

# A G E N D A

## Planning Committee

Date: **Friday 15 May 2009**

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Time: **10.00 am**

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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, Committee Manager Planning &  
Regulatory, Tel 01432 260248  
E-mail: [pmartens@herefordshire.gov.uk](mailto:pmartens@herefordshire.gov.uk)*

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### Herefordshire Council



# AGENDA

## for the Meeting of the Planning Committee

To: Councillor TW Hunt (Chairman)  
Councillor RV Stockton (Vice-Chairman)

Councillors ACR Chappell, PGH Cutter, H Davies, GFM Dawe, DW Greenow, KS Guthrie, JW Hope MBE, B Hunt, G Lucas, RI Matthews, PM Morgan, JE Pemberton, AP Taylor, DC Taylor, WJ Walling, PJ Watts and JD Woodward

### 1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

### 2. NAMED SUBSTITUTES (IF ANY)

To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.

### 3. DECLARATIONS OF INTEREST

To receive any declarations of interest by Members in respect of items on the Agenda.

#### GUIDANCE ON DECLARING PERSONAL AND PREJUDICIAL INTERESTS AT MEETINGS

The Council's Members' Code of Conduct requires Councillors to declare against an Agenda item(s) the nature of an interest and whether the interest is personal or prejudicial. Councillors have to decide first whether or not they have a personal interest in the matter under discussion. They will then have to decide whether that personal interest is also prejudicial.

A personal interest is an interest that affects the Councillor more than most other people in the area. People in the area include those who live, work or have property in the area of the Council. Councillors will also have a personal interest if their partner, relative or a close friend, or an organisation that they or the member works for, is affected more than other people in the area. If they do have a personal interest, they must declare it but can stay and take part and vote in the meeting.

Whether an interest is prejudicial is a matter of judgement for each Councillor. What Councillors have to do is ask themselves whether a member of the public – if he or she knew all the facts – would think that the Councillor's interest was so important that their decision would be affected by it. If a Councillor has a prejudicial interest then they must declare what that interest is and leave the meeting room.

### 4. MINUTES

To approve and sign the Minutes of the meeting held on 3rd April, 2009.

Pages

1 - 6

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| <p><b>5. CHAIRMAN'S ANNOUNCEMENTS</b></p> <p>To receive any announcements from the Chairman.</p>   |           |
| <p><b>6. NORTHERN AREA PLANNING SUB-COMMITTEE</b></p> <p>To receive the attached report of the Northern Area Planning Sub-Committee meeting held on 8th April, 2009.</p>   | 7 - 8     |
| <p><b>7. CENTRAL AREA PLANNING SUB-COMMITTEE</b></p> <p>To receive the attached report of the Central Area Planning Sub-Committee meeting held on 1st and 29th April 2009.</p>   | 9 - 10    |
| <p><b>8. SOUTHERN AREA PLANNING SUB-COMMITTEE</b></p> <p>To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 15th April, 2009.</p>  | 11 - 12   |
| <p><b>9. HEREFORDSHIRE SHOP FRONT DESIGN GUIDE</b></p> <p>To consider the outcome of the consultation process.</p>   | 13 - 46   |
| <p><b>10. CONSERVATION AREA APPRAISAL FOR LEOMINSTER CENTRAL CONSERVATION AREA</b></p> <p>To consider the draft conservation area appraisal for Leominster Central Conservation Area.</p> <p><b>Wards:</b> Leominster North and South</p>  | 47 - 98   |
| <p><b>11. HEREFORDSHIRE UNITARY DEVELOPMENT PLAN: SAVED POLICIES</b></p> <p>To determine a response to the Council's request to the Secretary of State to save policies of the Herefordshire Unitary Development Plan (UDP).</p> <p><i>Please note that in the printed version of the Agenda, Appendix 3 is printed separately for Members of the Committee and that the page numbering is different as a consequence.</i></p>   | 99 - 262  |
| <p><b>12. DCNW2009/0093/F - PROPOSED AGRICULTURAL STORAGE BUILDING AND KENNELS AT BRILLEY WOOD, BRILLEY, WHITNEY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 6JE</b></p> <p><b>For: Miss L.A. Jenkins &amp; Mr W.Pinkney per Mr A Jenkins, 12 Broad Street, Hay-on-Wye, Herefordshire, HR3 5DB</b></p> <p>To consider an application which has been referred to the Committee because the Northern Area Planning Sub-Committee was mindful to refuse the application, contrary to Council policy and Officer recommendation.</p> <p><b>Ward: Castle</b></p> | 263 - 274 |

13. **DCNW2009/0275/F - PROPOSED NEW SCHOOL, PRE-SCHOOL, ASSOCIATED WORKS AND LANDSCAPING ON LAND TO THE SOUTH OF RYE GRASS COTTAGE, STAUNTON-ON-WYE, HEREFORDSHIRE, HR4 7LT** 275 - 284

**For: Governors Staunton-on-Wye Primary per Architype LTD,  
Upper Twyford, Hereford, Herefordshire, HR2 8AD**

To consider an application which has been submitted to the Committee because it involves a proposed scheme with Council involvement.

**Ward: Castle**

14. **DATE OF FORTHCOMING MEETINGS**

12th June and 3rd July, 2009



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- Inspect agenda and public reports at least five clear days before the date of the meeting.
- 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.
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- Have a reasonable number of copies of agenda and reports (relating to items to be considered in public) made available to the public attending meetings of the Council, Cabinet, Committees and Sub-Committees.
- Have access to a list specifying those powers on which the Council have delegated decision making to their officers identifying the officers concerned by title.
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- Access to this summary of your rights as members of the public to attend meetings of the Council, Cabinet, Committees and Sub-Committees and to inspect and copy documents.

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## **HEREFORDSHIRE COUNCIL**

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

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HEREFORDSHIRE COUNCIL

**MINUTES of the meeting of Planning Committee held at  
The Council Chamber, Brockington, 35 Hafod Road,  
Hereford on Friday 3 April 2009 at 10.00 am**

**Present:** Councillor TW Hunt (Chairman)  
Councillor RV Stockton (Vice Chairman)

**Councillors:** WU Attfield, PGH Cutter, H Davies, GFM Dawe,  
DW Greenow, KS Guthrie, JW Hope MBE, B Hunt, G Lucas,  
RI Matthews, JE Pemberton, DC Taylor, WJ Walling, PJ Watts and  
JD Woodward

**105. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors ACR Chappell and PM Morgan.

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

Councillor WU Attfield was appointed named substitute for Councillor ACR Chappell.

**107. DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**108. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 12th February, 20th February and 13th March, 2009 be approved as a correct record and signed by the Chairman, subject to the following:-

12th February 2009 - Minute 86 page 8 - replace 'Mr S Goulay' with 'Sir Simon Gourlay'.

13th March, 2009 – page 31 Resolution 8(i) - replace 'the erection of litter-proof fencing if and when necessary' with 'the erection of a permanent litter-proof fence around the site, to be of sufficient height on the side of the site facing St Donats'

**109. CHAIRMAN'S ANNOUNCEMENTS**

There were no announcements from the Chairman.

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

**RESOLVED:** That the report of the meeting held on 11th March, 2009 be received and noted.

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

**RESOLVED:** That the report of the meeting held on 4th March, 2009 be received and noted.

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

**RESOLVED:** That the report of the meetings held on 18th February and 18th March, 2009 be received and noted.

**113. DCNW2008/1289/F - PROPOSED ERECTION AND OPERATION OF 4 WIND TURBINES AND ASSOCIATED ACCESS TRACKS, HARDSTANDING AND SUB STATION BUILDING REEVES HILL, REEVES LANE, NEAR KNIGHTON, HEREFORDSHIRE**

The Head of Planning and Transportation presented his report which updated the Committee about developments regarding the planning application which was considered at a special meeting held on 12th February, 2009. At that time the Secretary of State for Communities and Local Government had issued an Article 14 Direction which prevented the Council from being able to grant planning permission for the proposal. He said that the Secretary of State had recently withdrawn the Article 14 Direction and had decided that the application should be determined by the Council. In her letter to the Council, the Secretary of State had recognised the importance of the jurisdiction of Local Planning Authorities. She had also recognised that the Committee had given considerable consideration to the application in relation to national Planning Policy Statements PPS 1, PPS 7 and PPS 22 regarding sustainable development and renewable energy.

On the basis of the letter, the Head of Planning and Transportation said that detailed work was progressing on the following areas:

- a) modifying the noise conditions in the officer report to reflect industry standards and to respond to comments made in relation to their ability to be enforced; and
- b) the conclusion of the Section 106 Agreement.

He advised that the Section 106 Agreement was more complicated than usual, given the complexity of the proposal and the need to secure the agreement of three highway authorities on the issues of abnormal load, vehicle routeing and bonds/indemnities. It was therefore likely to be several months before all the issues had been addressed.

In answer to a question from Councillor RV Stockton, the Head of Planning and Transportation said that the applicants still needed to obtain permission from Powys County Council for the access road to the site. If an alternative route for the access needed to be found within Herefordshire, it would be the subject of a fresh planning application.

**RESOLVED THAT**

**the report be received and noted.**

**114. DCCW2008/2887/F - CHANGE OF USE FROM BAKERY TO CHIP SHOP AT 17 MEADOW DRIVE, CREDEHILL, HEREFORD, HEREFORDSHIRE, HR4 7EF**

The Central Team Leader presented the report of the Head of Planning and Transportation. He said that at its meeting on 4th March, 2009, the Central Area Planning Sub Committee was mindful to refuse the application on the following grounds, contrary to Council policy and officer advice:-

1. harm to the residential amenity of the residents in the area particularly those above and adjacent to the premises;
2. harm the character of the area in terms of social activities outside normal business hours;
3. increased noise and litter;
4. emanating fumes and odours; and
5. fear of crime.

The Central Team Leader provided details of updates / additional representations received following the publication of the agenda as follows:

The Head of Environmental Health had provided the further comments: -

I can advise that this Service is not aware of any complaints about the extraction system at a nearby restaurant. We have however in the past dealt with noise from food preparation carried out on an unauthorised structure at the back of this restaurant, and have investigated complaints about noise from refrigeration units at a general/convenience food shop located within the shopping arcade. Although investigations did not substantiate the existence of noise nuisance from these units some noise attenuation works were done at the time to try and appease the situation. The information provided with the above application indicates that odour and noise from the proposed extraction system will be effectively controlled, however I am still seeking some clarification on the predicted noise levels.

The local Police Officer and CSO had reported that there is anti social behaviour in Credenhill that seems to focus on this area and that this may increase with a chip shop.

