ratios out of all 34 regional authorities, with only South Shropshire and Wychavon coming out as less affordable locations for house buying.

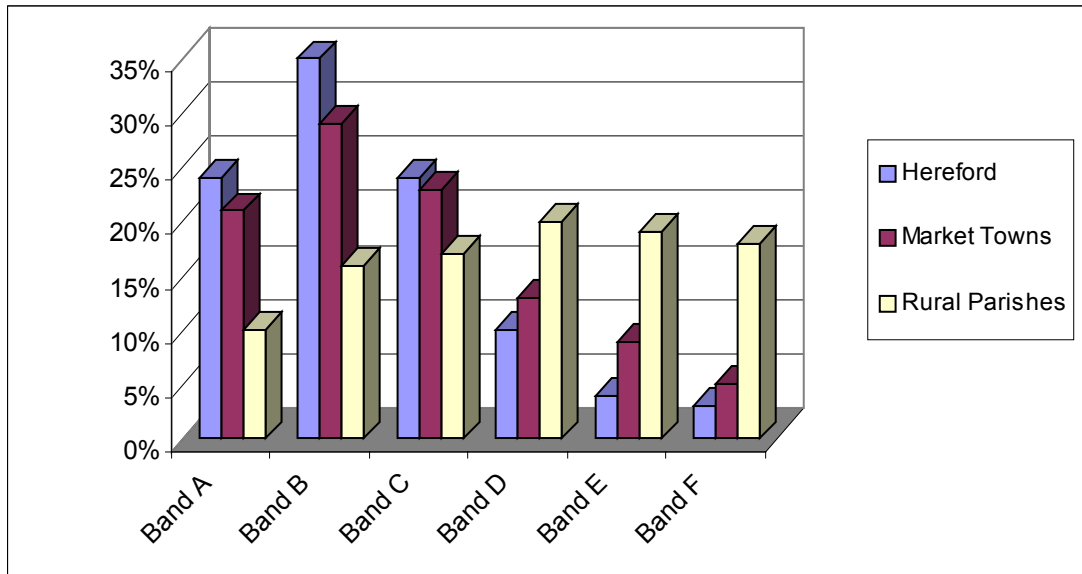
**Figure 5: Housing Tenure**

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

(Source: 2001 Census)

2.5.4 The distribution of Council Tax Bands varies widely across the County. Most Band A and B properties are found in Hereford and the market towns, whereas the figure drops to only 26% in other parishes. Figure 6 illustrates the variations.

**Figure 6: Distribution of Council Tax Bands in Herefordshire**



(Source: Herefordshire Council 2004)

## 2.6 Skills

2.6.1 Figure 7 and 8 provide data on levels of literacy and numeracy in Herefordshire compared with regional and national statistics. The results are grouped into low, lower and very low. These categorisations are those used by the Basic Skills Agency. 'Low' means on the borderline of functional literacy and numeracy. Those falling within this category may need little, if any instruction to reach the national average. 'Lower' denotes those who have some skills, although these may be weak. This group of adults may have difficulties in coping with at least some of the everyday literacy and numeracy requirements. 'Very Low' – most adults in this group need intensive instruction to bring them up to the basic level.

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

**Figure 7: Estimated Numeracy Levels Locally, Regionally and Nationally**

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

(Source: Basic Skills Agency 2001)

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

**Figure 8: Estimated Literacy Levels Locally, Regionally and Nationally**

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

(Source: Basic Skills Agency 2001)

## 2.7 Deprivation

2.7.1 The Office of the Deputy Prime Minister produced an Index of Multiple Deprivation in 2004. This combines data for several indices of deprivation; income, employment, education, health, access to suitable housing, geographical isolation, living environment and crime.

2.7.2 There are deprivation hotspots in Hereford (City Centre and the South Wye area south of the river) and Leominster (Ridgemoor area) where these locations fall into the 25% most deprived areas in England.

2.7.3 Nine areas in Herefordshire fall within the 25% most deprived in England for employment; six of these are in Hereford, two in Leominster and one in Bromyard. In terms of income, ten areas of the County fall within the 25% most deprived nationally, with two areas also in the 10 % most deprived. Eight of these areas are in Hereford City, one in Bromyard and one in Leominster. A large proportion of rural Herefordshire is very deprived in terms of geographical access to services. (Source: Herefordshire Economic Assessment 2005-2007)

## 2.8 Environment

2.8.1 Herefordshire contains a wealth of listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas. These add to the special built quality and environmental character of many areas of the County and their protection and enhancement is recognised as an important ingredient for economic and neighbourhood renewal. Figure 9 provides a breakdown of the numbers of such designated areas.

**Figure 9: Herefordshire's Built Environment – Designated Areas**

Listed Buildings (Grades I, II & III)	Registered Parks & Gardens	Scheduled Ancient Monuments	Conservation Areas
5,866	19	262	63

(Source: English Heritage & Herefordshire Council)

2.8.2 Herefordshire is considered to be the West Midlands' most rural county and boasts a quality of landscape that is nationally acclaimed. Herefordshire has two landscape areas of national significance, the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty. Both are situated in the eastern parts of the County and both are supported by management plans, which seek to conserve landscape character through various forms of land management. The UDP, through its policies, looks to complement the management plans, reconcile development needs and

visitor pressure with the conservation of the AONB's landscape and natural resources, and restore vulnerable and degraded landscapes when opportunities arise.

2.8.3 The UDP's policies have been informed by a systematic assessment of landscape character, rather than reliance on local designations to give added protection to important areas of landscape not covered by national designations. The countywide Landscape Character Assessment undertaken by Herefordshire Council will be instrumental in the determination of development proposals. Policies ensure that development proposals throughout the County will need to clearly demonstrate that their design and layout incorporate opportunities to conserve, restore and enhance distinctive landscape character and, where necessary and appropriate, any prominent landscape features. Proposals must also pursue environmental and maintenance arrangements to ensure environmental benefits are maintained over time.

2.8.4 The County is host to many important habitats and species. The importance of the nature conservation and geological resources is reflected in the number and variety of international, national, and local designated sites. Figure 10 identifies the types and numbers of such designations across Herefordshire.

2.8.5 In addition to the aforementioned sites, Herefordshire also contains areas of archaeological importance. It is recognised that archaeological remains are a valuable but fragile part of our heritage; once destroyed they can never be replaced. Maintaining this resource is an important part of the Council's commitment to conservation. The UDP's policies aim to protect and enhance archaeological sites and their wider settings. In addition to a large number of nationally designated Scheduled Ancient Monuments, the County also contains non-scheduled but nationally important archaeological sites and those of regional and local importance. Such areas are afforded protection through UDP policies.

**Figure 10: Conservation Designations in Herefordshire**

Candidate Special Areas of Conservation (CSAC's)	Sites of Special Scientific Importance (SSSI's)	National Nature Reserves (NNR's)	Special Wildlife Sites (SWS's)	Local Nature Reserves (LNR's)	Regionally Important Geological Sites (RIGS)
4	75	3	750	8	40

*(Source: Herefordshire Council)*

2.8.6 The archaeological importance of Hereford city centre was recognised by the designation in 1983 of a large part of the central area as an Area of Archaeological Importance (AAI). Designation confers on developers and their agents the duty of giving prior notification of new proposals to Herefordshire Council, which has a statutory right to enter the site to make records concerning all development.

## Section 3: LOCAL DEVELOPMENT FRAMEWORK PREPARATION

### 3.1 Progress of Local Development Scheme

3.1.1 The Council's first Local Development Scheme (LDS) became operative from January 2005. The Scheme reflects the fact that resources during the reporting period were focussed on the UDP, which is being completed under the transitional arrangements established by the 2004 Act. In particular, the UDP Public Inquiry ran from February to July 2005. With this in mind, the Scheme does not include any proposals for work to commence on Local Development Documents during the reporting period. It is expected that the Inspector's Report will be received during the first half of 2006 and this is likely to lead to Proposed Modifications to the Plan being published later that year.

3.1.2 The position with the UDP timetable and the need to continue to commit significant resources to its completion during 2006/7 is one of the factors leading to the need to update the Local Development Scheme. Other considerations are:

- The implications of the proposed Phase 2 Partial Review of the Regional Spatial Strategy. This phase of the Partial Review is proposed to incorporate a number of significant aspects, including a re-examination of regional housing needs and requirements. It is likely that this will have significant implications for the development of the Council's Core Strategy, in terms of both timing and policy content. In addition, the Council as a strategic authority has a role under the 2004 Act in the provision of advice to the Regional Planning Body, and this will have resource implications during Spring 2006.
- The need to reflect within the Local Development Scheme proposals to develop Supplementary Planning Documents for key UDP proposals sites and to provide suitable guidance on other issues such as planning obligations.
- The need to update the Scheme to reflect the developing position with regard to Parish Plans in the County.

3.1.3 With these factors in mind a revised Local Development Scheme is being prepared and is intended to be operative from January 2006.

## Section 4: HOUSING

### Objective H(1)

To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire, collectively forming the allocation set out in Regional Planning Guidance (RPG11).

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

##### 4.1.1 UDP Policies relating to Objective H(1)

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H9 Affordable housing
- H10 Rural exception housing

##### 4.1.2 Target H(1)

Meet UDP requirement of 11,700 dwellings to be provided within the period 1996-2011.

##### 4.1.3 Core Indicators H(1)

Housing trajectory showing;

- net additional dwellings since the start of the UDP period (1996)
- net additional dwellings for the current year
- projected net additional dwellings over a 10 year period from anticipated UDP adoption
- the annual net additional dwelling requirement
- annual average number of net additional dwellings needed to meet overall housing requirements, having regard to performance in previous years.

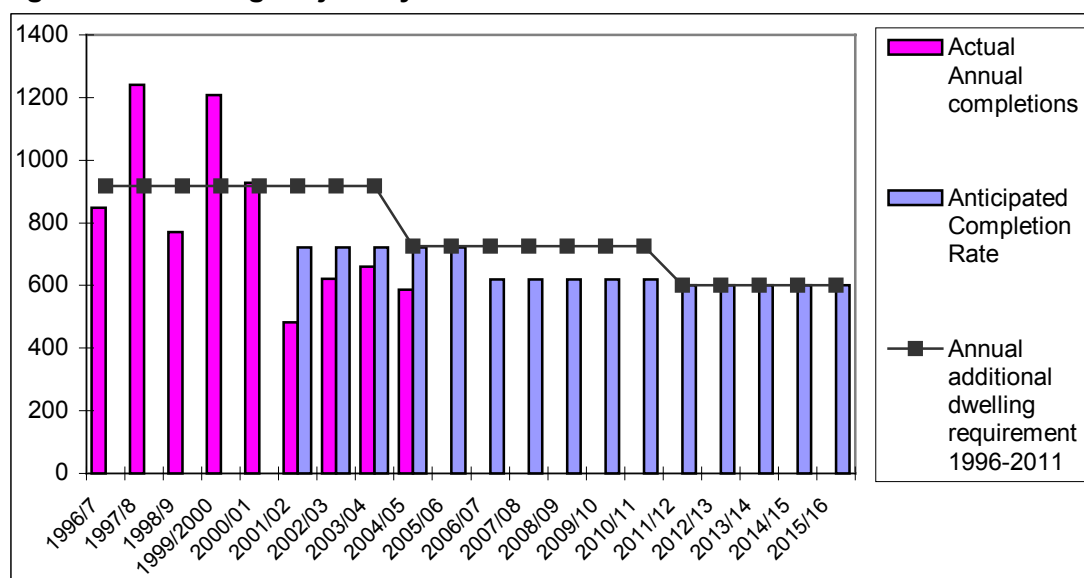
4.1.4 A large amount of information is already collected on an annual basis on housing land availability and other features of housing supply and characteristics of new residential development. Each year a Housing Land Study report is prepared by the Forward Planning Team. These provide important aids in the monitoring of Regional Planning Guidance (and now the Regional Spatial Strategy) requirements and help in the formulation of assumptions for the emerging development plan documents. The data available through the Housing Land Studies has been used to collect information for this AMR and will continue to be a valuable information source in the future.

4.1.5 There have been 7,345 net additional dwellings (completions) since the start of the UDP period in 1996. This figure includes 120 dwellings transferred from MOD housing stock in Credenhill in 1998. During this reporting period (2004-2005) there have been 587 net additional dwellings completed.

4.1.6 Figure 11 shows the housing trajectory as at the beginning of April 2005. It shows the actual housing completions that have taken place during the UDP period between beginning of April 1996 and end of March 2005. The graph also shows the anticipated completion rate for the period 2001-2016. For the period 2001-2011 this rate is based upon the Revised Deposit Draft UDP (May 2004) while for the period 2011-2016 the rate shown is based upon annual average rate of housing provision for Herefordshire as set out in Table 1 of the Regional Spatial Strategy (RPG11, June 2004).

4.1.7 The graph shows that the rate of housing completions in recent years has been below that required to achieve UDP housing targets, however, this is largely due to the delay in releasing a number of larger housing allocations included within the UDP and subject to objection. The adoption of the UDP will facilitate their release and should result in an increase in the rate of housing completions in the County.