**OFFICER COMMENTS**

Taking into account the advice of the Environmental Health Manager regarding noise and odours, the view of the Officers was that the matter could be reasonably dealt with by the installation of a suitable extract ventilation system. Condition No 4 in the recommendation of the report addressed this.

With regard to crime/anti social behaviour it was clear that this could be a material planning consideration and UDP Policy DR2 refers to this issue. There are remedies available through licensing and law enforcement. To refuse planning permission on this ground would require clear evidence that the permission would result in law breaking routinely occurring in the vicinity, and that conditions could not be imposed that would remedy the problem. In this case the opening hours proposed would involve a closure at 11.00 pm, which coincided with the opening hours of the adjoining shop, and a condition was recommended to cover this. Additional recommended conditions also required a litter management plan and external lighting. Having regard to this, the

Officers do not consider that a refusal of permission on this ground could be justified.

Councillor RI Matthews, the Local Ward Member said that a chip shop in a shopping area might appear acceptable but that with the full facts, he felt unable to support the application. He was disappointed with the comments of the Environmental Health Manager and felt that the impact on the properties to the rear of the centre had been underestimated. Occupants had found that they could not leave their windows open in the warmer weather due to the noise from extractor fans and refrigeration units on the existing premises. He was of the view that the situation would be made worse if there was an additional shop with an extraction unit. He also felt that the system for the proposed chip shop might not adequately control fumes and odours. He was also concerned that the proposal would exacerbate the already existing parking difficulties associated with the parade of shops. There had been issues with anti-social behaviour in the locality, requiring additional police patrols, and this particular type of use could increase the difficulty. Litter problems were also likely to increase in the vicinity of the chip shop. Councillor Matthews proposed that the application should be refused on the grounds recommended by the Central Area Sub-Committee.

Councillor GW Greenow concurred with the view of the Local Ward Member, he felt that although it was difficult to know to what degree there would be anti-social problems until the premises were operational, the Ward Member was best placed to use his local knowledge and give a view on the likely situation. Councillor B Hunt also supported this view, he said that the Police already had concerns about anti-social behaviour increasing and that their concerns needed to be heeded. The local residents had also raised a number of issues that needed to be taken into account and he felt that there was already adequate provision for take-away food in the area. Councillor H Davies also had concerns about youngsters congregating in the area late at night and the additional problems of litter that could be generated. The demands for take-away food were already met by another shop.

The Head of Planning and Transportation said that although material concerns had been raised about the application, the Committee needed to give careful consideration to the weight they gave to those concerns in relation to a new enterprise in an existing local shopping centre. The view could be taken that it was not an ideal situation but that alternatively, bringing a local shop back into use in a sustainable location should be encouraged as long as it met the appropriate conditions. He emphasised that in the case of this application there were conditions proposed which addressed the concerns which had been raised about external lighting, hours of opening, the potential environmental impact and the way in which litter was dealt with. He said that the Traffic Manager had no objection to the proposal and that it would not be appropriate to impose any conditions in respect of car parking.

Councillor PGH Cutter noted the popularity of take-away food outlets during economic downturns. He noted the concerns that had been raised but felt that this was a retail outlet in a parade of shops. Modern extraction systems should not create too much noise and he felt that if the Police had any concerns about anti-social behaviour they should deal with them. He therefore recommended that the application should be approved. Councillor JE Pemberton was in agreement and Councillor RV Stockton was of the view that it would not be appropriate to restrict trade in a local shopping centre by refusing the application.

The Committee discussed all the issues that had been raised about the application

and the way in which the objections could be met. There was also a discussion about the opening hours which should be permitted and in particular whether there should be any restrictions late at night, on Sundays or on bank holidays.

**A motion that the application should be refused on the grounds recommended by the Central Area Planning Sub-Committee was lost.**

The Committee concluded that in the interests of local residents the hours of opening should be limited to 10:30 pm and that no opening should be permitted on Sundays. Discussion centred upon whether there should be any restrictions on Bank Holidays and it was felt that opening was acceptable on such days.

**RESOLVED**

**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 use hereby permitted shall be open to customers between the hours of 1130 to 1400 and 1630 to 2230 Mondays to Saturdays and Bank and Public Holidays but shall exclude all Sundays.**

**Reason: To safeguard the amenities of the locality and to comply with Policy DR1 of Herefordshire Unitary Development Plan.**

3. **Prior to the commencement of development, a litter management plan shall be submitted to and approved in writing by the local planning authority. The management plan should include the provision of litter bins on the premises and infrastructure relating to regular litter patrols. The approved details shall be implemented prior to the first use of the premises which shall thereafter be operated in accordance with the management plan.**

**Reason: In the interest of amenity of the area and in accordance with Policy DR1.**

4. **Notwithstanding the details submitted, prior to the use commencing, full details of the extraction ventilation system shall be submitted for approval in writing of the local planning authority. The approved details shall be installed in their entirety and appropriately maintained.**

**Reason: In the interest of amenity of the area and in accordance with Policy DR1.**

5. **A scheme for the provision of external lighting for the front of the premises shall be submitted to and approved in writing by the local planning authority prior to the use commencing. The lighting shall be installed in accordance with the approved details.**

**Reason: In the interest of amenity of the area and in accordance with Policy DR1.**

**Informatives:**

1. **N19 - Avoidance of doubt - Approved Plans.**
2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

**115. DATE OF NEXT MEETING**

15th May, 2009.

The meeting ended at 11.43 am

**CHAIRMAN**



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

Meeting held on 8 April 2009

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**Membership:**

**Councillor JW Hope MBE (Chairman)**

**Councillor PJ Watts (Vice-Chairman)**

**Councillors LO Barnett, WLS Bowen, ME Cooper,  
JP French, JHR Goodwin, KG Grumbley, B Hunt, RC Hunt, TW Hunt,  
TM James, P Jones CBE, R Mills, PJ McCaull, PM Morgan, RJ Phillips, A  
Seldon, RV Stockton, J Stone, JK Swinburne.**

**PLANNING APPLICATIONS**

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
  - (a) applications approved as recommended – 6
  - (b) applications minded to refuse against recommendation – 1
  - (c) number of public speakers – 9 (1 Town Councillor, 3 objectors and 5 supporters)

**PLANNING APPEALS**

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

**JW HOPE MBE**

**CHAIRMAN**

**NORTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for meeting held on 8 April 2009.**



## REPORT OF THE CENTRAL AREA PLANNING SUB-COMMITTEE

Meetings held on 1 April and 29 April 2009

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### Membership

#### Councillors:

**JE Pemberton (Chairman)**  
**GA Powell (Vice-Chairman)**

**PA Andrews, WU Attfield, DJ Benjamin, AJM Blackshaw, ACR Chappell, SPA Daniels, H Davies, GFM Dawe, PJ Edwards, DW Greenow, KS Guthrie, MAF Hubbard, TW Hunt (ex-officio), MD Lloyd-Hayes, RI Matthews, AT Oliver, SJ Robertson, RV Stockton (ex-officio), AP Taylor, AM Toon, NL Vaughan, WJ Walling, DB Wilcox and JD Woodward.**

### PLANNING APPLICATIONS

1. The Sub-Committee has met twice since the last report and dealt with the planning applications referred to it as follows:-
  - (a) applications approved, as recommended - 3
  - (b) applications refused, as recommended - 1
  - (c) applications minded to refuse contrary to recommendation - 2 (not referred to Planning Committee)
  - (d) withdrawn by applicant - 1
  - (e) number of public speakers - 3 (1 objector, 2 supporters)

### PLANNING APPEALS

2. The Sub-Committee received information reports about 3 appeals that had been received and 4 that had been determined (2 allowed and 2 dismissed).

**JE PEMBERTON**  
**CHAIRMAN**  
**CENTRAL AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings held on 1 April and 29 April 2009**



PLANNING COMMITTEE

15 MAY 2009

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

Meetings held on 15 April 2009

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**Membership:**

**Councillors: Councillor PGH Cutter (Chairman)  
Councillors MJ Fishley (Vice-Chairman)**

**CM Bartrum, H. Bramer, BA Durkin, MJ Fishley, A.E. Gray, TW Hunt (Ex-officio), JA Hyde, JG Jarvis, G Lucas, PD Price, RH Smith, RV Stockton (Ex-officio), 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 – 3
  - (b) applications refused – 1
  - (c) applications withdrawn – 1
  - (d) number of public speakers – 5 (1 Town Councillor, 3 objectors and 1 supporter)
  
2. The Sub-Committee has dealt with an application for advertisement consent which was approved in part.

**PLANNING APPEALS**

3. There were no appeals reported in respect of the Southern Area of Herefordshire.

**PGH Cutter  
CHAIRMAN  
SOUTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meeting on 15 April 2009.**



## HEREFORDSHIRE SHOP FRONT DESIGN GUIDE

Report By: Head of Planning and Transportation

### Wards Affected:

County-wide.

### Purpose

1. To report the results of the consultation on the agreed draft document, agree amendments and recommend the Cabinet Member (Environment and Strategic Housing) formally adopt The Herefordshire Shop Front Design Guide as guidance.

### Financial Implications

2. Minor costs for printing and publicity to be met from existing budgets.

### Background

3. Prior to Herefordshire becoming a Unitary Authority two shop front guidance documents were in place; one for Hereford City and the other for South Herefordshire. These documents were amalgamated and augmented to produce draft guidance that might be relevant throughout the county.
4. Planning Committee considered the draft shop front guide in 2008 recommending that the Cabinet Member (Environment and Strategic Housing) publish it for consultation.
5. Consultation was undertaken with parish and town councils, statutory bodies, and a range of local groups and organisations including amenity societies, business organisations, disability groups and agents. In addition to asking for general comments, a number of specific questions were asked upon which views could be expressed if wished. These were:

Q1 Have the design principles and their application been explained clearly enough?

Q2 Are there any additional design issues you think should be covered?

Q3 Are the explanations sufficient to allow you to understand the terminology used within the guide?

Q4 Have the issues involved, including the need to balance the need to retain buildings of interest and ensure accessibility for all, been explained in sufficient detail?

Q5 Are the planning controls and requirements affecting works to shop fronts explained sufficiently to give a clear understanding of them?