**Figure 11: Housing Trajectory 1996-2016**



(Source: Herefordshire Council 2005)

## Objective H(2)

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

## 4.2 Objective H(2)

### 4.2.1 UDP Policies relating to Objective H(2)

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H8 Agricultural & forestry dwellings and dwellings associated with rural businesses
- H14 Re-using previously developed land and buildings



#### 4.2.2 Targets H(2)

There is a UDP target to aim to achieve approximately 6,100 new dwellings on previously developed, under-used and vacant land and buildings over the Plan period. In addition there is a national target to achieve 60% of new housing on previously developed land by 2008 (PPG3) and a regional target of 68% for the period 2001-2021 (RPG 11, June 2004 Table 3).

#### 4.2.3 Core Indicator H(2)

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

4.2.4 Figure 12 provides a breakdown of this year's housing completions, indicating those on previously developed land. It shows that the proportion of new dwellings built on previously developed land is higher than that required by national targets (60% of new housing on previously developed land).

**Figure 12: Housing Completions (04/05)**

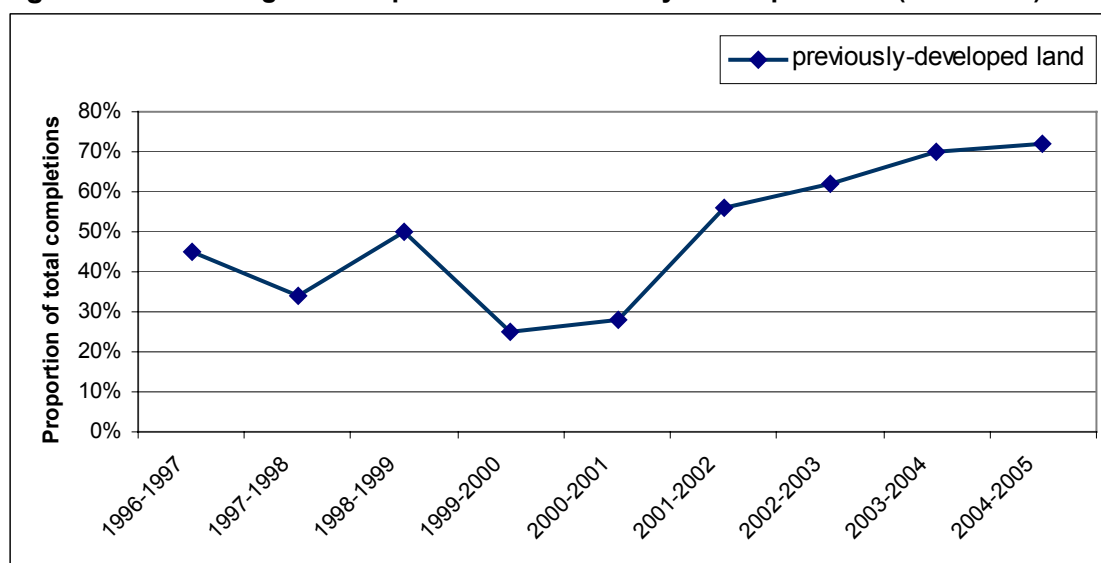
	<b>Actual Completions</b>	<b>Proportion of Total</b>
Former Residential	202	34%
Former Employment	93	16%
Other Brownfield	130	22%
<b>Total Previously developed</b>	<b>425</b>	<b>72%</b>
<i>Greenfield</i>	162	28%
<b>Total Completions</b>	<b>587</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land Study 2005)

#### 4.2.5 Local Indicator H(2)

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

**Figure 13: Percentage of Completions on Previously Developed Land (1996-2005)**



(Source: Housing Land Study 2005)

4.2.6 Figure 13 shows that although the growth in the proportion of dwellings completed on previously developed land has increased significantly since 1996, it

has not always been consistent. The rapid development of significant greenfield housing sites in Hereford and Ledbury resulted in the decline in the percentage of housing built on previously developed land between 1999 and 2001. There has been a gradual and consistent increase in the percentage of housing built on previously developed land since 2001 and the Council is now exceeding the Government's target and, for the last two years, has achieved the Regional target.

### **Objective H(3)**

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

## **4.3 Objective H(3)**

### **4.3.1 UDP Policies relating to Objective H(3)**

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H13 Sustainable residential design
- H15 Density

### **4.3.2 Targets H(3)**

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

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

### **4.3.3 Core Indicator H(3)**

The percentage of new dwellings completed at:

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

4.3.4 PPG3 requires local authorities to avoid the inefficient use of land. The monitoring of densities of new developments can help the review and refinement of relevant policies or build up a picture of what is being achieved in order to develop future policies.

4.3.5 Figure 14 sets out the average density of completions for development in all areas across the County over the reporting year. However, in respect of the target set in policy H15, there have only been 19 dwellings completed over the reporting period on sites over 1 ha in the urban areas of Hereford and the market towns. These were built at an average density of 36.9 per hectare, thus meaning that the UDP target is being achieved. There were no completions on sites of over 1 hectare in size in any of the County's town centres during 2004/5.

**Figure 14: Density of Completions (04-05)**

	<b>Number</b>	<b>Proportion of Total</b>
Less than 30 dwellings/ha	258	44%
30-50 dwellings/ha	135	23%
Over 50 dwellings/ha	194	33%
<b>Total</b>	<b>578</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land Study 2005)

### **Objective H(4)**

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

#### **4.4 Objective H(4)**

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

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H9 Affordable dwellings
- H10 Rural Exception housing

##### 4.4.2 Target H(4)

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

##### 4.4.3 Core Indicator H(4)

The number of affordable housing completions during the reporting period.

4.4.4 Figure 15 sets out the 2004/5 affordable housing completions broken down in to housing association/local authority dwellings and low cost private homes. In order to gain a clearer understanding of overall UDP affordable housing provision in relation to the target, it is necessary to ascertain the numbers of affordable housing completions that have occurred since the start of the Plan period. The Herefordshire Council's Housing Land Studies indicate that between 1996 and 2004/5, 847 affordable homes have been completed. Therefore at the current average rate of 91.4 completions per year, the UDP target will not be met by 2011. However, it must be recognised that the UDP has not yet been adopted and there remain outstanding objections to the affordable housing policies of the Plan. Therefore the UDP's affordable housing policies are not yet being fully implemented. It is anticipated that post adoption, the number of affordable housing schemes coming forward each year will increase. Subsequent AMR's will be able to monitor the future situation.

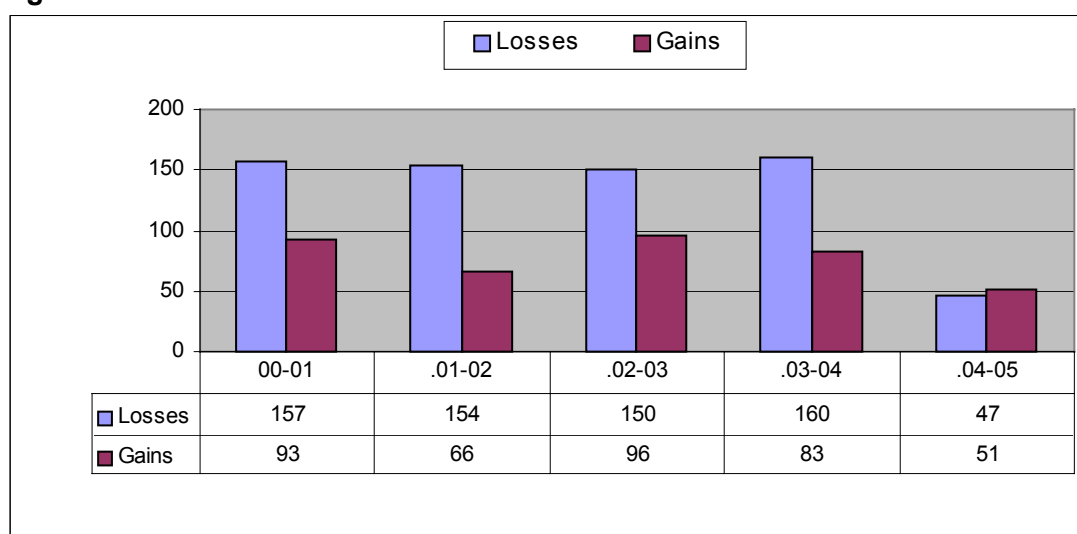
**Figure 15: Affordable Housing Completions (04-05)**

	Number
Housing Association/Local Authority	62
Affordable Low Cost Private	8
<b>Total</b>	<b>70</b>

(Source: Herefordshire Council Housing Land Study 2005)

4.4.5 The Council has a 'Right to Buy' policy, which has had an effect on affordable housing numbers in the years since local government reorganisation in 1998. Figure 16 covers available information over the past five year period and shows that the total losses of affordable homes amounts to 668, with total gains standing at 389. This equates to a net loss of 279 affordable homes in five years (2000-2005), averaging out at a loss of 56 affordable homes per year.

**Figure 16: Affordable Homes – Losses and Gains 2000-2005**



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

Note:

LA/Stock Transfer Company losses in 02/03 include demolition of 15 properties.

RSL gains include both rented and shared ownership properties.

### Objective H(5)

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

## 4.5 Objective H(5)

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

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H1 Hereford & the market towns: settlement boundaries & established residential areas
- H2 Hereford & the market towns: housing land allocations
- H4 Main villages: settlement boundaries

- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H7 Housing in the countryside outside settlements

#### 4.5.2 Target H(5)

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

#### 4.5.3 Local Indicator H(5)

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

4.5.4 Figure 17 provides data on the numbers and proportion of residential completions since the beginning of the UDP period (1996) up to the current reporting period. This indicates whether the distribution of new housing thus far is commensurate with the targets as set out in strategic policy S3 of the Plan.

4.5.5 The table in Figure 17 shows that over the first 9 years of the UDP period, the distribution of housing completions is close to that anticipated in policy S3 for the whole of the 15 year Plan period. Housing completions in Hereford and the market towns are 4% lower than the target, with slightly higher proportions being completed in the main villages and the wider rural area. Since all residential land allocations in the UDP are within Hereford, the market towns and main villages, it is anticipated that once the UDP is adopted the proportions of completions will become closer to the targets set out in policy S3. The first 9 years of the Plan period have seen planning permissions granted primarily in accordance with the policies of the existing adopted structure and district local plans covering Herefordshire, rather than the UDP. Subsequent monitoring will be able to assess more accurately how effectively UDP policies are being implemented and whether the targets and objectives of the Plan are being achieved.

**Figure 17: Completions (1996-2005) based on the UDP Settlement Strategy**

Location	Actual Completions 1996-2005	Percentage of Total Completions	1996-2011 UDP Target (Policy S3)
<b>Hereford City</b>	<b>1,719</b>	<b>23%</b>	----
Leominster	447	6%	----
Ross-on-Wye	361	5%	----
Ledbury	953	13%	----
Bromyard	337	4.5%	----
Kington	109	1.5%	----
<b>Market Towns Total</b>	<b>2,207</b>	<b>30%</b>	----
<b>Combined Hereford City &amp; Market Town</b>	<b>3,926</b>	<b>53%</b>	<b>57%</b>
<b>Main Villages Total</b>	<b>2,053</b>	<b>28%</b>	<b>26%</b>
<b>Smaller Settlements</b>	<b>491</b>	<b>7%</b>	----
<b>Other Rural Areas</b>	<b>875</b>	<b>12%</b>	----
<b>Combined Smaller Settlements &amp;</b>			

<b>Other Rural Areas</b>	<b>1,336</b>	<b>19%</b>	<b>17%</b>
<b>County Total</b>	<b>7,345</b>	<b>100%</b>	<b>100%</b>

*(Source: Herefordshire Council Housing Land Studies)*

#### **4.6 Shortfalls In Housing Information.**

4.6.1 There are various improvements that could be made to improve the efficiency of data collection and thereby improve the assessment of development plan policies. Steps have been identified which should help to resolve the issue in the medium term, depending to some extent upon the availability of resources. An update on this matter will be provided in subsequent AMR's.

## Section 5: EMPLOYMENT

### Objective E(1)

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

#### 5.1 Objective E(1)

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

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

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

##### 5.1.2 Target E(1)

Provide 150 ha of land for Part B employment development in a range of locations throughout the County.

##### 5.1.3 Core Indicators E(1)

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

5.1.4 A regular assessment of the availability of employment land in the County is already undertaken by the Forward Planning Team, in conjunction with the Council's Economic Development Section, and reported annually as part of the West Midlands Regional Employment Land Study. The data contained in these studies is used as a source of information for this report.

5.1.5 Figure 18 shows the amount of land developed for employment use in the monitoring period 2004-2005, and also provides a breakdown by use class type. The total area of employment land provision is 6.53 ha, distributed over 18 different sites. This is comparable with the previous monitoring year and is higher than the annual average of 5.19 ha per annum (calculated over the past 19 years).

5.1.6 New development over the monitoring period has included a commercial laundry in Ross-on-Wye and further extensions to premises at Kingspan Insulation Ltd, Pembridge. In Hereford, principal developments have included Hereford Forklift

Trucks at Rotherwas Industrial Estate and new commercial/industrial units at Holmer Trade Park.