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Further information on the subject of this report is available from Bill Bloxsome on 01432 261783

- Q6 Are there any additional measures you think are required to meet the needs of the city centre?
6. A summary of the comments received and your officers' response to these are set out in Appendix 1. Although only 12 responses were received they were all positive in terms of approving the principle of the document and a number made some positive suggestions. In particular changes are suggested in relation to the section on accessibility, and this has been expanded in line with the general concerns raised.
  7. The Shop Front Design Guide will be used as guidance by officers assessing planning and listed building consent applications and will be available to encourage good practice. It will be relevant throughout the County from Hereford city centre to individual shop fronts in villages. It will promote a consistent approach in shop front design.
  8. The revised text for the Shop front Design Guide is included in Appendix 2 to this report and the principal features are summarised below.
  9. When the matter was brought before you before it was advised that the document would not have the status of a Supplementary Planning Document (SPD). Decisions on whether Listed Building Consent should be granted are not covered by the requirement to take Local Development Framework (LDF) policies into account. It will however apply to planning applications where improvements to shop fronts may be sought through negotiation. In this context it will be a material consideration with the same weight attributed to it as to Parish plans. However, it is proposed to prepare a Design Code for Herefordshire SPD covering a range of design matters. In addition the procedure for preparing SPDs has recently changed and consideration might be given to the inclusion of this guidance within the Design Code SPD at the stage when it is being prepared.

**Shop Front Design Guide Executive Summary**

10. The introduction outlines the requirements for Planning Permission and Listed Building Consent (where applicable) and available financial assistance from Shop Front Grant Schemes.
11. The history of shop fronts from the medieval period to the present is outlined.
12. The basic design principles including guidelines for restoring shop fronts, respecting the building, symmetry, street rhythm, visual support and scale are outlined. The importance of using appropriate materials and a sensitive choice of colour scheme is also explained.
13. Other design considerations are also detailed including fascias, signs and hanging signs, window posters, lettering and colours, corporate identities and illuminations. Other important considerations such as blinds, security grilles and screens and accessibility for all are dealt with in this section.

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Further information on the subject of this report is available from Bill Bloxsome on 01432 261783



14. The importance of correct detailing in a successful shop front design is explained. These include the fascia, pilaster, cornice and stallriser, each of which has its own visual and practical functions.
15. The guide then outlines the relevant legislation and Planning Policies and the guidance that augments the Planning Policies.
16. Appendix 1 to the Guide outlines the specific needs of Hereford City including its character and pressures for change as well as the Article 4 Direction covering the painting of shop fronts within parts of the city centre.

**RECOMMENDATION**

**THAT            Planning Committee recommend that the Cabinet Member (Environment and Strategic Housing) agree the amendments proposed to the Herefordshire Shop Front design Guide and formally adopt this as planning guidance.**

**BACKGROUND PAPERS**

None Identified



## Appendix 1: Herefordshire Shop Front Design Guide – Responses to Consultation of Draft Document

Organisation	Comments	Officer Response
Ross & District Civic Society	Well argued and comprehensive statement of what is desirable. Concern is of persuading/cajoling owners, particularly multiples, into adopting a sensitive approach. Main issue is the application of standards and guidelines. Fear that in an environment in which local communities are often desperate to attract businesses into town centres, aesthetics will be a relatively minor consideration.	The guide will enable Planners to ensure that the standards and guidelines are applied in a robust and consistent manner and ensure that aesthetic issues are not ignored.
British Waterways	No comments to make	
English Heritage	No comments to make at this stage	
Ross Town Council (Planning Sub Committee)	Appendix 1 – Pressure for change, vibrancy of night life, and the imperative for conservation are as significant for Ross-on-Wye as they are for Hereford. Committee would like this reflected in the guidelines and specifically believe Article 4 controls on painting of shop fronts in Ross-on-Wye should be imposed.	Imposition of Article 4 controls would have to be implemented as part of a Conservation Area Management Plan and is therefore outwith the scope of this guide. However the views of the Town Council are acknowledged and will be considered as part of the Ross Conservation Area appraisal process underway.

Hereford Civic Society	Support views for future development of shop fronts in city centre. City centre has some excellent designs from previous centuries that need to be protected. City centre must not be moth balled and some exciting new designs will come to planning in the future, which should be considered on their standards of architecture and respect of the character of the area. Society feels that some guidance should be given to the floors above shops. It is disheartening to see dirty windows full of untidy goods. Overall aspect of building is as important as the shop front.	It is not possible to control the arrangement of goods behind upper windows however mention of the importance of overall appearance could be included in the guide. The guide is not intended to restrict good modern shop front design where this follows sound architectural principles reflecting local distinctiveness.
Bromyard & Winslow Town Council	Guide is well planned and quality of photos and layout is one of the best they have seen in recent years. Response to questionnaire: Q1. Yes; Q2. No, very comprehensive document; Q3. No, needs to be clarified with a Glossary; Q4. Yes; Q5. Yes, a good reference book in plain English; Q6. No – expectation of multiples to relax corporate image is welcomed. Q2. Should be a 'Design Statement' for each town which could be included in a Parish Plan.	We have tried to explain technical terms through both description and drawings/photographs. In particular pages 15 and 16 describe a range of terms used in the document.
Brian Atherton ∞		This falls outside the scope of the guide. However, identification of locally distinctive elements for particular centres could be included in parish plans and the Conservation section would be willing to assist those preparing such plans if requested. As above.
Ross Chamber of Commerce	Q2. As towns produce Parish Plans, and Design Statement within those should be incorporated into the shop front guide where appropriate.	
Colwall Parish Council	Q1. Document is comprehensive and clearly explains rationale behind the policy; Q3. Very well presented; Q4. There is conflict between desire to retain character and need to comply with Part M of Building Regulations. Where it is necessary to provide a ramp where possible this should be temporary and original entrance and steps retained.	There is flexibility within the Building Regulations when dealing with listed buildings, in other cases a dialogue between Planners and Building Control officers should be able to resolve any conflicts. Text amended to include retention of historic steps.

Ledbury Town Council	<p>Q1. Principles explained with sufficient regard to modern world and can be applied in a modern context; Q2. Consideration should be given to 'green' issues; Q3. Felt some aspects not helpful to layman such as principle of 'street rhythm' and terminology such as 'entablature'; Q4. Felt guidance should have flexibility to respond sympathetically to individuality of buildings.</p>	<p>Green issues can be taken into consideration should any detailed guidance relating to shop fronts become available. Altering terminology would result in confusion if the correct terms were not used. The guide offers guidance rather than a set of inflexible principles and therefore should have the flexibility to respond to individual buildings.</p>
David Price, Hereford Access for All	<p>Q1. Fairly well; Q2. No; Q3. Not really; Q4. Street furniture – A boards and clutter at shop entrances – are shop owners aware of regulations and are infringements noted and corrected?; Q5. Yes; Q6. Need to retain as much of Hereford's character and charm as we can, especially with ESG, where there is danger of town being split in two. Is Bewell Street meant to be included in plan on p.22?</p>	<p>Clutter at shop entrances is a highway enforcement issue and outside the scope of this guide.</p> <p>Bewell Street is not included in the Article 4 Direction shown by this map.</p>
Jim Lawes, Hereford Access for All	<p>Disappointed that only half a page devoted to Accessibility. Design principles clearly explained and HAA are in complete agreement that a shop front should be in harmony with the building. Hanging signs can enhance a shop front if they are relevant, unobtrusive and in character. Window posters can detract from general appearance but how can complaints be enforced? Boxes of goods, flower displays and A-boards placed in front of shops can prevent disabled people from viewing the window display. If space does not permit automatic doors then easy access for wheelchairs should be provided. Steps are deterrents. Ramps can be of assistance but must be correctly fitted. Some misgivings about the terminology of the guide but welcome the initiative in producing it and that HAA were consulted. Included survey of access to shops on Church Street in Hereford.</p>	<p>Text amended to include more advice on accessibility to issues relating to shops fronts.</p>



# SHOP FRONT DESIGN GUIDE

Draft June 2008



## ***Foreword***

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The purpose of this booklet is to give guidance and advice to developers and retailers on the design of shop fronts and advertisements and although it is particularly aimed at the historic market towns, the good design principles are relevant throughout the County.

At a time when particular efforts are being made to encourage regeneration and to provide attractive shopping areas, the contents of this book will make clear the benefits of good design to both traders and shoppers alike.

**Councillor John Jarvis**  
**Cabinet Member for Environment**



## Attractive Shopping

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Each historic town centre is different. Almost invariably it is made up of a variety of buildings that have developed in an apparent haphazard way over the years but in tune with the varying prosperity of the town during that time. This is particularly true in Herefordshire where each of the market towns embody a similar pattern of development and yet are subtly different in their appearance and detail.

The character of an historic town relies heavily on the quality and condition of its shop fronts. An attractively presented, well-designed shop front gives a favourable impression to the business and to the area itself. As our market towns continue to serve the needs of neighbouring communities, their individual characters are under constant pressure to adapt and change. New owners, new uses or just new images often require new frontages and different signage, which without care could stealthily change the individualism of our towns.



The purpose of this booklet is to promote good shop front design in Herefordshire and give guidance to designers and applicants submitting proposals to the Planning Department. Examples of both good and bad shop fronts in the County and elsewhere are used to illustrate many of the fundamental principles. The intention is to promote good architectural manners and not to dictate a particular style or stifle innovation. However in the market towns a more prescriptive approach is sometimes required. On listed or other historic buildings the period and style of the property needs to be respected, and so advice on traditional detailing is also included.

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## Introduction

The main objective of the Herefordshire Shop Front Design Guide is to inform and improve design quality within the County. It supplements and aids the implementation of the Herefordshire Unitary Development Plan policies HBA 10 and HBA 11 by establishing clear design quality expectations to which developers must adhere. This Guidance will be used in the consideration of all planning and listed building applications for works to shop fronts.

### What needs Permission?

A new shop front or substantial alterations to an existing one, including the provision of blinds and external security shutters, requires **Planning Permission**. Separate **Listed Building Consent** is also required for any alterations or additions to listed buildings, which will affect the character of the property. Most signs on listed buildings require **Listed Building Consent**. Some external signs and advertisements require **Advertisement Consent**. **All Planning and Listed Building applications will require a design and access statement**. The Planning Department can give advice to applicants on what needs permission.

### What to do next?

Applicants are strongly recommended to consult the Planning Department for advice on the design approach to be taken and the drawings that will be required before commissioning design work or placing orders for installations. It is also advisable to appoint a qualified architect to undertake design work. Specialist knowledge is especially desirable where old or listed buildings are concerned. Even a good design can be marred by poor workmanship so it is also important that an experienced contractor is employed.

### Shop Front Improvement Grants

Planning controls can prevent inappropriate new shop fronts and signs, but there is still a legacy of poor design from the past – mostly from the 1960s and 1970s. The Council may be able to offer financial assistance to encourage the replacement of inappropriate shop fronts through a discretionary grant scheme.

### Planning Controls

This Design Guide, which has been subject of consultation process was adopted by the Council in 2008 will be taken into account when determining planning and advertisement applications. The relevant Plan Policies appear at the back of this document.





## History of Shop Fronts

It is useful to understand a little about the history of shop fronts so that the appropriateness of designs for specific buildings can be more fully appreciated.

### Medieval Period

The idea of shopping as it is known today is a relatively recent development. For centuries, goods were spread out onto the street or displayed on a drop-down shutter that served as a counter during the day.

### C18

From the C18 onwards, the shop front became an integral part of the design of the building. Display windows often took the form of square bays or bow windows. Window panes were small and detailing was often in the classical style, which was the architectural fashion of the time.

### Late C18 to mid C19

The classical style became more pronounced. The shop window was framed by pilasters, which provided visual support for the top, or entablature. Projecting bays were now outlawed in most places to avoid obstructing the pavement.

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### Victorian

More emphasis was now given to the name of the shop and the fascia was emphasised at the expense of the cornice. Sometimes the fascia was tilted to accommodate a blind box. Console brackets appeared at either end of the fascia. Decoration often became more exuberant and later on a variety of materials, such as bronze, cast iron and terra cotta were introduced. The invention of plate glass saw the appearance of larger window panes.

### Early C20

Generally, the established principles of shop front design stayed the same but styles were often adapted to emphasise the type of shop. Easily cleaned glazed tiling, for instance, was fashionable for butchers or pubs.

### Later C20

The 1960s and 70s saw a radical change in design philosophy and traditional design was no longer venerated. Over-large windows, dominant fascias, cheap materials and disregard for existing buildings obliterated the character of many shopping streets.



Sketch of old shop



Victorian shop front in Ross with console brackets and plate glass windows



Bridge Street Kington. C18 bow window



Early C20 shop front which relates perfectly to the building frontage



A late C18/early C19 shop front in Ledbury with deep entablature.



Late C20 shop front imposed on an earlier building

## Design Principles



Before



After, new shop front restores the architectural relationship between ground and upper floors

Early shop front design was based upon a set of principles, which was noticeably successful in achieving a satisfactory relationship between the shop front and the building as a whole. The influence of classical architecture during the early development of shops established those principles of shop front design, which are still relevant today. But although classical detailing is an important consideration, the scale, rhythm and the architecture of the existing building should always be respected too.

### Restoring Shop Fronts

The detail, modelling and decoration of older shop fronts is particularly valuable in the street scene and their retention should always be considered. Where early shop fronts survive special care is needed to ensure that they are preserved and restored in a sensitive manner with careful attention to detail. Sometimes original features such as pilasters or fascias survive hidden under later work and can be revealed, greatly enhancing the appearance of the shop front and the character of the street. Many C19 and early C20 shop fronts are of high quality and are worthy of retention.



Before, modern window, missing console, missing pilaster detail, polygonal raised mortar stone work, introduces a horizontal emphasis

After, restored shop front and windows on same building



### New Shop Fronts

Where a new shop front is required either on an older building, which has lost its original frontage or contains an inappropriate shop front, or on a completely new building, Herefordshire Council will encourage good design based on the principles contained in this design guide.

A new shop front might have a traditional form with, fascia, cornice, stallriser and pilasters. But the new design should not be a poor quality pastiche of an earlier shop front and neither should it debase historic details.



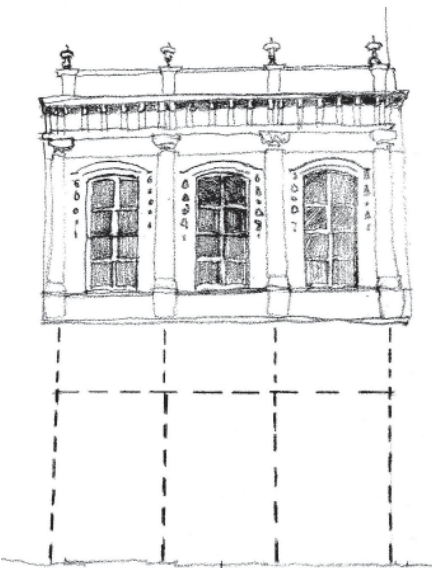
*Very modern frontage. Innovative design but the principles of pilasters and fascia (flat) and cornice still apply*



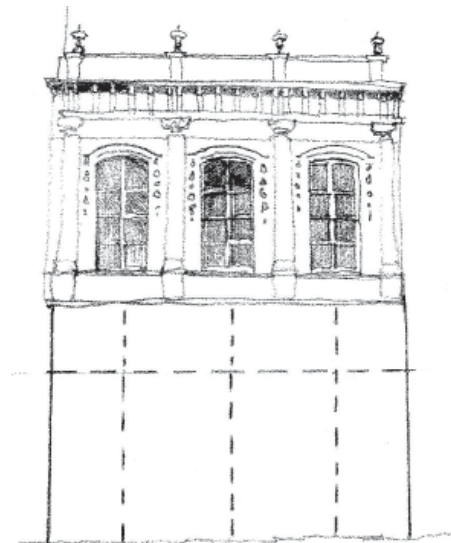
*This shop front and fascia takes no account of scale or architectural style of host building*



*New shop fronts respect timber framed building*



*A good sense of balance*



*Columns in these positions do not give visual balance*

### Respecting the Building

A shop front should relate to the building it belongs to so that it forms an integral part of the elevation rather than an isolated element on the ground floor. This can be achieved by taking account of the scale and architectural style of the buildings and by echoing the arrangement of windows and areas of walling on the upper floors.

### Symmetry

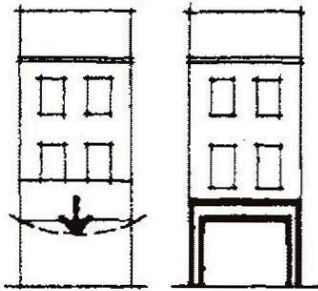
Many buildings in shopping areas are symmetrical and to keep a sense of balance, this symmetry should be extended to the shop front. Sometimes internal planning makes it difficult to achieve exact symmetry, but often a compromise is possible to enable a satisfactory outcome. Intermediate columns and window mullions can contribute some visual balance.

### Street Rhythm

The main point to consider in the design or alteration of a shop front is how the building fits into the street. Most traditional shopping streets contain a great deal of variety. The width of the buildings and their height make the character of the street. There might be a vertical or horizontal emphasis to the architectural features. This is the rhythm of the street, and **where a shop front extends across several different buildings, the rhythm of the street can be spoiled.** If the buildings differ in size or architecture varied shop front designs are likely to be more appropriate.

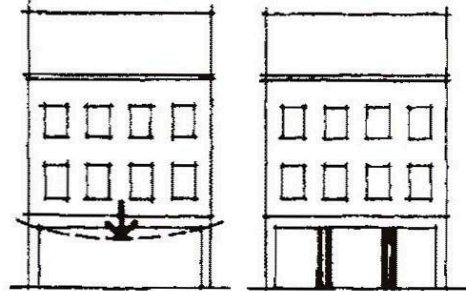
### Visual Support

Many C20 shop fronts have large expanses of glass, which make the building above it appear unsupported. This can look particularly uncomfortable if the shop window straddles two or more buildings. Columns, pilasters or areas of walling can be used to give the building visual strength.

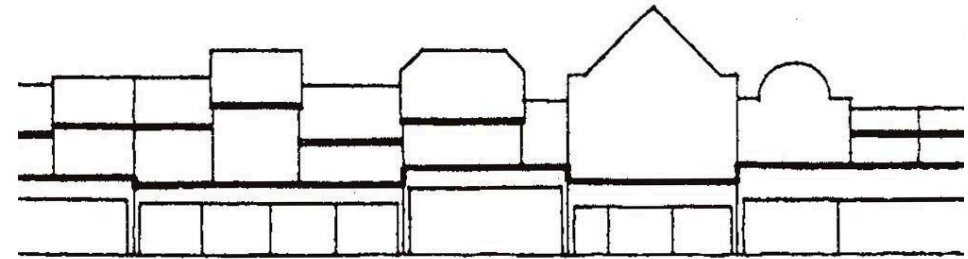


A shopfront with a lot of glass, thin window frames and no pilasters makes the building look weak, whereas a strong shop frame (right) provides support.

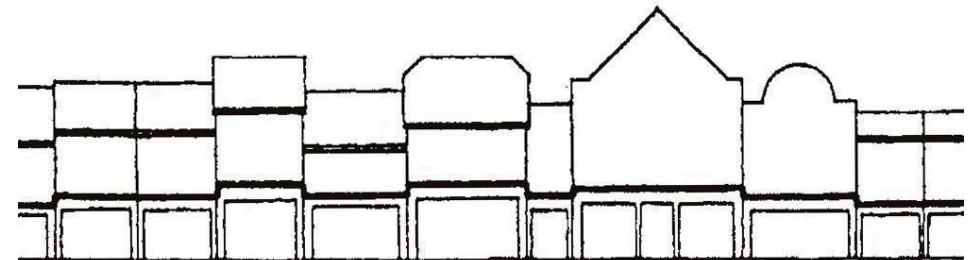
***Lack of visual support in an individual building***



In a wide building a shopfront can still look weak even if it has a frame, but introducing columns or mullions, (right) will provide visual support.



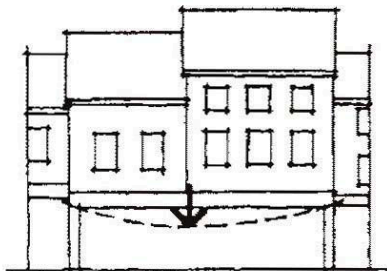
***Loss of rhythm.*** Continuous fascias across several buildings impose horizontal emphasis on the streetscape.



***Restored rhythm.*** Subdividing the individual shopfronts, and varying their height and depth to suit the scale of the buildings, reinstates the vertical rhythm of the buildings and street.

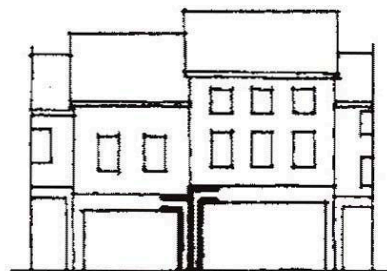
***Maintaining streetscape rhythm***

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Lack of apparent support underneath the party wall makes these two buildings look unstable.

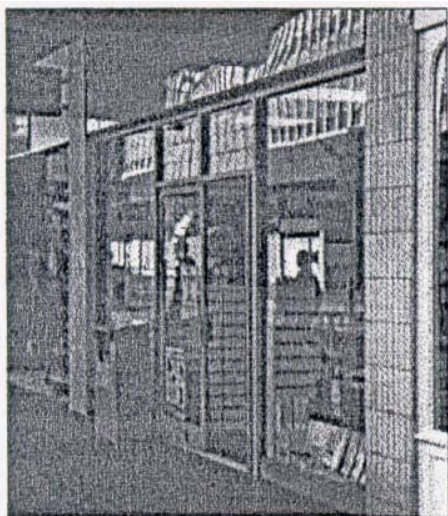
***Lack of visual support across two or more buildings***



Two separate shopfronts overcome the problem and also reinstate the vertical rhythm of the buildings.