**Figure 18: Employment Completions 2004-2005 by Type**

	B1a	B1c	B2	B8	Other employment uses	TOTAL
<b>Floorspace of Completions 2004-2005</b>	2,216m <sup>2</sup>	7,129m <sup>2</sup>	5,107m <sup>2</sup>	10,404m <sup>2</sup>	1,131m <sup>2</sup>	24,856m <sup>2</sup> (6.53 ha)

(Source: Herefordshire Employment Land Study 2005)

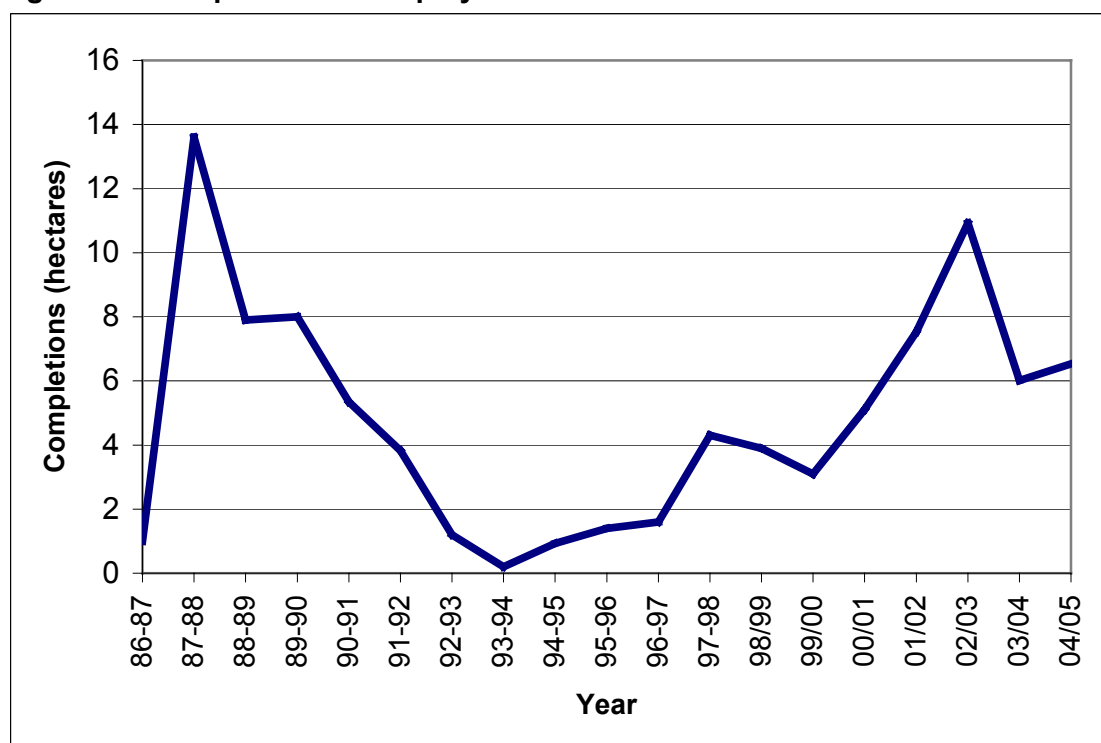
### 5.1.7 Local Indicators E(1)

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

- (i) Employment completions 1986-2005;
- (ii) Geographical distribution of employment land completions.
- (iii) Current supply of employment land (not by type).

5.1.8 Figure 19 traces the rate of employment completions since the mid-1980's when monitoring commenced. Although it is difficult to explain the fluctuations in the overall rate, it appears that the nature of employment development in Herefordshire is cyclical.

**Figure 19: Completions of Employment Land 1986-2005**

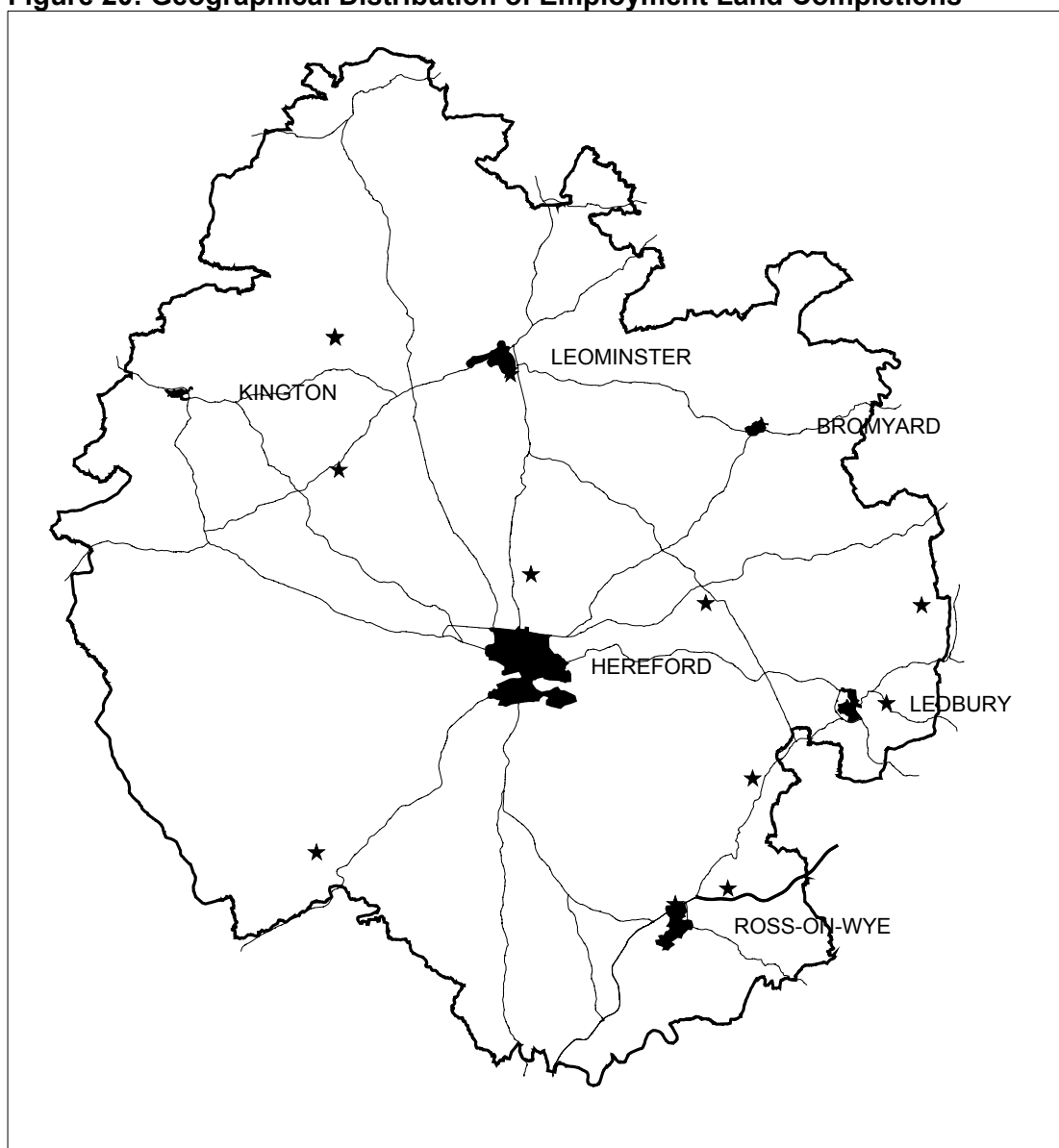


(Source: Herefordshire Employment Land Study 2005)

5.1.9 Records of the distribution of completions across the County indicate that there is a concentration of development in Hereford and a broad distribution across the wider rural area. Figure 20 provides illustrates this distribution.



**Figure 20: Geographical Distribution of Employment Land Completions**



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★ Completed Employment Site       A-roads

(Source: Herefordshire Employment Land Study 2005)

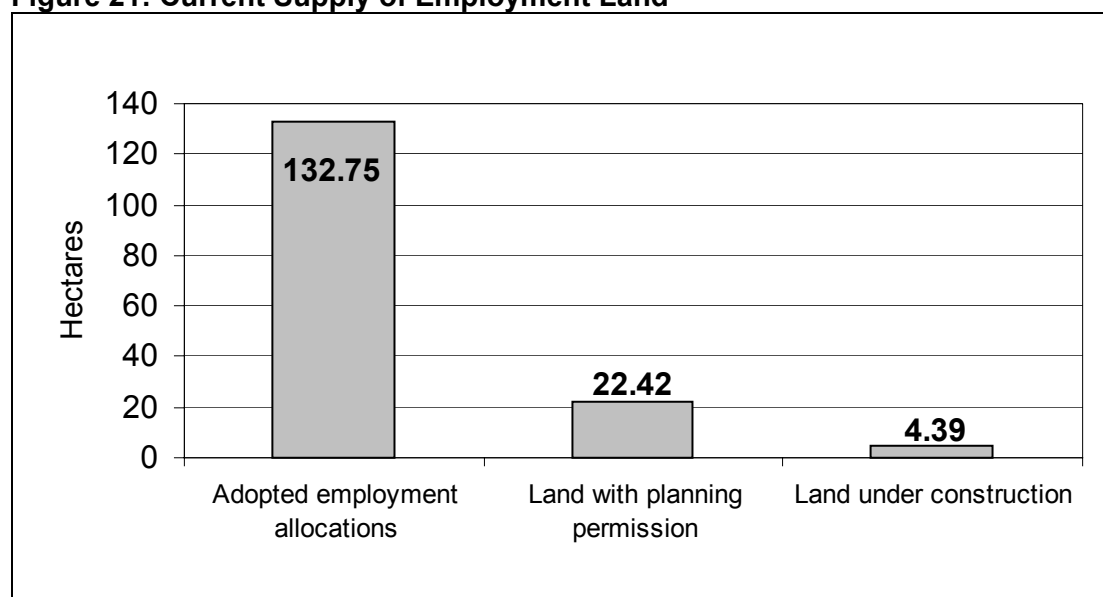
5.1.10 The Plan's overall development strategy has been developed alongside the strategic approaches being undertaken through Objective 2 and the Rural Regeneration Zone. Through these programmes, regeneration activity will be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas. There have been a total of 5.14 ha (83%) of completions in the Rural Regeneration Zone (RRZ) as identified in RPG11 (the RRZ covers most of the County, apart from the urban area of Hereford).

5.1.11 It is unlikely that, at current rates of completions, the target of 150 ha of employment land to be provided over the Plan period will be achieved. It should be noted that the Revised Deposit UDP does acknowledge that the target of 150 ha is

unlikely to be met (see UDP para. 6.3.5) due to variations in local circumstances across the County and differing take up rates of employment land. Subsequent AMR's will assess this further, however in addition, the forthcoming Inspectors Report will also address the issue of whether or not the UDP target is appropriate and provide recommendations on whether modifications to this policy could be made and the reasons for any suggested change.

5.1.12 Supply: Herefordshire currently provides some 159.56 ha of land for employment uses on 107 sites. This land is either allocated for employment uses within the adopted local plans (132.75 ha), benefits from unimplemented planning permissions (22.42 ha) or is currently under construction (4.39 ha). Figure 21 illustrates these findings.

**Figure 21: Current Supply of Employment Land**



(Source: Herefordshire Employment Land Study 2005)

5.1.13 The total supply of employment land over the monitoring period is 180.12 ha. This is broken down by use class type as follows, however as many planning permissions are for mixed use developments these are also shown.

B1	1.07 ha
B1/B2	42.42 ha
B1/B2/B8	88.98 ha
B1/B8	22.25 ha
B1a	7.17 ha
B1a/c	4.21 ha
B1c	3.71 ha
B2	1.99 ha
B2/B8	0.22 ha
B8	8.1 ha
<b>Total</b>	<b>180.12 ha</b>

(Source: Herefordshire Employment Land Study 2005)

## Objective E(2)

To encourage the re-use of rural buildings for employment purposes in preference to greenfield land.

### 5.2 Objective E(2)

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

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

#### 5.2.2 Targets E(2)

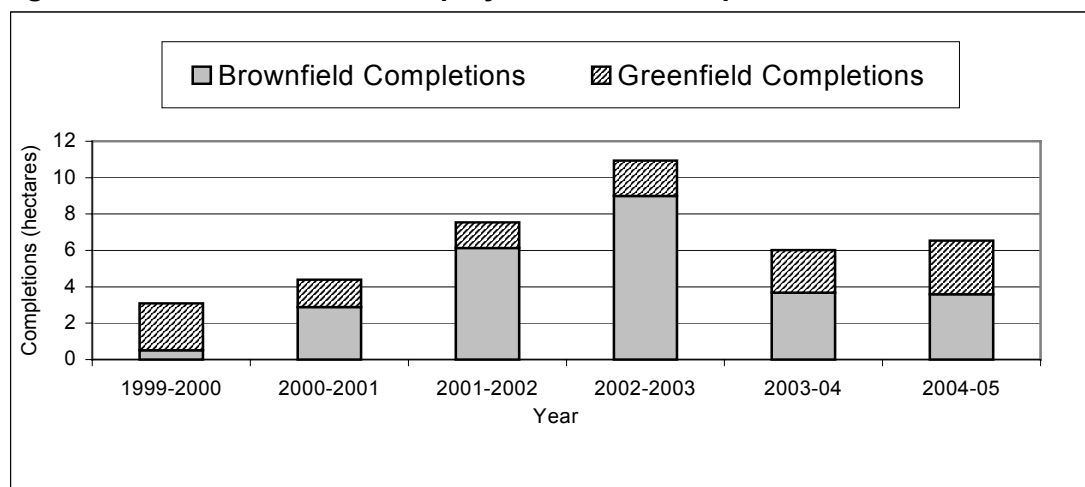
There are no specific targets set out in the UDP for the amount of employment land to be developed on previously developed sites, however re-using previously developed land before greenfield land is central to the aims of sustainable development.