These illustrations show that visual support and street rhythm must be considered during the design process. A shop front that does not follow these principles can damage the streetscape.

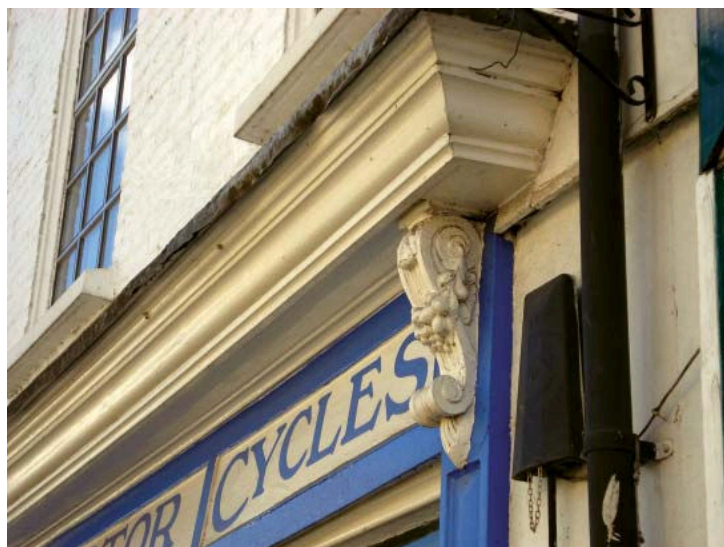




*Lack of modelling. A flat shop front and dull frame provides little visual impact*



*Recess doorway and deep glazing bars project light and shadow over shop front*



*Projecting cornice and brackets give depth to the façade*

### Shop Front Modelling

Interest can be given to a shop front by recessing or projecting some of the details and elements that make up its design. Traditional shop fronts, for instance, had a projecting cornice that jutted out from the face of the main building. Console brackets, decorated pilasters and deep glazing bars give 'depth' to the façade. Similarly, recessed doorways provide a visual break to a flat window. This 'modelling' of the shop front allows a play of light and shadow that enlivens the building and the street. **Modern shop fronts, with stuck-on glazing bars, and with no projecting features can result in a flat, dull appearance.**

### Scale

In small-scale buildings, the shop front should also be small. The size of the display windows, the depth and height of the fascia and the proportions of the details should all be modest. In larger buildings the shop front can be larger but still in proportion to the building. **Over-large fascias are the most common disfiguring element of existing shop fronts** and they often obscure important architectural details. Where excessively deep fascias have been introduced in the past, the overall height should be decreased in any replacement.

### Materials

Timber was the traditional shop front material of previous centuries. It remains the most appropriate and versatile material. It can be worked to almost any profile, is durable and can be freshened up by repainting at a minimum cost. New timber, especially hardwoods, should be from legal and sustainable sources (see website <http://www.proforest.net/cpet> for more information). Generally speaking, glossy surfaces, acrylic or Perspex sheeting, aluminium or plastic shop fronts are not acceptable in historic areas. However, modern materials can be accepted where they are used with care and it can be shown that they will enhance an area.

### Colour

The sensitive use of colour offers much scope for improving the street scene. **Harsh or gaudy colours draw undue attention to themselves and should be avoided.** Rich dark colours look very good as they leave the window display to provide the highlight. Off-white is also a traditional colour. The imposition of a corporate colour scheme regardless of the location may erode the character of an area, but minor variations of the corporate colour e.g. just a small proportion of the fascia in house colours might not alter the ambience of the street.

**NB Please note that planning permission is required before the painting of any building within certain streets in Hereford City is carried out. See Appendix for details.**

## Other Design Considerations

As well as the basic principles of shop front design, there are other elements that need to be taken into account. Modern signage, for instance, and the style of lettering and lighting need to be particularly carefully designed especially in historic areas. As with most things, the secret is in the detail.

### Fasçias

Most shop fronts incorporate a fascia to denote the name and/or type of shop. Excessive advertising on the fascia should be avoided, as should unnecessary duplication of the shop name. The most effective signage is generally modest in scale, often just restricted to the entrance doorway. It is noticeable that the better quality the shop the smaller the signage.

Oversize and garish fasçias can be one of the most unattractive features of shopping streets. This can spoil the appearance of buildings by obscuring stringcourses and first floor windowsills as well as hiding features of original shop fronts. The scale of the fascia should be appropriate to the character, height and period of the building and in proportion with the design of the shop front. Most traditional fasçias do not exceed 380mm (15") in depth. As a guideline, fasçias should generally be no deeper than 1/5 overall height of the shop front.

- Where excessively deep fasçias have been introduced in the past, their overall height should be reduced to expose, where practical, the wall surface below.
- A common fascia should not run through several distinct elevations, even where they are occupied by the same business. Conversely, where two users occupy the ground floor of a single building, the shop fronts and fasçias should be broadly co-ordinated.
- Surface mounted signs, which project from the historic fasçias and partially conceal historic details, are not acceptable. They will not be permitted in conservation areas or on listed buildings. A traditional fascia comprising a painted timber background with hand painted lettering or raised timber letters is particularly appropriate on older buildings. Shiny or brightly coloured materials are rarely acceptable.



Over large fascia obscures first floor window and does not relate to neighbouring fascia



Surface mounted sign which partly conceals historic details

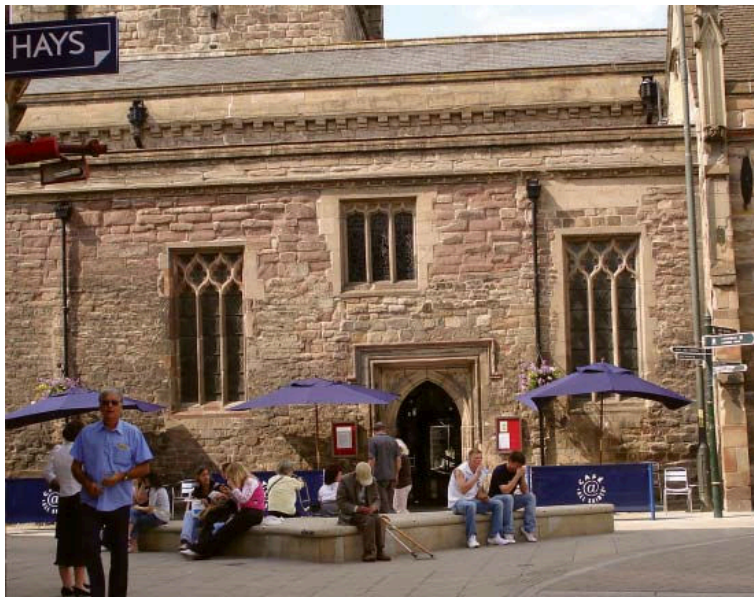


New overlarge fascia inserted in well detailed period shopfront. Fascia lettering, colour and advertising detract from the existing detailing



A charming traditionally painted fascia on timber background





All Saints Church, Hereford. No signs at all to show that this is a cafe. Removable chairs and umbrellas successfully advertise the business.

### Signs and Hanging Signs

Hanging signs are a traditional feature on shops in historic towns and, when well designed, they can add vibrancy and interest to the street. Timber hand-painted signs are particularly appropriate but sometimes metal can be acceptable. Simple brackets can look good, but depending upon location, a decorative wrought or cast iron bracket can be acceptable. Bracket design and fixings quality is important. Crudely constructed mild steel brackets, which debase historic details, will not be acceptable, conversely there is considerable scope for carefully crafted contemporary brackets. As a general rule, only one hanging sign per shop will be allowed. The traditional position for signs is at or above the fascia level. The latter suggestion is normally appropriate for public houses or restaurants where a pictorial sign is used, but it is often preferable that the sign is at fascia level. Care must always be taken to ensure that architectural features are not obscured by the signage, For example painted metal boxes fixed to fascias which project forward from cornice mouldings will not be acceptable. A proliferation of signs on all shops would create visual clutter therefore a balance needs to be reached and, in some cases, the architectural design of the building is so important that a projecting sign will be unacceptable.

The size of the sign will need to relate to the size and scale of the building façade and to the street as a whole. Generally, the area of the sign should be no more than 0.75m<sup>2</sup> and the bottom of the sign must be at least 2.6m above the pavement and the outer edge at least 1.0 m from the kerb.



Traditional sign but flamboyant styling add interest to the street



No words needed for this forge.



Novel sign bracket in Ross

Large scale detail drawings of proposed signs at a scale of 1:5 will be required for advertisement applications. Construction, lettering and graphic design must be clearly shown, showing cross sections, and with clear references to materials and colours.

Some buildings are so sensitive to change that no signs at all will be appropriate.

**Window Posters**

In some cases shop windows are filled with posters, stickers temporary banners and illuminated signs. This type of advertising can detract from the overall appearance of the shop front and can detract from the appearance of the street. On listed buildings this will normally require listed building consent and will generally be resisted.

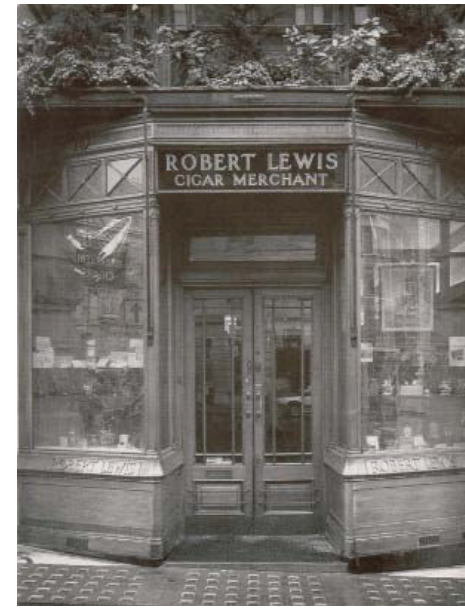
**Lettering and Colours**

The use of effective lettering conveys an eye-catching and attractive image that can invite custom. But in considering the style of lettering, care must be taken to select an appropriate typeface, which not only reflects the character of the building but is also of the correct size and weight. In general terms, the use of a lettering height should be 3/8 the depth of the fascia, with a maximum height of 300mm or less, subject to the scale of the building.

Lettering may be decorative and even flamboyant without challenging the visual integrity of a shop front. On traditional shop fronts it was common to use particular styles of lettering to reflect the actual use of the shop, which is an approach that the Council will continue to encourage.

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The Council may accept the use of a 'house style' if it does not detract from the character of the shop front and its contribution to the street scene. As a general principle lettering should be painted directly onto the fascia in a colour that compliments that of the shop front.



*A shop front of the late 1920s with lettering which matches the period*



*Posters, lettering and colour spoil the appearance of this shop front, and the wider street*



*Lettering is garish and its position on fascia does not relate to shop front or building above*



*An example of a sympathetically designed C20 shop front which replaced unsuitable plate glass windows*





Corporate lettering fits perfectly over doorway



Simple statement



Too many lights give cluttered effect

### Corporate Identities

Multiples, Banks and Building Societies tend to have their own corporate identity and standardised signage. In sensitive locations, standard shop fronts can have the effect of weakening the special local identity. **It is often possible to achieve a compromise so that the corporate image is maintained without eroding local character.**

### Illumination

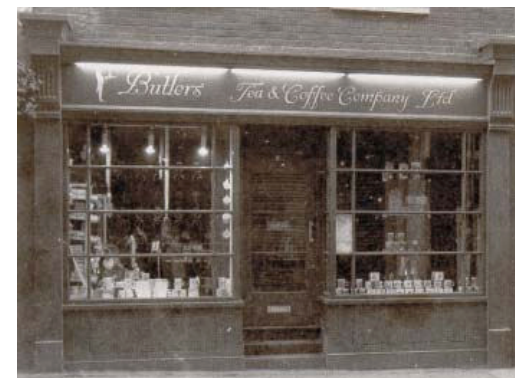
Modest and subtle lighting can add sparkle and vitality to the night-time scene. In all of the market towns though, restraint is required. Where there is a concentration of listed buildings and where street lighting provides a subtle ambience, over-illumination can be garish and invasive and illumination may not be applicable at all.

### Fasçia Illumination

Fasçia illumination and hanging signs are not essential for all shops, especially for those that do not trade at night.

**Internally illuminated fasçias and signs can create an unacceptable glare at night and are generally not acceptable. Individually illuminated box fasçias, illuminated box signs, and individually lit Perspex letters will not normally be permitted.**

Subtle and concealed lighting can be acceptable, depending upon location. The light source should be unobtrusive and should be directed carefully at the sign or shop front to avoid glare and light leakage.



### Blinds

Blinds protect display goods from sunlight and provide shelter for shoppers. They can also add interest to the street but they should be appropriate to the period of the building and the character of the locality. **Fixed blinds and blinds made from plastic** or which have fluorescent or metallic finishes can detract from the appearance of many shopping streets. **Dutch blinds and balloon canopies** can look out of place too, whatever material they are made of and, **will not normally be permitted.**

Traditional blinds made of canvas or similar non-reflective materials are to be preferred, especially on listed buildings and in conservation areas.

### Displays on Highways

Displays placed upon the public highway can provide useful information to shoppers and enhance the character of the locality. Inappropriately placed displays can also hinder the passage of all highway users and in the worst cases present a serious hazard, particularly to the visually impaired or in narrow streets. The Highways Act treats all such displays as deposits upon the highway and the Council, as the Highway Authority, has the right to remove any such deposits. Recognising the value that displays can add to the character of the locality, this action is only taken if the display is assessed to be an immediate or imminent hazard. Typically, if A-boards and displays are limited to one per frontage and not allowed to protrude more than 1.8m from the shop frontage, and a minimum of 1.8m of clear footway remains, then the display will not cause a significant impediment. Please remember that the people passing your shop frontage are all potential customers and that they have the right to pass and re-pass upon the public highway.

### Heights of Hanging Signs

There are no set limits though 2m clearance should allow for most pedestrians to pass beneath protrusions; see section 152 of the Highways Act for the Council's powers as the Highway Authority to remove protrusions from buildings. Greater clearance will be required if the protrusion extends into or across the carriageway. Care should also be taken not to hinder the passage of the Emergency services, who may have to drive through pedestrian areas; for detailed guidance traders can contact the Highways & Transportation Service, using our Streetcare line 01432 261800 or [streets@herefordshire.gov.uk](mailto:streets@herefordshire.gov.uk).

### Tables and Chairs on the Footpath

These need street trading licenses, which are applied for and regulated by the Council's Street Trading Panel. Please contact The Highways Department for further details on the licensing process etc.



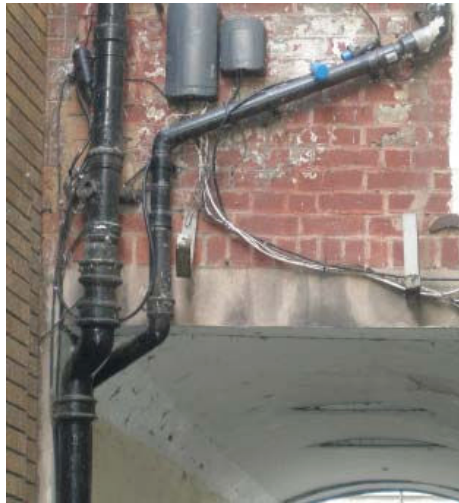
*Traditional blind in Hereford*



*Dutch blinds are generally not acceptable*



## Security Measures



Untidy wiring and electrical boxes



Decorative security gates reflect quality of building



Decorative removable night-time grille

### Burglar Alarms & Telephone wiring

Burglar alarms and telecom junction boxes and any other wiring should not conceal architectural features or be located in over-conspicuous positions. Any wiring should be neatly fixed or hidden. Non-ferrous fixings will avoid problems with rust. **Consent for these may be required on a listed building.**

### Shutters, Screens and Grilles

Some types of shop need special security measures.

External shutters require planning permission, but they tend to create a hostile ambience when lowered at night so they will not generally be approved in historic areas. Solid shutters permanently housed in boxes at fascia level are particularly unacceptable. There are several preferred alternative security measures.

- \* Security glass is preferred, perhaps coupled with a security alarm.
- \* Reducing the size of windowpanes can provide less of a temptation to vandals and reduces the cost of replacing glass, but the suitability of this will depend on the design of the host building.
- \* Internally fitted see-through grilles are another option especially as there are a number of attractive designs available.
- \* Alternatively, removable security screens can be fixed to the window area of a shop front outside normal trading areas. There are several examples of such screens in the County, which have been designed attractively in materials and finishes that do not detract from their surroundings.



This grille is set behind pilasters and is removable

## Accessibility

Shops should be accessible for all, including those that have a disability, are less agile citizens or parents with children in pushchairs.

The Government's advice should be followed as set out in their 2003 publication "**Planning and Access for Disabled People; a good practice guide.**"

Shop front alterations must comply with Part M of the Building Regulations, which sets out the statutory access requirements. You should discuss the scheme with the building control officer in conjunction with the planning and conservation officers.

Entrance doors should be clearly defined with a minimum clear opening of 800mm and 300mm clearance on the leading edge side. Revolving doors should be avoided or supplemented by accessible side hung doors. Handles should be easy to manipulate and clearly visible. Doors should be partly glazed and clearly distinguishable. Kicker plates should be fixed on the push side. Thresholds should be level and doors, preferably automatic should have minimum closing pressure..

Integrated steps and ramps, ideally with a 1 in 20 gradient can sometimes offer a solution where there are steps into a shop. Where the design complements the existing building this can be preferable to a secondary side access, as this can be considered discriminatory. Historic steps should be kept even if ramped over. Works within the footway usually require highway authority approval. As an alternative, with highway authority approval it might be possible to raise the height of the footway.

When dealing with historic buildings there is a duty to have special regard to their historic or architectural interest. In this respect the Government's advice contained in "**Planning Policy Guidance Note 15**" regarding access is relevant.

"It is important in principle that disabled people should have a dignified easy access to and within historic buildings. If it is treated as part of an integrated review of access requirements for all visitors or users and a flexible and pragmatic approach is taken it should normally be possible to plan suitable access for disabled people without compromising a building's special interest. Alternative routes or re-organising the use of spaces may achieve the desired result without the need for damaging alterations."

Principles for achieving a satisfactory standard in each case should be detailed as part of an access statement. This statement provides an audit of how the requirements have been considered and the standard adopted.



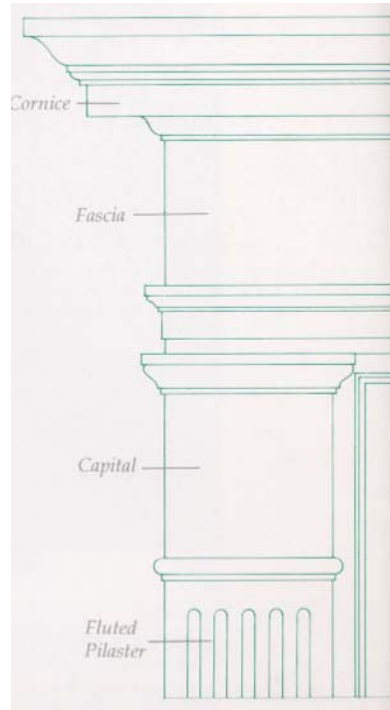
*Rounded stone steps - part of the character of listed buildings.  
Difficult access for some customers*



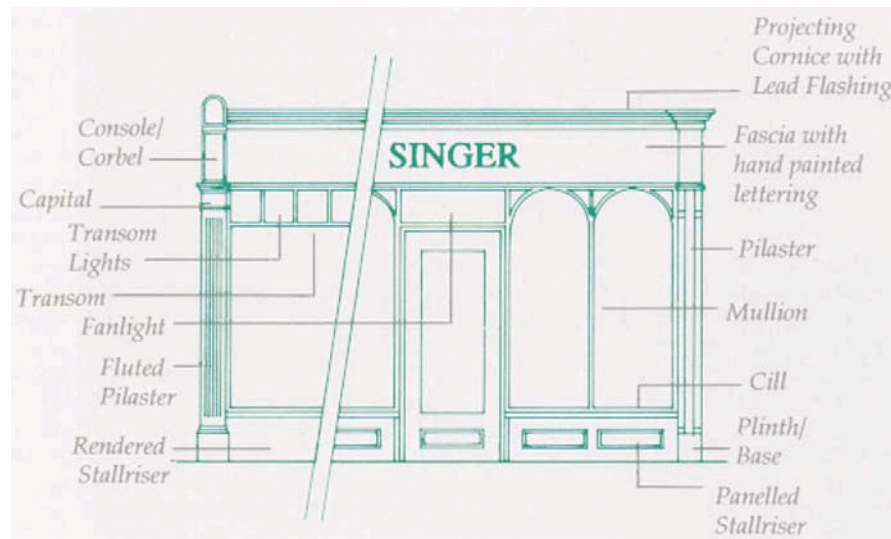
*Pavement ramped slightly to ease access into the shop door*



## Detailing



Classical Details



Shop front terms

Sometimes, shop fronts that are otherwise well-designed, are let down by poor detailing. In traditionally designed shop fronts the classical details are sometimes incorrect or simply missing. Inadequate attention to traditional construction techniques and materials can ruin an otherwise attractive design.