#### 5.2.3 Core Indicator E(2)

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

5.2.4 There is no data on the amount of employment *by type* on previously developed land for this monitoring period, however information on overall completions is available. Over half (55%) of all completed employment development over the past year was on previously developed land as shown in Figure 22. It is anticipated that future AMR's will include a breakdown by type.

**Figure 22: Previous Uses of Employment Land Completions**



(Source: Herefordshire Employment Land Study 2005)

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

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

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

#### **5.3.1 UDP Policies relating to Objective E(3)**

S4 Employment

E5 Safeguarding employment land and buildings

#### **5.3.2 Targets E(3)**

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

#### **5.3.3 Core Indicators E(3)**

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

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

5.3.4 3.34 ha of employment land were granted planning permission for other uses during the monitoring period. Principal losses, both in Hereford, involved redevelopment of employment land in Bullingham Lane for residential use (1.5 ha) and development of a car showroom at Legion Way (0.52 ha). Neither of these developments involved a departure from the adopted Hereford Local Plan.

5.3.5 Of the 3.34 ha total employment land lost to other uses; 0.94 ha was from within the Rural Regeneration Zone and 2.51 ha were from Hereford City (outside the Rural Regeneration Zone area). 2.15 ha of the total loss were reallocated to residential uses.

## Section 6: TRANSPORT

### 6.1 Shortfalls in Transportation Information

6.1.1 A core indicator suggested in the formal guidance for undertaking AMR's was to calculate the percentage of completed non-residential development complying with car parking standards set out in the development plan. It has not been possible to provide this information for two reasons: (i) the UDP does not contain car parking standards (the Transportation Section of the Council is currently reviewing these standards and once this work is completed it is anticipated that they will be incorporated into a supplementary planning document covering a variety of transportation issues relating to development, which will accompany the UDP); and (ii) there is currently a lack of information provided on planning application forms on car parking, therefore any useful assessment is impossible to undertake at this time. This issue is being addressed and it is anticipated that data collection will be improved in the medium term for forthcoming AMR's.

#### Objective T(1)

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

### 6.2 Objective T(1)

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

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

#### 6.2.2 Targets T(1)

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

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

#### 6.2.3 Core Indicators T(1)

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

6.2.4 The UDP housing strategy is centred on the desire to provide new housing in the most sustainable areas of the County. The Plan's general housing policy S3

defines the strategic distribution of the additional housing in the County within the Plan period. A key feature is the determination of a hierarchy of settlements in accordance with the overall development strategy of the Plan. Hereford is the central hub of the County and provides a good range of facilities, followed by the market towns and then the main villages. This latter group was identified according to their size, the availability of public transport links to nearby towns and the number of facilities within these larger villages. Therefore, whilst information on the precise criteria as set out in core indicator T(1) may not be gathered, the following data has been collected in relation to the hierarchical settlement housing strategy as set out in the Plan and is considered to be similar in its aims of considering how well the development plan polices are achieving sustainable development patterns.

6.2.5 Figure 23 provides a breakdown of completions by area and the proportions of the overall total of actual and anticipated residential development in these areas. It shows that in the market towns and main villages the proportion of dwelling completions are near to that anticipated, whilst in Hereford City there are less completions than expected. The wider rural areas are accommodating more new housing developments than anticipated, being 2% more than the expected proportion between 1996-2011. These differences in anticipated and actual completions can, to some extent, be explained by the fact that the UDP has not yet been adopted and that most of the residential allocations are yet to come to fruition. All Plan residential allocations are in Hereford City, the market towns and the main villages, with none in the wider rural areas. It is therefore expected that the remaining years of the Plan period will see development take place more closely to the pattern anticipated than has previously occurred.

**Figure 23: Dwellings Completions by Area**

	Hereford City	Market Towns	Main Villages	Rural Areas	Total
<b>Completions 1996-2005</b>	<b>1,719</b>	<b>2,207</b>	<b>2,053</b>	<b>1,366</b>	<b>7,345</b>
Percentage of Total 1996-2005	23%	30%	28%	19%	100%
<b>Completions 2004-2005</b>	<b>148</b>	<b>166</b>	<b>120</b>	<b>153</b>	<b>587</b>
Percentage of Total 2004-2005	25%	28%	21%	26%	100%
<b>Anticipated Completions 1996-2011</b>	<b>3,381</b>	<b>3,357</b>	<b>3,044</b>	<b>1,918</b>	<b>11,700</b>
Percentage of Total 1996-2011	29%	28%	26%	17%	100%

## Section 7: TOWN CENTRES AND RETAIL

### Objectives TCR(1)

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

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

### 7.1 Objective TCR(1)

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

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

#### 7.1.2 Targets TCR(1)

Although no specific targets are set out in the UDP, its policies are in line with national policy guidance, RPG11 and support the Herefordshire Partnership's Economic Development Strategy. It adopts a strategy to protect and enhance the vitality and viability and maintain the retail and general facilities hierarchy within the County: Hereford, the market towns and local, neighbourhood and village centres. The Plan's guiding principles look to enhance the role of settlements as service centres, improve opportunities for access to services and guide new developments to locations that offer a choice of transport modes.

#### 7.1.3 Core Indicators TCR(1)

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

7.1.4 Figure 24 provides the schedule of completed retail developments within Herefordshire for the current monitoring year. The threshold for inclusion of developments is 1,000 m<sup>2</sup> gross floorspace. Retail completions within this threshold

have only been in the A1 Use Class, with a total of 9,235 m<sup>2</sup> gross floorspace. There were no developments within class A2.

7.1.5 The percentage of retail developments over 1000m<sup>2</sup> gross floorspace that were completed within the town centres as defined by the UDP equated to 0%, as all developments were located on the edge or out of centre (freestanding) locations.

**Figure 24: Schedule of Completed Retail Developments 2004-2005**

LOCATION	In Centre (1) Edge of Centre (2) Freestanding (3)	RETAIL FLOORSPACE		OPERATION		
		GROSS m <sup>2</sup>	NET m <sup>2</sup>	USE CLASS ORDER	OPERATOR	TRADE
109 - 111 Belmont Road Hereford	3 Freestanding	1042	955	A1	Farm Foods	Food
Abbotsmead Rd Belmont Hereford	3 Freestanding	1420	1047	A1	Tesco (extension)	Food
New Mills Industrial Estate Ledbury	3 Freestanding	3521	2500	A1	Homebase	DIY
Mill Street Leominster	2 Edge-of-Centre	3252	2764	A1	Focus Do-it-All	DIY

(Source: Herefordshire Retail Land Survey 2005)

7.1.6 The amount of Class A office development completed in the County is 790 m<sup>2</sup>. None of this was development completed within town centres. The information gathered was subject to a threshold of developments of 500 m<sup>2</sup> and over.

### 7.1.7 Shortfalls in Retail and Class A Office Development Information

7.1.8 It has not been possible to provide data on retail or office completions under the current thresholds applied. As a result information on smaller village and local neighbourhood shopping facilities or small-scale office developments is not available. Means of improving the provision of data in subsequent monitoring will be examined and the situation will be updated in subsequent AMR's.



## Section 8: Recreation and Leisure

### Objective RL(1)

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

#### 8.1 Objective RL(1)

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

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

##### 8.1.2 Targets RL(1)

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

##### 8.1.3 Core Indicators RL(1)

- (i) Amount of completed leisure development 2004-2005.
- (ii) Percentage of completed leisure development in town centres 2004-2005.
- (iii) Percentage of eligible open spaces managed to green flag award status.

8.1.4 Each year a survey is undertaken of leisure developments across the County as part of the annual Hotel and Leisure Regional Monitoring Study. These will provide information for AMR's, however certain thresholds mean that only the larger developments of this kind are monitored. Only data on leisure permissions on or over 1,000 m<sup>2</sup> gross built development has been collected, thus all smaller scale developments are not picked up. At this time it is not clear when there will be any change to the current methods of surveying, however, this issue will be updated in subsequent AMR's.

8.1.5 There were no completions in Herefordshire (within the aforementioned threshold) during this monitoring period.

8.1.6 Herefordshire Council is in the process of collating data from its audit of open space and recreation facility provision as part of the PPG17 study 'Assessing Needs and Opportunities'. An external consultancy, on behalf of the Council, has supplied available site information and details and carried out data collection and surveying.

8.1.7 Open space and facility provision has been assessed in terms of quantity and quality, in settlements as defined in the hierarchical approach set out in the UDP.

Hereford City has been evaluated as a whole, along with the market towns and then the main villages. No quality assessment has been carried out for the wider rural areas, however information on such facilities has been collected where facilities have been specifically cited by interviewees during survey work.

8.1.8 At the time of writing this report data extraction and analysis is still being undertaken, however, initial findings are available. Final figures may also be subject to change as a completed typology of sites has not been made thus far, however, it is not anticipated that any changes from typology adjustment will result in major alterations to the figures set out below.

8.1.9 Of the 500 sample respondents, 89% consider that current levels of open space provision satisfy their needs. In terms of local provision, 78% of respondents consider that there is sufficient supply of open space in their residential area.

8.1.10 With regard to standards of existing open space provision, 51% of respondents consider that they are at a standard 'above average'. The quality (or lack of) open space was only cited by 15% of respondents as a reason for not using it. Lack of time was cited in 37% of answers for the non-use of open space.

8.1.11 Green Flag standards apply to sites of 0.2 ha or over in size. Herefordshire has some 122 sites identified through the open space audit so far, of which 26 can be assessed under the Green Flag award system; this equates to 21% of sites. Of these, 19 (73%) rate at or above the Green Flag standard. This amounts to some 733 ha out of a possible 748 ha. Of the amount of open space managed in total, some 1, 463 ha, the area managed to Green Flag standards (747 ha) proportionally amounts to approximately 51%.

8.1.12 The audit of open space and facility provision that is being carried out is to be used in a variety of ways by the Council. Initially it will establish whether provision levels are appropriate across the County. This information will allow for better and more appropriate use of resources, and inform issues such as planning gain and section 106 agreements. Development briefs, where appropriate can also take into account these findings and incorporate appropriate open space and facilities. The information will also form the basis for the monitoring and review of open space and facility provision in terms of quality and quantity, in addition to informing existing and future planning policies.

## Section 9: MINERALS

### Objective M(1)

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

#### 9.1 Objective M(1)

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

- S9 Minerals
- M3 Criteria for new aggregate mineral workings
- M5 Safeguarding mineral reserves

##### 9.1.2 Targets M(1)

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

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

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

- Sand & Gravel: 28% of regional production (0.283 mt pa for 2001-2016)
- Crushed Rock: 7.3% of regional production (0.424 mt pa for 2001-2016)

##### 9.1.5 Core Indicators M(1)

Production of primary land won aggregates.

9.1.6 Due to a lack of up to date information being made available by the industry, this report is based on figures from 2003. It is understood that both the ODPM and the Regional Mineral and Waste Officers Group are aware of the deficiencies in data availability and are working on finding a solution for future, more accurate, monitoring returns.

9.1.7 Information on primary aggregate production for Mineral Planning Authorities (MPA's) is collected annually by each MPA from operating companies on behalf of the WMRAWP. This information is:

- (a) requested annually (by calendar year)
- (b) in arrears (the most recent request was for production in 2004)
- (c) provided on a confidential and voluntary basis. All returns are collected by MPA's and forwarded to the RAWP Secretary for agglomeration, in a way that protects commercial sensitivity, for subsequent publication in the RAWP

annual reports. The Quarry Products Association has expressed concern that the individual company returns may be publicly available through the Freedom of Information Act and is currently advising its members not to provide the information until it reaches agreement with Government that the individual returns (but not the agglomeration) are confidential. The figures for 2004 are therefore unavailable.

9.1.8 In these circumstances the only figures available for primary extraction aggregates for Herefordshire are for the period of 1<sup>st</sup> January to 31<sup>st</sup> December 2003, i.e. sales of:

▪ Sand & Gravel	254,000 tonnes
▪ Crushed Rock	420,000 tonnes
▪ Total	674,000 tonnes

*(Source: WMRAWP Annual Report 2003)*

9.1.9 As sales of primary extraction aggregates in the County are relatively stable, follow national trends and have not been affected by any significant local developments, there is no reason to believe that the 2004 figures will be significantly different from those stated above. The RAWP allocation for the period 2001-2016 is that the County should be capable of producing:

▪ Sand & Gravel	283,000 tonnes p.a.
▪ Crushed Rock	424,000 tonnes p.a.