### Classical Features

Various elements can be used to enclose the shop window and entrance. These include the fascia, pilasters, cornice and stallriser, all of which has its own visual and practical function. A design based on the traditional shop front incorporating these elements is always likely to be the most appropriate in an historical setting. However, it is the creative interpretation of traditions, which has led to a lively townscape, and Herefordshire Council recognises and encourages the individual solution.

### The Entablature

Entablatures were the forerunners of modern shop fascias. Typically they have a relatively shallow fascia topped by a generously moulded cornice, which provides a positive cap to the shop front.

### The Fascia

The fascia is usually the most prominent feature on a shop front as it normally carries the name of the shop and so will be designed to attract attention. However, a common fault is to make the fascia too deep in an attempt to maximise signage space or conceal a false ceiling. The scale and design should be in proportion to the design of the shop front and to the rest of the building as a whole. Excessively deep fascias should be avoided. The fascia, which is normally topped by a cornice, should terminate below first floor windowsills leaving a well-proportioned margin.

### The Cornice

The Cornice is both a decorative and functional feature of the shop front. In terms of decoration it forms a conclusive termination to the top of the fascia and thus the shop front as a whole. Functionally, it projects forward of the shop front throwing water clear of the fascia preventing water ingress and reducing the incidence of rot. It is also common to find a roller blind incorporated within the cornice.

### **Pilasters and Consoles**

Pilasters and consoles relate directly to the classical architectural orders and, in general, their roles are decorative rather than functional. They make a significant contribution to the visual appearance of the shop front by seeming to support either end of the fascia and so frame it.

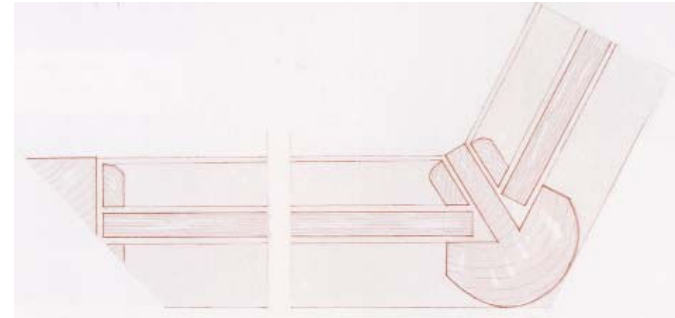
### **Mullions and Glazing Bars**

Carefully observed traditional detailing of mullions and glazing bars can be used to highlight a shop front entrance, particularly if the entrance is recessed. These features also help to divide and proportion the shop front. Matching the profiles of these features are very important when a shop front is repaired or reconstructed.

### **Stallrisers**

The stallriser or stallboard as it was formerly called, is a long established shop front feature originally housing boards or stalls, which hinged out over the pavement and carried goods for display. Stallrisers are now more commonly incorporated as a feature giving physical and visual support to the shop front. Visually it completes the frame enclosing the display space and it also helps give the impression that the shop front is anchored to the ground. Fine attention to detail in the design of the stallriser can contribute greatly to the overall design of the shop front and traditional styles vary across the County. Historically, the presence and height of a stallriser varied with the nature of the goods on sale; for instance, some traders such as tailors and boot-makers required their goods to be viewed from above so that the stallriser was kept low. The context, scale and design of the shop front will be an important consideration in the decision to incorporate or omit the stallriser in a new design.

Although the traditional details of fascia, pilasters, consoles, mullions, glazing bars and stallrisers are common to the market towns of Herefordshire, they vary slightly in individual detail. These details are noted in Appendix.



*Detail of glazing bar*



*Unusual decorative console brackets in Leominster*



*Interesting entablature detail in Ross-on-Wye*

## Summary

Herefordshire has many fine traditional and modern shop fronts that contribute to the character and attractiveness of the County's market towns. However there are still opportunities to improve shops so they make a positive contribution to the appearance, vitality and viability of town centres and villages.

## Planning Checklist

### Need for Planning and other permissions

Planning Permission is required for all new shop fronts, or alterations to existing shop fronts, that materially affect the external appearance of a building.

### Conservation Areas

All of the market towns and many of the villages are designated as **conservation areas** whose character and appearance it is desirable to preserve or enhance. Within these areas, the Council has additional planning powers, e.g. to control advertising and demolition. The quality and detailing of development proposals must meet the preservation and enhancement objectives.

### Listed Buildings

Any alterations to a listed building will require **Listed Building Consent** if the works affect the character of the building. This can include relatively small changes to features such as window frames and decorative details, as well as interior details. Owners are therefore strongly advised to consult the Planning Department before embarking on any alterations to a listed building.

### Signs and Advertisements

Some signs need advertisement consent from the Council so owners are strongly advised to check with the Planning Department before erecting any. Shops are normally limited to one fascia sign, and if required, one hanging sign.

### Consent is always required for:

- \*All posters.
- \*Any Illuminated sign in a Conservation Area.
- \*All signs above a first floor window.
- \*All signs that have letters over 0.75m high.
- \*All signs that have the highest part more than 4.6m above ground level.
- \*All signs on listed buildings.
- \*Repainting a shop front may require listed building consent.
- \*Any signs, posters, banners on windows are likely to require listed building consent. \*Please note that it is an offence to carry out unauthorised work to a listed building.

### Painting

Some streets in Hereford City are subject to an Article 4 Direction, which requires owners to obtain Planning Permission before they paint the front of their property. It should be remembered that, where a building is listed, in these areas Planning Permission would be required in addition to Listed Building Consent.

### Plans Required

The following drawings will be required for planning and/or Listed Building Consent applications:

#### Site location plan

- To a scale not less than 1:2500

#### Block plans

- To a scale not less than 1:500

#### Building plans

- To a scale not less than 1:50
- To show elevations as existing and as proposed

#### Detail plans

- To a scale not less than 1:5
- To show all new doors, shop fronts, mouldings and joinery details and other decorative detail.

## Planning Policies

The following policies, which relate to shop fronts and advertisements, are contained in the Herefordshire Unitary Development Plan

### Policy HBA 10 Shop Fronts

The repair or retention of historic shop fronts within conservation areas and on listed buildings, which contribute to the character of the area or building respectively, will be sought. Proposals for the alteration to existing or installation of new shop fronts will only be permitted where:

1. Both the overall design and individual elements including fascia boards, security shutters, blinds or canopies, signs, lettering and lighting respect the character and appearance of the host building and its setting, particularly in terms of proportions, scale, materials and colour.
2. The design respects the character of the frontage, in particular existing architectural features and divisions between buildings; and
3. Access arrangements for those with special access needs are provided where this can be accommodated without compromising any important architectural features or the character or appearance of the conservation area.

### Policy HBA 11 Advertising

Consent for the display of advertisements will only be granted where they do not adversely affect public safety or amenity, having regard to the architectural, historic and visual character and appearance of the area and to both individual and cumulative effects.

### Town and Country Planning Act 1971 General Development Order 1973-1976 (Article 4 Direction)

In 1977 Hereford City Council made a Direction under Article 4 of the above-mentioned orders relating to the Hereford Central Conservation Area. The effect of the Direction is that, the painting of the exterior of any building should not be carried out on the land coloured on the plan annexed unless permission is granted on application made under the Town and Planning General Development Order 1973.





The following supplementary advice augments that given in the Unitary Development Plan, and will be used during the determination process for applications for Planning Permission, Listed Building Consent, Conservation Area and Advertisement Consent.

To retain and enhance the character of Herefordshire's shopping areas the council will:

- Seek the retention and restoration of appropriate traditional shop fronts
- Require a high quality of design in all applications for shopping development
- Encourage the improvement of shop fronts, particularly when alterations are proposed.

*Herefordshire Council will normally not permit:*

- Any forms of advertisement which detract from the appearance of the host building or the special architectural interest of the County's conservation areas.
- Internally illuminated box fascias, individually illuminated letters, halo-lit perspective letters, fluorescent lighting on channels and illuminated projecting box signs.
- Materials such as Perspex, acrylic sheeting, uncoated aluminium and glossy plastics.
- Further use of swan neck lights and spotlights in conservation areas.
- The use of shiny or garish materials for fascias, box signs or hanging signs.
- The introduction of Dutch blinds.
- To minimise visual damage within a conservation area the council will encourage the use of internal grilles mounted behind windows.

- Where internal grilles are not possible, some types of external grille, such as removable grilles, may be acceptable. In some instances, a lightweight see-through mesh grille might be considered if it is incorporated behind the fascia and painted to match the shop front.
- Security systems which incorporate external box housings or solid shutters.



## Appendix 1

The advice given in this design guide applies to all of the market towns. All of them experience pressure for change and the need to accommodate multiple stores with their individual corporate styles. Lighting too is an issue throughout the County as the ambience of the market towns can easily be disturbed by over-illumination. However, in Hereford City the needs are slightly different.

### *Hereford City, Character*

Hereford's townscape reflects its rich historical and architectural heritage. The street pattern within the line of the city wall has remained virtually unchanged for over 800 years. As a result many of the shopping streets are narrow and gently curving creating a sense of intimacy. Even the open space of High Town manages to retain a townscape quality that is on a human scale.

The City is the major centre for the County and its vibrancy and attractive appearance is one of the keys to its continued commercial success. Some of the City's streets, such as Church Street and Broad Street retain their own special character with many traditional shop fronts and parts of Bridge Street, King Street and St Owen Street also have much charm, while their shops, pubs, restaurants and financial institutions add variety and vitality.

### *Pressure for change*

More than any of the market towns, the pressure for change in Hereford is heavy. Naturally, new businesses require new signage, new lighting and new shop fronts. Chain stores, multiples and banks are needed in Hereford but it is important that their corporate image which includes signage, fascias and colouring, fits with the special character of the town. It is likely that multiples will need to relax their standard identity so that the special character and interest of the town is maintained.