The Revised Deposit UDP is based upon Herefordshire's ability to produce these amounts for the significant future (and is based on the current landbanks of up to 2025 for sand and gravel and until 2044 for crushed rock).

## **Objective M(2)**

To encourage the use of secondary aggregates and recycling.

## **9.2 Objective M(2)**

### 9.2.1 UDP Policies relating to Objective M(2)

S9	Minerals
M6	Secondary aggregates and recycling

### 9.2.2 Targets M(2)

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

### 9.2.3 Core Indicators M(2)

Production of secondary/recycled aggregates.

9.2.4 Secondary/recycled aggregates are produced in two general ways:

- at sites with specific planning permissions for such production; and
- at 'other' sites where processing takes place in association with other recycling activities.

9.2.5 In Herefordshire, two sites (Leinthall Earls Quarry and Wellington Gravel Pit) have specific planning permissions. The Council requests details of production

through the RAWP process, as described above. All of the previous comments in paragraphs 9.1.7 and 9.1.8 also apply to these materials. The most up to date figures available are therefore for 1<sup>st</sup> January to 31<sup>st</sup> December 2003:

- Secondary/Recycled Aggregates 3,000 tonnes

*(Source: Herefordshire Council officer estimate - based on discussions with industry)*

9.2.6 In reality, production is likely to be much larger from the 'other' sites. These include:

(a) On-site production of recycled materials from demolition contractors who now routinely clear previously developed land, crush hard materials on site and re-use them as foundations or sell them. Such activity may be permitted development under the General Permitted Development Order 1995 28-day rule or as part of the implementation of a planning permission. The local planning authority has no power to compel demolition contractors to provide information from such activities. The issue is further complicated by the fact that crushing plant are mobile, move quickly from site to site and are licensed by the Environmental Health Office in the company's 'home' base, which could be anywhere. The Federation of Demolition Contractors contributes to the WMRAWP but is unable to provide regional production figures let alone local ones. In future it might be possible to calculate average volumes of material from average redevelopment sites. There is no available information on which to base this at present.

(b) Production at site with specific permission for waste treatment. The local planning authority could impose a condition requiring the submission of such information. None of the existing sites have any such conditions. In practice, compliance would probably only be achieved through enforcement by the local planning authority. However, all such activity could be monitored by the Environment Agency through Waste Management Licenses (WML's) and Waste Transfer Notes. Specific liaison arrangements will need to be set up to achieve this.

(c) There is no basis for any calculation of production from such paragraph (b) sites. As an example, the Council is aware that specific Waste Transfer Stations do crush materials on site and that their sites have a maximum permitted levels of activity in their WML's. There is no basis for assessing what proportion of their throughput is recycled into aggregates, however officer knowledge of a site does exist where 2,000 tonnes of recycled aggregates have been produced (Bradbury Estate).

(d) These matters have been issues of concern for the WMRAWP, West Midlands Regional Technical Advisory Body (WMRTAB) and ODPM for some time and research has now been commissioned by the ODPM.

## Section 10: WASTE

### Objective W(1)

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

#### 10.1 Objective W(1)

10.1.1 The aforementioned objective is broad and overarching, relating to all policies within the waste chapter of the Plan. The UDP sets out a number of additional more specific objectives:

- to reduce the amount of waste produced in the County;
- to make the best use of waste produced, to increase re-use and recovery;
- to achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of waste hierarchy, the proximity principle and regional self-sufficiency;
- to provide for new waste management enterprises to be established;
- to ensure that waste management is considered in all development proposals;
- to protect the environment from the adverse impact of waste development and where possible improve environmental quality;
- to make the most efficient use of land by re-using previously developed, industrial land and existing waste management sites in preference to greenfield sites;
- to minimise the environmental impacts of transporting waste; and
- to provide clear guidance on the locational criteria that must be met to enable planning permission to be granted and to set out policies on planning conditions, obligations, monitoring and enforcement.

#### 10.1.2 UDP Policies relating to Objective W(1)

S10	Waste
W1	New waste management facilities
W2	Landfilling or landraising
W3	Waste transportation and handling
W7	Landfill gas utilisation
W8	Waste disposal for land improvement
W11	Development – waste implications

#### 10.1.3 Targets W(1)

No specific targets are set in the UDP for the production, treatment or disposal of waste. However, the specific objectives outlined in paragraph 10.1.1 above provide an overview of how waste management is intended to be carried out over the Plan period.

#### 10.1.4 Core Indicators W(1)

- (i) Capacity of new waste management facilities by type; and

(ii) Amount of municipal waste arising, and management type, and the percentage each management type represents of the waste managed.

#### 10.1.5 Capacity of new waste management facilities by type:

- (a) on the basis of new planning permissions granted during 2004, the following *additional* capacity is now in place and has commenced:
- 12,000 tonnes (accelerated composting of organic material) (Bioganix, Wharton Court)
  - 2,000 tonnes (secondary aggregate crushing Bradbury lines,)  
There is no information on any others.
- (b) Not included are;
- sewage treatment works and related permissions. These are traditionally considered a separate aspect of waste treatment.
  - Permissions which made temporary activities permanent.
  - storage of glass (which is subsequently recycled under an existing permission) or works necessary to comply with revised consent levels.
  - permitted development works.
  - farm slurry treatment.
  - facilities which renew existing planning permissions.
- (c) The above have been identified from particular development control officer knowledge, for future AMR's it will be more appropriate to liaise with the Waste Management Section of the Council and the Environment Agency in Cardiff to discuss what new WML's have been issued and commenced over reporting periods. This will be informative, as some waste treatment facilities will be created on the basis of existing planning permissions. The Environment Agency may be granting new Waste Management Licenses (WML's) on the basis of those existing planning permissions.

10.1.6 Figure 25 sets out data on municipal waste in the County over the current monitoring period. Until subsequent monitoring is carried out, no assumptions can be made about how UDP policies are affecting the types of waste management undertaken.

**Figure 25: Municipal Waste By Management Type - Herefordshire 2004-2005**

Municipal Waste Recycled	14,058.30 tonnes	15.05%
Municipal Waste Composted	6,277.20 tonnes	6.72%
Municipal Waste Landfilled	73,075.15 tonnes	78.23%
<b>Total Municipal Waste Arising</b>	<b>93,410.65 tonnes</b>	<b>100%</b>

(Source: Herefordshire Council Waste Management Section)

## 10.2 Shortfalls in Waste Information

10.2.1 Shortfalls in data collection have been identified which should improve the efficiency and accuracy of monitoring in the short to medium term. An update on this matter will be provided in subsequent AMR's.

## **Section 11: DEVELOPMENT REQUIREMENTS**

### **11.1 Flood Protection & Water Quality**

11.1.1 Local Development Framework Monitoring: A Good Practice Guide suggests that a core indicator for this topic would be an assessment of the number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. This would provide a proxy measure of (i) inappropriate development in the flood plain and (ii) development that adversely affects water quality.

11.1.2 For the current monitoring year there is no available information on the number of planning permissions granted contrary to Environment Agency advice. Until recently data has not been collected by the Planning Department of the Council on a consistent basis. However, a new monitoring system is currently being set up and data should be available for subsequent AMR's, although a full year's dataset may not be available until the 2006/7 monitoring period.



## Section 12: NATURAL AND HISTORIC HERITAGE

### Objective NHH(1)

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

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

### 12.1 Objective NHH(1)

#### 12.1.1 UDP Policies relating to Objective NHH(1)

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

#### 12.1.2 Targets NHH(1)

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

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

#### 12.1.3 Core Indicators NHH(1)

Change in areas and populations of biodiversity importance, including:

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

### 12.2 Core Indicator NHH(1) (i)

12.2.1 There are 21 UK BAP priority habitats in the County and an additional one, traditional orchards, which has been identified as locally important and added to the

County BAP as a priority habitat for action. Very few data sets exist on the distribution of priority habitats. The Herefordshire Biological Records Centre (HBRC) holds some data on individual sites containing priority habitats, however, these relate primarily to SSSI's.

12.1.2 Figure 26 sets out the available data for the current reporting period on changes in priority habitats, however due to the existing shortfalls in information collection, this table should not be considered as complete. Details of how monitoring is currently carried out and how it could be improved for subsequent AMR's is set out below.

**Figure 26: Change in Priority Habitats in Herefordshire 2004-2005**

Priority habitat or species	Reference	State of Planning	Habitat or species loss by type
Ancient and/or species-rich hedgerow	DCCW2004/0850/F, 1 St Andrews Close, Moreton-on-Lugg, Erection of high fence	Planning permission approved April 2004.	50 m
Ancient and/or species-rich hedgerow	DCSW2003/1726/F, Ty Button Cottage, Cloddock, Demolish garage and new access	Planning permission refused August 2003 but allowed on Appeal May 2004.	20 m
Ancient and/or species-rich hedgerow	DCNE2004/0791/F, Woodyard Eastnor Castle Estate, Alterations to access	Planning permission approved June 2004.	60 m
Ancient and/or species-rich hedgerow	DCSW2004/0592/F, Weston Farm, Bredwardine, Erection of new farm buildings	Planning permission approved August 2004.	250 m
Ancient and/or species-rich hedgerow	DCNW2004/3374/F, Travellers Site, Turnpike, Pembridge	Planning permission approved Nov 2004.	170 m
Ancient and/or species-rich hedgerow	DCNE2004/4212/F, Hazel Farmhouse, Ledbury, Conversion of agricultural outbuilding to house and access	Planning permission approved February 2005.	25 m
Ancient and/or species-rich hedgerow	DCNC2004/3698/F, Wharton Bank Farm, Leominster, Therapeutic riding centre	Planning permission approved March 2005.	30 m
Ancient and/or species-rich hedgerow	DCNE2004/1249/F, Brook Farm, Little Marcle, Conversion of redundant farm buildings into 6 dwellings	Planning permission approved September 2004 and completed on site 2005.	50 m
Lowland meadow and pasture	DCNE2004/3866/F, Kettle Sings, Upper Colwall, Creation of car park	Planning permission approved December 2004	0.025 ha unimproved neutral grassland
<b>Total Ancient and/or species-rich hedgerow</b>			<b>655 m</b>
<b>Total Lowland meadow and pasture</b>			<b>0.025 ha</b>

(Source: Herefordshire Council Conservation Section)

12.2.3 There are 156 priority species in the Local BAP of which 59 are also UK BAP priorities. Approximately 18 of these are also legally protected under European and

national law. Some of the species are found within designated sites such as Special Areas of Conservation (SAC's), Sites of Special Scientific Interest (SSSI's) and National Nature Reserves (NNR's). English Nature holds data on individual sites containing priority species. These records vary in that some are historical whilst others are more recent. They also vary in type; for example, some may specify a roost or nest site, whilst others relate to a casual observation of a species in an area. Further collation and analysis of existing HBRC data is therefore required.

12.2.4 Neither priority habitat nor priority species data are currently mapped on the Council's GIS system or inputted onto the MVM system. The only exception to this is for data relating to the distribution of Black Poplars, which has been gathered as a contribution to the County BAP and is available on GIS. There are difficulties in trying to produce definitive maps for priority species since the majority are mobile rather than static. The HBRC will play a crucial role in facilitating the advancement of this indicator. A development plan has been produced for the Centre that outlines potential services and associated staffing costs.

12.2.5 The current method of consulting the Council's Planning Ecologist to planning applications concerning development affecting priority species or habitats is carried out in a rather ad hoc manner. In addition, there is no system in place for monitoring whether or not advice from such consultations is followed when determinations are made. Information on commencement of developments would also be useful to assess whether or not policies of the Plan are being implemented.

12.2.6 Figure 27 lists the priority habitats, estimates their current size, the source of this data and what actions are necessary to complete the gaps and/or verify the information. These actions are fairly onerous in the light of current resource availability and obtaining the data necessary to complete the annual AMR's will be a medium to long term project. Subsequent AMR's will provide updates of progress.

**Figure 27: Additional Monitoring Requirements for Priority Habitats**

<b>Tasks</b>	<b>Action &amp; Timescale</b>
Council Conservation Section and HBRC to gather, analyse and extract all existing available data on priority habitats and species. Some of this work could be facilitated through the ongoing development of the HBRC.	Council to review HBRC Development Plan, staffing resource required and timescales and report by 2006.
Council Conservation Section and HBRC in liaison with partners including English Nature and Herefordshire Nature Trust to produce and implement plan to gather new priority habitat and species data through survey.	Review resources required and produce plan for subsequent implementation by 2007.
Council GIS, Conservation Section and HBRC to ensure that priority habitat and selected species data, when available, is plotted onto the Council's IT systems.	Ongoing.
Council to promote existence of Biodiversity Supplementary Planning Guidance (to be updated November 2005).	Promotion strategy in place by 2006.
Council to request that planning applicant provides information concerning any predicted change to priority habitats and species through submission of an ecological survey/assessment and actual change through submission of a monitoring plan.	System in place by 2006.
Planning Department to devise a form for Planning Officer to complete and send to Conservation Section when a planning permission is granted that will result in a loss to a priority habitat or species and/or when planning conditions specified by Conservation Section to protect these features are not applied.	System in place by 2006.
Investigate possibility of devising a procedure for information on	System in place by 2006.

when development commences on sites containing priority habitats and species to be forwarded to Planning Ecologist.	
Planning Department to consider option for amending current planning application form to request information concerning priority habitats and species from applicant.	Review planning application form and report by 2006.
Council to review ecological staffing resource required to monitor this indicator. This includes monitoring if protection, mitigation and compensation measures as required by condition are achieved on site. If these measures are not achieved information gathered on the extent of the damage and any change in area.	Review of staffing resource and report by 2006.

(Source: Herefordshire Council Conservation Section)

### 12.3 Core Indicator NHH(1) (ii)

12.3.1 Areas designated for their intrinsic environmental value in Herefordshire are considered to include the following sites:

Special Areas of Conservation (SAC's)
Sites of Special Scientific Interest (SSSI's)
National Nature Reserves (NNR's)
Local Nature Reserves (LNR's)
Special Wildlife Sites (SWS's)
Sites of Importance to Nature Conservation (SINC's)
Section 39 Agreement sites

12.3.2 All of the above 830+ designated sites are recorded on the Council's GIS and MVM systems, and this information is used as a trigger for consultations on planning applications.

12.3.3 Figure 28 sets out the available data for this monitoring period on change to designated areas, however this cannot be considered to be complete, for the reasons detailed below.

**Figure 28: Change in Designated Areas 2004-2005**

Designated Site	Reference – App No, Location & Proposal	State of Planning	Habitat loss (ha)
SSSI	Wellington Wood. Unconsented track (awaiting submission of retrospective planning application)	First planning application (giving incorrect route withdrawn)	0.6 ha
SINC	DCCE/2002/1209/F, Land adj. 68 Hampton Park Road, Hereford. Erection of 3 houses.	Planning permission approved 2002 and completed on site 2004.	20% of the sites unimproved grassland i.e. 0.05 ha
<b>Total</b>			<b>0.65 ha</b>

(Source: Herefordshire Council Conservation Section)

12.3.4 Annual change to areas designated could be readily monitored for sites of international and national significance e.g. SAC's, SSSI's and NNR's with the assistance of English Nature. However the Council must continue to have regard to its duty as a Section 28G authority in relation to SSSI's and consultation with English Nature. Annual change to LNR's, which are mostly Council owned and managed, could in future be undertaken with the assistance of the Parks and Countryside Service.

12.3.5 Calculating annual change to areas designated of local significance e.g. SWS's and SINC's is more problematic. SWS's were identified and designated in 1990 and 1993. SINC's were identified and designated in 1993. These data sets are now in need of review and update as since designation some sites have been lost to intensive agriculture and development and a few potential new SWS's have been located through the recent phase one County Habitat Survey. It is intended that a comprehensive review of such sites, including selection criteria, be undertaken by the Council in conjunction with the Herefordshire Biological Records Centre, Herefordshire Nature Trust and partners, subject to securing appropriate funding.

12.3.6 There are currently no monitoring systems in place which survey the commencement of new developments that affect designated areas, and assess whether or not biodiversity features are protected throughout the construction period and whether any mitigation or compensation procedures, as required by condition, are undertaken. Figure 29 outlines actions which would considerably improve the amount of data currently collected on the changes in areas designated for their intrinsic environmental value. Progress on these will depend primarily on resource availability and subsequent AMR's will monitor this.

**Figure 29: Recommendations for Monitoring Improvements**

<b>Task</b>	<b>Action and timescale</b>
Council Conservation Section and registration to review planning application consultation procedures in relation to designated sites on at least an annual basis to ensure effectiveness.	Annual review.
Council Conservation Section to liaise with English Nature on an annual basis to gather required monitoring data relating to designated international and national sites.	Annual liaison with English Nature.
Council Planning Department to have regard to its duties as a S28G authority in relation to its consultations with English Nature over applications affecting SSSI's.	Ongoing.
Council to seek information from Parks and Countryside Service on an annual basis in relation to LNR's.	System in place by 2006.
Council to seek resources to lead on a county review of SWS's and SINC's.	Completion by 2012 in distinct phases at an estimated total cost of £200,000.
Council to promote existence of Biodiversity Supplementary Planning Guidance (to be updated November 2005).	Promotion strategy in place by 2006.
Council to request that planning applicant provides information concerning any predicted change to a designated site through submission of an ecological survey/assessment and actual change through submission of a monitoring plan.	System in place by 2006.
Planning Department to devise a standard form for Planning Officer to complete and send to Planning Ecologist when a planning permission is granted that will result in a loss in area of a designated site and/or when planning conditions specified by Planning Ecologist to secure protection of site are not applied.	System in place by 2006.
Investigate possibility of devising a procedure for information on when development commences on designated sites to be forwarded to Planning Ecologist.	System in place by 2006.
Council to review ecological staffing resource required to monitor this indicator. Including monitoring if protection, mitigation and compensation measures as required by condition. If measures are not achieved information gathered on the extent of the damage and any change in area.	Review of staffing resource and report by 2006.

(Source: Herefordshire Council Conservation Section)

## Section 13: RENEWABLE ENERGY

### 13.1 Renewable Energy Development Monitoring

13.1.1 The UDP recognises the increasingly important role that the development of renewable energy sources has to play in seeking to reduce carbon emissions, both locally and globally. Historically there has been limited progress in developing renewable energy projects on any substantial scale within the County, however an increase in such interest is anticipated. Policy CF4 of the Plan seeks to provide guidance on the considerations that will be applied to development proposals of this kind.

13.1.2 In terms of monitoring, current information on renewable energy planning applications is not inputted into the Council's MVM system separately from other types, it is therefore virtually impossible to gather data. The MVM system does, however, allow for such information to be collected and it is hoped that changes can be made to ensure that future monitoring of renewable energy developments can be carried out effectively. An update will be provided on progress towards this aim in subsequent AMR's.

**16 LOCAL DEVELOPMENT SCHEME****Report By: Forward Planning Manager****Wards**

Countywide

**Purpose**

1. To consider the first review of the Council's Local Development Scheme.

**Financial Implications**

2. None

**Introduction**

3. The Planning and Compulsory Purchase Act 2004 introduced new provisions and requirements for development planning. One of the requirements placed on local planning authorities is to publish a statement of how their forward planning work will be organised over a three year period – known as the Local Development Scheme. The Scheme must be revised as necessary.
4. The first Scheme for Herefordshire was considered by this Committee in October 2004 and following approval by Cabinet came into effect on 1 January 2005.
5. The Scheme has been reviewed in response to a number of factors and a copy of the revised document is attached for Committee's initial consideration. Informal consultation on the revised Scheme with the Government Office has been undertaken as required by PPS12.

**The revised Scheme**

6. The revised Scheme has been prepared to reflect the following factors:
  - The forthcoming review of parts of the Regional Spatial Strategy (RSS), including housing and employment land provision. The Regional Assembly (Regional Planning Body) is undertaking this review to a timetable which sees submission of a preferred option to Government in Spring 2007 and final approval in Autumn 2008. The Council has a formal role in this process in advising the Regional Planning Body (Spring 2006).

- The likely UDP timetable, with the Inspectors Report expected before July 2006. There will be a need to prepare and publish Proposed Modifications to the Plan in Autumn 2006.
- The need to establish timetables for proposed Supplementary Planning Documents (SPD) which are to be prepared in parallel to the final stages of the UDP.
- The need to define more clearly the position of Parish Plans with regard to the Local Development Framework.

7. The revised Scheme includes the following principal amendments:

- Core Strategy: the timetable for the Core Strategy has been revised to avoid conflicts with the likely UDP timetable, particularly the expected Proposed Modifications consultation in Autumn 2006, and to follow on the RSS revisions, so that the Core Strategy can be prepared on the basis of the most up to date regional policies;
- Supplementary Planning Documents: timetables have been established for new SPD's including those for Edgar Street Grid and for planning obligations.
- Parish Plans to be adopted as further planning guidance to the UDP rather than as SPG/SPD. This follows the approach recently established with the Parish Plans for Eardisley Group Parish and Almeley.

8. There are no changes to the programme for the Statement of Community Involvement.

## **RECOMMENDATION**

**THAT the Committee endorse the Local Development Scheme and recommend its approval to Cabinet by the Cabinet Member (Environment).**





**Herefordshire Council**

## **LOCAL DEVELOPMENT SCHEME**

**First Review · January 2006**

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# 1. Introduction

## *The Local Development Scheme*

This is the Council's Local Development Scheme - an accessible guide to the documents setting out the Council's planning policies. The Scheme is part of a new system of development planning, introduced by the Planning and Compulsory Purchase Act 2004. This provides for planning policies to be set out in a portfolio of documents which together will provide the Local Development Framework for an area.

Over the next few years, the Council's planning policies - presently set out in the Structure Plan, Local Plans and the emerging Unitary Development Plan, together with supporting Supplementary Planning Guidance, will be reviewed and taken forward into the new system.

This Scheme explains how the Council will organise and manage its forward planning work over the next three years as it establishes a Local Development Framework for Herefordshire.

The Scheme will be kept up to date through regular reviews as these are required and to maintain a three year forward programme. This edition of the Scheme replaces that published in December 2004. Changes have been made to reflect the changing regional context, particularly the proposed partial review of the Regional Spatial Strategy; to take on board the current Unitary Development Plan timetable, and to reflect other changes arising through experience in introducing the new planning system.

## *What's in the Scheme*

In the Scheme you'll find:

- A section explaining some of the terms used in the new system (section 2);
- A section setting out all the documents which form or will form part of the Local Development Framework in the period covered by this Scheme (section 3). Existing adopted Plans have been 'saved' as part of the Framework for a transitional period. This means they will continue to be used to determine planning applications. The emerging Unitary Development Plan will similarly form part of the Framework when it is adopted. A number of new local development documents are proposed. For these, the Scheme includes a schedule and profiles setting out the main stages in their preparation, including the arrangements for community involvement;
- A section dealing with Supplementary Planning Guidance, explaining how this will be treated in the transition to the new system (section 4); and
- A supporting statement, which explains how all these documents work together and how the Council will manage their preparation (section 5).

### *National, regional and local contexts*

The Council's planning policies have been developed within a well-established context at national, regional and local levels.

At national level, the Government's Planning Policy Statements set out policies on key land use matters.

At regional level, the Regional Spatial Strategy was published as Regional Planning Guidance for the West Midlands (RPG11) in June 2004. The Regional Spatial Strategy forms part of the statutory 'development plan' and runs to 2021.

Other regional policy documents, such as the Regional Housing and Economic Strategies have spatial dimensions and will need to be taken into account. The Regional Sustainable Development Framework provides an overall context for the consideration of sustainability issues in plan making.

The framework of regional strategies is subject to review and the Council's programme of Local Development Documents needs to reflect this. In particular, the Regional Spatial Strategy is subject to a partial review which is proceeding in phases. Phase 2 of the Review, which will include housing, employment and transport aspects, is timetabled to run from Autumn 2005 to Autumn 2008.

At local level, the Council's planning policies need to reflect and influence the Community Strategy, the Herefordshire Plan, as well as other local plans and strategies including the Local Transport Plan and the Economic Development and Housing Strategies.

## 2. The new system

This section is a brief guide to some of the main terms used in the new system and this Scheme. The system provides for the Council to prepare a series of Local Development Documents (LDDs), collectively forming the Local Development Framework (LDF).

There are several types of LDDs. The most important are Development Plan Documents (DPDs), with a key role in the determination of planning applications. Supplementary Planning Documents (SPDs) offer further detail in support of DPD policies and proposals. Finally, there is the Statement of Community Involvement (SCI), which sets out how the Council will involve the community.

These and other terms are explained below.

AMR	Annual Monitoring Report	The Council's annual report to Government on progress in preparing the documents set out in the LDS, and on how far planning policies are being achieved.
-	Community Strategy/Plan	Drawn up by local partnerships to show how local areas will address social, economic and environmental issues. The Herefordshire Plan, drawn up by the Herefordshire Partnership, is the community strategy for the County.
DPD	Development Plan Document	The most important documents within the Local Development Framework, subject to independent examination and with 'development plan' status in the determination of planning applications. DPDs can include: <ul style="list-style-type: none"><li>• Core Strategy</li><li>• Site specific allocations of land</li><li>• Area Action plans</li><li>• Proposals maps</li></ul>
LDF	Local Development Framework	A portfolio of LDDs which collectively set out the spatial strategy for the Council's area, balancing land use pressures arising from economic, social and environmental demands.
LDD	Local Development Document	DPDs, SPDs and the SCI are all Local Development Documents, collectively forming the LDF.
LDS	Local Development Scheme	The Scheme sets out a 3 year programme for preparing LDDs.
RSS	Regional Spatial Strategy	Provides a spatial framework to inform the preparation of LDDs and Local Transport Plans by local authorities, and of other strategies and

programmes that have a bearing on land use, in order to deliver a coherent framework for regional development.

SA	Sustainability Appraisal	An assessment of the economic, social and environmental impacts of the policies and proposals in LDDs.
SCI	Statement of Community Involvement	Explains to local communities and other stakeholders how and when they will be involved in the preparation of LDDs. Subject to independent examination.
SEA	Strategic Environmental Assessment	An assessment of the environmental impacts of the policies and proposals in LDDs.
SPD	Supplementary Planning Document	These give more detail about the policies and proposals in DPDs. As a Local Development Document, they form part of the Framework, but do not have the status of DPDs.
SPG	Supplementary Planning Guidance	Prepared to offer more detailed guidance to Local Plans and the Unitary Development Plan, either by the Council itself or by local communities in the form of Village Design Statements/Parish Plans. Will be superseded by SPDs as the new system is introduced.

More details can found on the Office of the Deputy Prime Minister's website at [www.odpm.gov.uk](http://www.odpm.gov.uk).

### 3. Local Development Documents

#### *Saved plans*

The following 'old style' Plans form part of the Framework until they are superseded by adoption of the Herefordshire Unitary Development Plan. They have the status of Development Plan Documents. They are:

- Hereford and Worcester County Structure Plan 1993
- The County of Hereford and Worcester Minerals Local Plan 1997
- Malvern Hills District Local Plan 1998
- Hereford Local Plan 1996
- South Herefordshire District Local Plan 1999
- Leominster District Local Plan (Herefordshire) 1998

#### *Herefordshire Unitary Development Plan*

The Herefordshire Unitary Development Plan (UDP) is in the process of being prepared and will when adopted replace the six Plans listed above. The Plan is being progressed under the 'old style' procedures. Objections to the Plan were considered at a public local inquiry held between February and June 2005. The Plan's timetable to adoption is dependent on receipt of the Inspector's Report, which is expected to be available in the first half of 2006 and by the end of July at the latest. On this basis it is expected that Proposed Modifications will be published in Autumn 2006. Adoption of the Plan is anticipated by March 2007.

The UDP has been prepared to ensure consistency with emerging Planning Policy Statements and has been drawn up in parallel with the Regional Spatial Strategy, RPG11. Its policies and proposals have been developed to be consistent with those in the Regional Spatial Strategy for the period up to 2011 (the end date of the UDP). This particularly applies to the provision of housing overall and the Plan's housing strategy; to the Plan's employment policies, intended to help achieve rural renaissance, and to Plan housing, city centre and transport proposals designed to support and reflect Hereford's role within the Strategy as a sub-regional foci. Similarly the Plan's general policies on matters such as design, transport and the environment reflect principles set out in the Strategy. Throughout, the UDP has a strong emphasis on the delivery of sustainable development in Herefordshire, reflecting both the Regional Spatial Strategy and the ambitions of the community strategy, the Herefordshire Plan.

When adopted, the UDP will have the status of a Development Plan Document. It will be operative as part of the Framework for a three year period from the date of adoption. Discussions will be held with the Government Office as to whether the life of selected UDP policies can be extended beyond the three year period, taking into account the close links that exist between UDP policies and the Regional Spatial Strategy and the Herefordshire Plan. These policies will be identified through a future review of this Scheme.

This Scheme includes proposals for the preparation of a new Core Strategy, and this will replace the UDP's Part I policies when it is adopted.

### *New Local Development Documents*

This Scheme reflects the work required in the coming year to progress the Unitary Development Plan to adoption. Nonetheless, it is important to begin work on key aspects of the new system. The programme of work on the new system over the next three years includes the Statement of Community Involvement, Core Strategy and several Supplementary Planning Documents. These are listed and described in the following Schedule, Programme and Profiles.

A range of further guidance is identified in the UDP including topic studies and site development briefs and these will be brought forward as Supplementary Planning Documents. In some cases it may be necessary to commence work on such Documents in advance of their inclusion in the Scheme. In such cases they will be incorporated in the Scheme on future review.

### *Future work*

It is important to look beyond the three year period covered by this Scheme and to indicate in general terms what work is proposed. This will be further detailed in future reviews of the Scheme (see section 5). At this stage, it is envisaged that Development Plan Documents dealing with the following areas will be considered for preparation, in order to take forward the Unitary Development Plan and Core Strategy DPD:

- Generic development control policies
- Housing land allocations
- Employment land allocations
- Proposals Map.

Initially, the Proposals Map will comprise those Maps in the saved Plans, to be replaced on adoption by the UDP Proposals Maps. The Map will be updated over time as new Local Development Documents are adopted.

### *Parish Plans*

Parish Plans add value to planning at local level by setting out a greater level of detail than the Council might wish to include in Development Plan Documents. Prior to the advent of the new system, local community statements produced as Parish Plans or Village Design Statements were adopted as Supplementary Planning Guidance to either the Local Plans in the County, or to the UDP. The new system has introduced additional requirements which must be met if the land use and spatial planning components of such documents are to form part of the Local Development Framework as Supplementary Planning Documents. These relate to the conformity requirements of the new system and to the need for requisite community involvement and sustainability appraisal. Certain of these steps must be undertaken by the Council itself as local planning authority, rather than the group preparing the Plan.

This Scheme does not identify any Parish Plan for progression as a Supplementary Planning Document. Rather, Parish Plans are now recognised by the Council through adoption of their planning elements as further planning guidance to the emerging UDP and as an expression of local distinctiveness and community participation. The Council



will work with Parish Councils and others in moving Parish Plans forward and will offer further guidance and advice as to the best way to proceed as the new system is developed.

Details of Parish Plans and Village Design Statements completed to date in the County can be found in section 4.

#### *Joint working*

It is not envisaged that any joint working with other local planning authorities in the preparation of local development documents will be required. Liaison with the Brecon Beacons National Park Authority will continue in respect of cross boundary planning issues arising at Hay-on-Wye/Cusop. Due regard will be paid to emerging LDFs for adjoining authority areas and to the Wales Spatial Plan in drawing up local development documents.

Document title	Status	Description	Chain of conformity	Consultation	Public participation	Submission to S of S	Adoption
Statement of Community Involvement	Local development document, subject to independent examination	Sets out standards and approach to involving the community in the production of the LDF	Must be in conformity with regulations	October - November 2005	February - March 2006	June 2006	May 2007
Core Strategy	Development Plan Document (DPD)	Sets out the vision and objectives for the LDF, together with spatial strategy.	Must be in general conformity with RSS	January - February 2007	September - October 2007	May 2008	October 2009
Whitecross High School	Supplementary Planning Document (SPD)	Provides further planning guidance for development of site.	Unitary Development Plan	N/A	October - November 2005	N/A	March 2006
Edgar Street Grid	Supplementary Planning Document (SPD)	Provides further planning guidance for the Edgar Street Grid area of Hereford.	Unitary Development Plan	N/A	May 2006	N/A	With Unitary Development Plan, March 2007
Planning obligations	Supplementary Planning Document (SPD)	Provides guidance on the requirements and mechanisms for contributions from development for infrastructure and other related provision.	Unitary Development Plan	N/A	May 2006	N/A	With Unitary Development Plan, March 2007
Planning applications	Supplementary Planning Document (SPD)	Sets out the information needed from applicants when planning applications are submitted.	Unitary Development Plan	N/A	June 2007	N/A	November 2007

## Schedule of Local Development Documents

	2005/06												2006/07												2007/08												2008/09												
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	
<b>Statement of Community Involvement</b>																																																	
Scoping and initial drafting																																																	
Presubmission consultation																																																	
Preparation of draft document																																																	
Presubmission public participation																																																	
Preparation of submission document																																																	
Submission																																																	
Public consultation																																																	
Examination																																																	
Receipt of report																																																	
Adoption																																																	
<b>Core Strategy</b>																																																	
Evidence gathering and option drafting																																																	
Presubmission consultation																																																	
Preparation of preferred options																																																	
Public participation on preferred options																																																	
Preparation of submission DPD																																																	
Submission																																																	
Public consultation																																																	
Examination																																																	
Receipt of report July 2009																																																	
Adoption Oct 2009																																																	

**Statement of Community Involvement/Core Strategy programme**



## Local Development Document profiles

### Statement of Community Involvement

#### Document details

Role and subject	Sets out the Council's standards and approach for the involvement of the community and stakeholders in the production of the Local Development Framework
Geographic coverage	County wide - and involves stakeholders outside Herefordshire
Status	Local development document, subject to independent examination
Chain of conformity	Must be in conformity with regulations

#### Timetable

Commencement, scoping and initial drafting	June - September 2005
Pre-submission consultation	October - November 2005
Preparation of draft document	December 2005 - February 2006
Pre-submission public participation	February - March 2006
Preparation of submission document	April - June 2006
Submission to Secretary of State	June 2006
Public consultation on submitted Statement	June - July 2006
Examination	January 2007
Receipt of report	March 2007
Adoption	May 2007

#### Arrangements for production

Lead service	Forward Planning, Planning Services
<b>Management arrangements</b>	Council to approve submission SCI and to adopt, following proposal by Executive.
Resources	In house resources and existing budgets supplemented by Planning Delivery Grant.
Involving stakeholders and the community	The SCI will build on existing consultation work undertaken by the Council and will be set within the framework provided by the Strategy for Community Involvement. In addition the SCI will link to work with partners in the Herefordshire Partnership, providing links to community planning processes and hard to reach groups through the Community Development Strategy.

## Core Strategy

### Document details

Role and subject	Sets out the vision and objectives for the Local Development Framework, together with a spatial strategy, illustrated on a key diagram, for the period up to 2021 (in line with the Regional Spatial Strategy).
Geographic coverage	County wide
Status	Development Plan Document
Chain of conformity	Must be in general conformity with the Regional Spatial Strategy

### Timetable

Commencement and evidence gathering	November 2005 - December 2006
Pre-submission consultation	January - February 2007
Preparation of preferred options	March 2007 - August 2007
Public participation on preferred options	September - October 2007
Preparation of submission DPD	November 2007 - April 2008
Submission to Secretary of State	May 2008
Public consultation on submitted DPD	May - June 2008
Examination	February 2009
Receipt of report	July 2009
Adoption	October 2009

### Arrangements for production

Lead service	Forward Planning, Planning Services
Management arrangements	Council to approve Preferred Options consultation document; submission DPD, including consideration of representations arising from the Preferred Options consultation; and to adopt, all following proposal by Executive.
Resources	In house resources and existing budgets supplemented by Planning Delivery Grant.
Involving stakeholders and the community	As defined in the Statement of Community Involvement

## Whitecross High School Supplementary Planning Document

### Document details

Role and subject	Provides further planning guidance for development proposals for the site. The SPD, together with the UDP, will be used for development control purposes in determining relevant planning applications.
Geographic coverage	Whitecross High School, Hereford
Status	Supplementary Planning Document
Chain of conformity	Unitary Development Plan

### Timetable

Preparation of draft SPD	July - September 2005
Public participation	October - November 2005
Consider representations and finalise SPD	December 2005 - February 2006
Adoption	March 2006

### Arrangements for production

Lead service	Forward Planning, Planning Services
Management arrangements	Executive
Resources	In house resources and existing budgets supplemented by Planning Delivery Grant.
Involving stakeholders and the community	As defined in the Statement of Community Involvement

## Edgar Street Grid Supplementary Planning Document

### Document details

Role and subject	Provides further planning guidance for development proposals in the area. The SPD, together with the UDP, will be used for development control purposes in determining relevant planning applications.
Geographic coverage	Edgar Street Grid, Hereford
Status	Supplementary Planning Document
Chain of conformity	Unitary Development Plan

### Timetable

Preparation of draft SPD	October 2005 - April 2006
Public participation	May - June 2006
Consider representations and finalise SPD	June 2006 - November 2006
Adoption	March 2007

### Arrangements for production

Lead service	Forward Planning, Planning Services
Management arrangements	Executive
Resources	In house resources and existing budgets supplemented by Planning Delivery Grant.
Involving stakeholders and the community	As defined in the Statement of Community Involvement



## Planning obligations Supplementary Planning Document

### Document details

Role and subject	Provides guidance on the requirements and mechanisms for contributions from development towards infrastructure and other related provision.
Geographic coverage	County wide
Status	Supplementary Planning Document
Chain of conformity	Unitary Development Plan

### Timetable

Preparation of draft SPD	November 2005 - April 2006
Public participation	May - June 2006
Consider representations and finalise SPD	June 2006 - February 2007
Adoption	March 2007

### Arrangements for production

Lead service	Forward Planning, Planning Services
Management arrangements	Executive
Resources	In house resources and existing budgets supplemented by Planning Delivery Grant.
Involving stakeholders and the community	As defined in the Statement of Community Involvement

## Planning applications Supplementary Planning Document

### Document details

Role and subject	Sets out the information that is required when planning applications are submitted in order that they can be validated.
Geographic coverage	County wide
Status	Supplementary Planning Document
Chain of conformity	Local Plans and Unitary Development Plan

### Timetable

Preparation of draft SPD	December 2006 - May 2007
Public participation	June 2007
Consider representations and finalise SPD	July 2007 - October 2007
Adoption	November 2007

### Arrangements for production

Lead service	Forward Planning, Planning Services
Management arrangements	Executive
Resources	In house resources and existing budgets supplemented by Planning Delivery Grant.
Involving stakeholders and the community	As defined in the Statement of Community Involvement

## 4. Supplementary Planning Guidance

### *Supplementary Planning Guidance to the Local Plans*

The Council has published a number of documents which provide supplementary guidance to planning policies in the existing Local Plans. These are:

- Reuse and adaptation of traditional rural buildings SPG (October 2000)
- Provision of affordable housing SPG (March 2001, updated 2004)
- Moreton on Lugg Development Brief (April 1999)
- Leominster Industrial Estate Development Brief (May 1999)
- Village Design Statements for Colwall, Cradley and Storridge, Leintwardine and Much Marcle.

These documents do not form part of the Local Development Framework and it is not intended that they will be converted to Supplementary Planning Documents. They will remain as SPG to the relevant 'saved' Plan which they supplement. All have benefited from a range of consultation processes, which are detailed within them.

### *Supplementary Planning Guidance to the UDP*

Other documents were published in July 2004 as interim SPG to planning policies in the UDP. They are:

- Design and development requirements SPG
- Reuse and adaptation of rural buildings SPG
- Biodiversity SPG
- Landscape Character Assessment SPG

Local communities have brought forward Village Design Statements and Parish Plans for adoption as interim SPG to the UDP:

- Village Design Statement for Ewyas Harold
- Parish Plans for Belmont Rural, Bishopstone Group Parish, Middleton on the Hill and Leysters, Pembridge and the Border Group of Parishes, Weobley and Wellington.

Parish Plans are now recognised through adoption of their planning elements as further planning guidance to the emerging Unitary Development Plan and as an expression of local distinctiveness and community participation. Parish Plans for Eardisley Group Parish (January 2005) and Almeley (September 2005) have recently been endorsed in this way. A number of parishes are working on Parish Plans within Herefordshire.

Site development briefs for UDP proposal sites have been produced as follows: land opposite Sutton St Nicholas Primary School; Frome Valley Haulage Depot, Bishops Frome; and Tanyard Lane, Ross-on-Wye.

The above documents do not form part of the Local Development Framework and it is not intended that they will be converted to Supplementary Planning Documents. They

will continue to be used to provide guidance to further UDP policies and proposals. They have benefited from a range of consultation processes, which are detailed within them.

## 5. Supporting statement

### *How the Local Development Documents work together*

The diagram overleaf illustrates how the various documents discussed in this Scheme will work together to provide a Local Development Framework for Herefordshire.

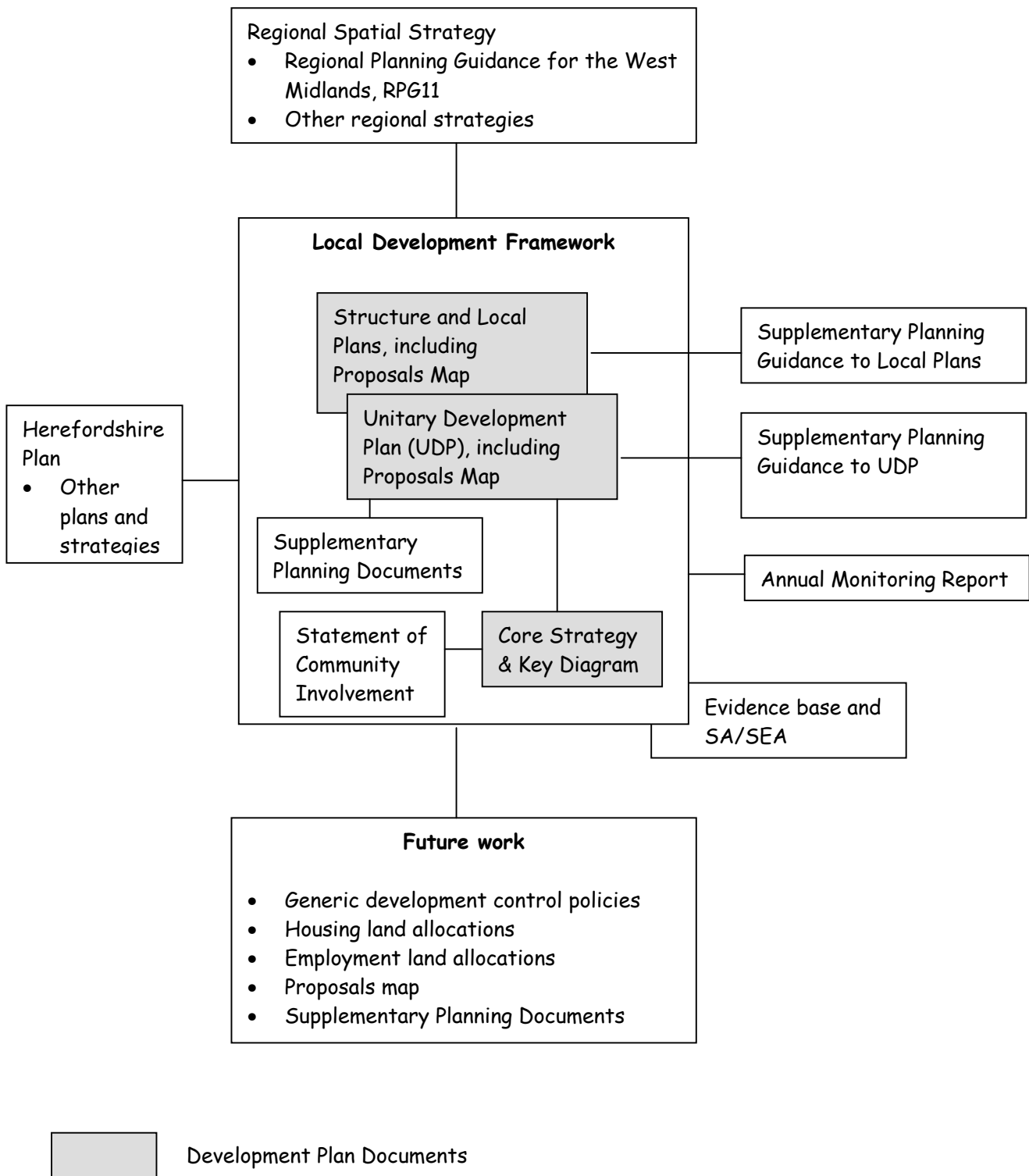
### *Evidence base*

The Council has a well established evidence base to use in developing its Framework. Much of this has been developed in drawing up the UDP and has been published as background papers during the UDP process. The evidence base has been further developed in responding to monitoring requirements on the Regional Spatial Strategy, and comprises the following resources and technical studies:

<b>Title</b>	<b>Current edition</b>	<b>How the evidence base will be managed</b>
Housing Land Study	2004-2005 study	Annual review
Housing Needs Studies	County wide study 2005. Studies for individual settlements as resources permit	Rolling programme of studies based on settlements
Urban capacity study	2004 review of original study in 2001	Monitored through Housing Land Study
National Land Use Database (NLUD)	2005 submission to national database	Annual review
Employment Land Study	2004-2005 study	Annual review
Open space study (PPG17)	Study in preparation using consultants	Periodic review
Annual Monitoring Report	2005	Annual review
Regional monitoring of offices, retail, hotels/leisure,minerals and waste	Regional Planning Guidance Annual Monitoring report, 2005	Annual return to Regional Planning Body

Through the Annual Monitoring Report (AMR) the Council will review the need to update these studies and to undertake or commission new work. Evidence on other topic areas will be obtained from other sources as required.

The evidence base feeds into and is supplemented by information collected for other Council and Herefordshire Partnership Strategies, including the Housing Strategy and the Economic Development Strategy.



**The Local Development Framework for Herefordshire**

### *Sustainability appraisal and strategic environmental assessment*

Local Development Documents have to be prepared with a view to contributing to the achievement of sustainable development - the simple idea of seeking a better quality of life for everyone, now and for future generations. Planning authorities also have to meet the requirements of the European Union Directive on strategic environmental assessment (SEA). Sustainability appraisal (SA) is a systematic and iterative appraisal process, incorporating the requirements of the SEA Directive. The appraisal process has an important role to play in the production of Local Development Documents, ensuring that policies reflect sustainable development principles by providing information on the potential social, environmental and economic effects of policies. SA is an integral part of the production of both DPDs and SPDs from the outset, and at specific stages in the process of producing these documents appraisal reports will be produced to accompany for instance the submission of DPDs to the Secretary of State.

The Unitary Development Plan has been subject to SA at each stage of its production, with the most recent report comprising an appraisal of the Revised Deposit Draft in 2004. The SEA Directive will apply to the UDP if (as is expected) it is not adopted by 21 July 2006. The Council has considered the practicalities of carrying out a retrospective SEA on the Plan. It has concluded under the SEA Directive that such an exercise, given the advanced stage that the UDP has reached, would not be feasible.

### *Delivering the Framework*

The planning policies set out in the Local Development Framework will be delivered in many ways. The refusal or grant of planning permission, and the use of planning conditions and obligations, will remain one of the most important means by which the Council's planning policies are implemented. However the new emphasis on a spatial planning approach - which seeks to reconcile competing demands for land in a planned way - means that working with others has become more important.

Here, the link between the documents comprising the LDF and the Herefordshire Plan - the Community Strategy - is all important. The Framework is a key mechanism for delivering the land use aspects of the Plan, but also provides a long term spatial context within which the Herefordshire Plan can be progressed.

The Herefordshire Plan is itself progressed through a series of Ambition Groups comprising representatives from partner organisations. The Groups deal with the full range of economic, social and environmental matters arising in the County. Land use implications arise in many of the Groups - for instance, in terms of regeneration initiatives, economic development, housing, health, education, waste, energy, and environmental protection.

The need to recognise the link between land use planning policy and the Herefordshire Plan has long been recognised. The UDP is already set firmly within the overall Community Strategy approach, sharing a vision with the Herefordshire Plan and helping to deliver the achievements of several Ambition Groups. These close links will be continued and strengthened as the LDF is established. The SCI for instance will build on existing community consultations undertaken by the Herefordshire Partnership and link to the work of the Community Development Ambition Group.

### *Council procedures for approval*

The Local Development Framework forms part of the Council's overall Policy Framework as defined in the Constitution, including the Unitary Development Plan. The Executive (Cabinet including the Leader of the Council) has responsibility for proposing elements of the Policy Framework to Council, with the Cabinet Member (Environment) having responsibility for planning and land use matters (excluding development control, which is reserved to Planning Committee and the Area Planning Sub-Committees). The following responsibilities for approving documents within the new system have been defined within the Council's Constitution. These reflect the conformity arrangements applying to different documents within the Framework, and the fact that documents differ both in the extent to which they define policy and are used by Planning Committee/Area Planning Sub-Committees in the determination of planning applications.

Development Plan Documents: Council, following proposal by Cabinet

Supplementary Planning Documents: Cabinet, following consultation with Planning Committee.

Statement of Community Involvement: Council to approve submission SCI and to adopt, following proposal by Cabinet.

Local Development Scheme: Cabinet, following consultation with Planning Committee.

### *Monitoring and review*

The new system incorporates an Annual Monitoring Report - the AMR. This must be compiled on a financial year basis and submitted to the Government Office by the end of the calendar year. The AMR tracks progress against the targets and milestones set out in this scheme for producing LDDs, and the extent to which policies in LDDs are being achieved.

The Council has produced annual reports on housing and employment land availability for a number of years and these will be developed over time to meet the requirements of the new system. Each year a report will be submitted to the Council's Cabinet via the Planning Committee that will:

- Specify to what extent the timescales set out in the LDS for the production of LDDs are being met
- Review the extent to which policies within LDDs are being achieved, focussing initially on key policy areas where information is available and where national, regional or local targets have been set.
- In particular, to reflect the Government's Sustainable Communities Plan, the AMR will report on the number of dwellings built in Herefordshire during the period covered by the Report and relate this to relevant LDD policies
- Consider whether any policies need amendment because they are not working as intended or are not achieving sustainable development objectives and, if so, suggest ways to achieve this



- Provide an up to date report on the status of 'saved' Structure and Local Plans and the Unitary Development Plan
- Consider the need to review the LDS in the light of the AMR. The Scheme will be revised each time the list of Local Development Documents changes, either by addition of a new proposed Document or through significant revision to the timetable for the preparation of a Local Development Document.

Monitoring is undertaken within the Forward Planning section of the Council. The Herefordshire Partnership carry out a monitoring exercise against the ambitions and aims of the Herefordshire Plan which is published as a regular 'State of Herefordshire' Report. Over time, the monitoring of planning policies set out in the AMR will need to be aligned with that carried out on the Herefordshire Plan, reflecting the role of the LDF as the key delivery mechanism for those Herefordshire Plan ambitions with a spatial dimension.