*Church Street, Hereford. Narrow Street with traditional shop fronts giving a sense of intimacy*

### Nightlife and Lighting

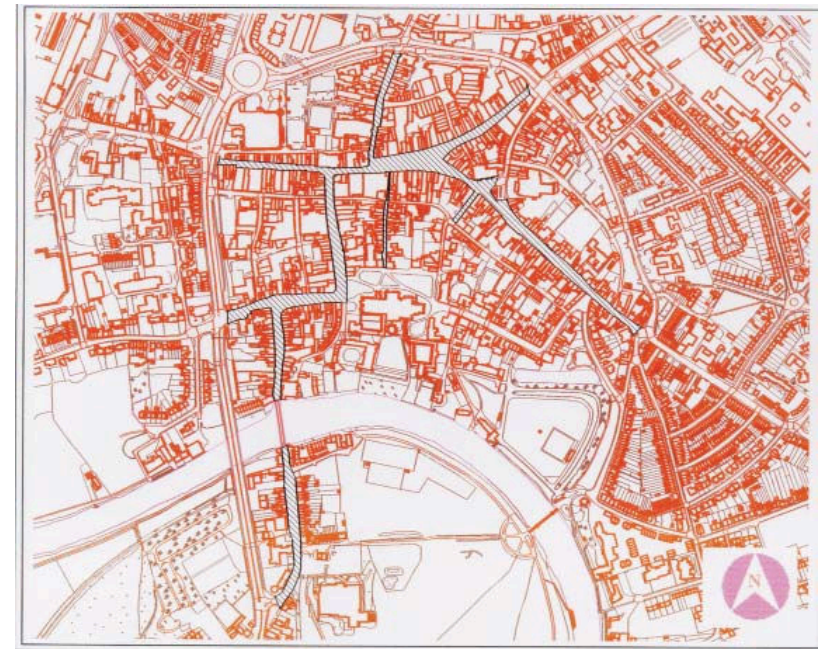
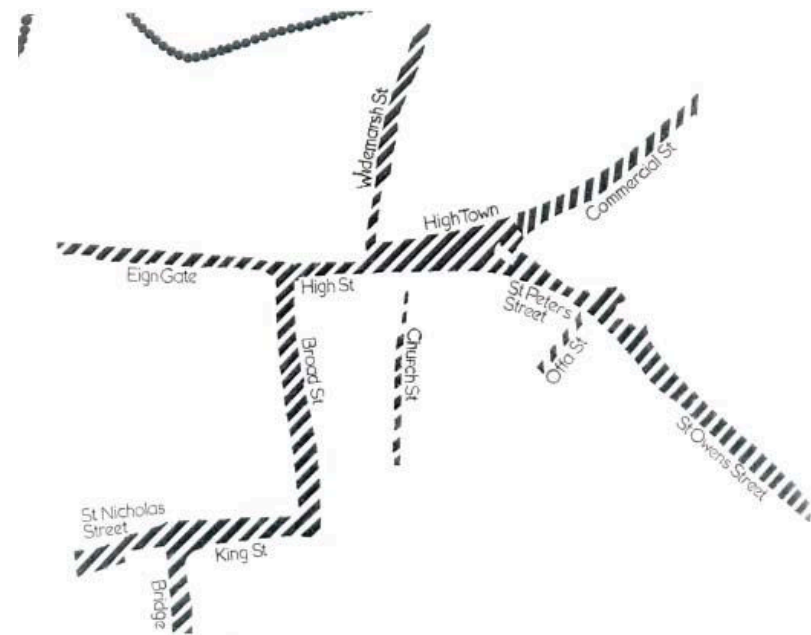
Nightlife in Hereford City should be vibrant and exciting. Pursuits such as window-shopping, entertainment and eating and drinking are made more enjoyable with suitable and attractive lighting. In the City the effective street lighting often makes the external illumination of shops unnecessary. However, if it is treated as an integral part of the overall design of a building, some external illumination can positively enhance an area's character. Discreetly positioned lights can be used to highlight the pertinent features of a shop front and late opening premises such as pubs, restaurants and clubs need to indicate that they are open. Spot lights which are intrusive and swan-neck lights which clutter a building's façade will not normally be permitted but it may be possible to install low –intensity down lighting, concealed within a cornice, for instance.

### Policy

In 1977 Hereford City Council made a Direction under Article 4 of the above-mentioned orders relating to the Hereford Central Conservation Area. The effect of the Direction is that, the painting of the exterior of any building should not be carried out on the land coloured on the plan opposite without Planning Permission.

### Throughout the County and in Hereford

- Multiple Stores will be expected to relax their corporate images.
- Spotlights and swan-neck lights will not be permitted.







**CONSERVATION AREA APPRAISAL FOR LEOMINSTER  
CENTRAL CONSERVATION AREA****Report By: Head of Planning and Transportation****Wards Affected:**

Leominster North and South.

**Purpose**

1. To recommend the draft conservation area appraisal for Leominster Central Conservation Area to the Cabinet Member (Environment and Strategic Housing) for consultation with relevant parties.

**Financial Implications**

2. Minor costs for printing and publicity to be met from existing budgets.

**Background**

3. Planning Committee, 21<sup>st</sup> April 2006, recommended a programme for the preparation of character appraisals and management proposals for 16 conservation areas. Fourteen draft appraisals have been approved for consultation. Hereford City centre is currently being surveyed which will be the last in the first phase.
4. This appraisal is for Leominster Town Centre. The major part of this document comprises a factual assessment of the special architectural and historic character and appearance of the conservation area, together with its setting. The form and content of all the appraisals follows guidance recommended by English Heritage and endorsed by the Government.
5. Only areas that have special architectural or historic interest the character or appearance of which the Council wishes to preserve or enhance should be designated as conservation areas. The appraisal has identified minor areas for exclusion and inclusion. Criteria forming the basis for determining such are set out in Herefordshire UDP policy HBA5.
6. The implications arising from designation are that the Council is required by Statute to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area when determining planning applications. Applications have to be advertised and the Council must take account of comments received. Conservation area consent for the demolition of buildings is required and additional planning controls apply which would normally be permitted in other areas. These primarily relate to the size of freestanding buildings that require planning permission, the size and position of extensions, the type of external cladding, insertion of dormer

windows and satellite dishes. Proposed works to trees require prior notice to the Council to enable it to consider the desirability of serving a Tree Preservation Order.

7. The Cabinet Member (Environment and Strategic Housing) will be asked to confirm the appraisal document including issues that might form the basis for conservation area management proposals. It is intended that some initial consultation upon the draft appraisal and issues will be undertaken although formal comments will be sought at a later stage when management proposals have been developed. The final document for adoption will be prepared for Council approval having regard to all material comments being taken into account.
  
8. The issues identified for this conservation areas falls into three categories:
  - Features such as non-listed buildings that significantly contribute to the area because of their local architectural or historic interest.
  
  - Features which detract from the special interest of the area such as
    - i. Historic buildings in poor condition building.
    - ii. Inappropriate alterations to historic buildings such as modern windows.
    - iii. Modern buildings that do not relate to the character of the area.
    - iv. Open gaps where street enclosure is desirable.
    - v. Untidy land.
    - vi. Street clutter and signage.
  
  - Changes to the conservation area boundaries
    - i. To include areas that are considered to contribute to the special historic or architectural character of the area
    - ii. Rationalisation of boundaries so that they relate to defined edges of property curtilages, field boundaries, roads and lanes or other notable features.

The full detailed text for the conservation area appraisal is included in an Appendix to this report and the principal features are summarised below. A selection of diagrammatic plans will be displayed at the committee meeting.

9. The Ward Councillors have been briefed on the appraisal and the consultation process involved in producing a management plan and policies.
  
10. Leominster Conservation Area was designated in 1969. The town dates back to at least the 7<sup>th</sup> century when a religious building was in place. In 12<sup>th</sup> century King Henry 1 established the Benedictine Priory. By the 15<sup>th</sup> Century, the medieval borough had a thriving market and a number of guilds, and the Priory was the centre of extensive manorial estates. Following the dissolution of the monasteries by King Henry VIII, most of the monastery buildings and part of the Priory Church were demolished. During the 18<sup>th</sup> Century, many timber-framed structures were replaced (or refronted) by brick-built Georgian townhouses with Classical front elevations. Elegant examples can be seen throughout the conservation area, particularly in Broad Street, Church Street, Etnam Street and South Street. Moreover, many of these

houses conceal earlier timber-frames. Shopfronts of 19<sup>th</sup> and early 20<sup>th</sup> Century date, with classically inspired architectural details, were inserted into earlier buildings and can be seen throughout the conservation area.

11. Today, the character of Leominster Town Centre Conservation Area is that of an historic market town with well-preserved medieval, Georgian and Victorian elements. The adjacent open green spaces of the Priory precinct complement the narrow streets and lanes, and wide thoroughfares of the historic town.
12. Heritage assets within the conservation area include two Scheduled Monuments, one Grade I Listed Building, four Grade II, and 159 Grade II Listed Buildings. In addition, twelve Buildings of Local Interest have been identified during this appraisal. Thirty-nine selected sites entered on the Herefordshire Sites and Monuments Record are also listed here.
13. Six character areas have been defined for the conservation area. These include:
  - The Priory Precinct
  - The Central Core
  - Broad Street/Church Street
  - Etnam Street
  - South Street/West Street
  - West Central Area

An analysis of each describing the particular characteristics is set out in the appraisal.

14. Positive areas and features considered to be of particular importance to the town include:
  - The plan form of the medieval borough (including burgage and tenement plots) and the priory precinct.
  - The narrow streets and lanes of the central core.
  - The environs of the Priory Church.
  - The site of the Benedictine monastery and the earlier Saxon occupation.
  - Grange Court and the open space of The Grange with boundary features of walls and earthworks.
  - The architectural heritage of the central core that ranges from medieval to Victorian.
  - The 15<sup>th</sup> and 16<sup>th</sup> Century townscapes of Corn Square (south side)/School Lane, and Etnam Street.
  - The Georgian townscapes of Broad Street, Church Street, Etnam Street and South Street.
15. The appraisal also lists those areas or features considered to detract from its character. In addition it possesses some 5 important buildings that are highlighted as being potentially at risk or vulnerable because of their condition.
16. Particular issues that need to be addressed within any management proposals for the conservation area are considered to be:



Priory Precinct

17. During the late 19<sup>th</sup> and 20<sup>th</sup> Century, significant development has taken place within the medieval priory precinct in the north-west quadrant (a residential home, and a car park on the site of a medieval fishpond) and in the south-east quadrant at Pinsley Road (residential). The residential home is within the boundaries of Leominster Town Conservation Area, the car park is in the River Meadows Conservation Area; the Pinsley Road development is on the edge of the conservation area.
18. This medieval precinct is an important part of Leominster's archaeological and historical heritage; the site of the Benedictine Priory is recognised as a Scheduled Ancient Monument. Further encroachment or development within the priory precinct boundary should be discouraged.

Burgage Plots

19. Burgage and tenement plots are an important component of the medieval borough of Leominster. Many have been destroyed or truncated, particularly in the central west area (New Street, Burgess Street and West Street) and on backland sites at Etnam Street, as a result of 20<sup>th</sup> Century development. The survival of existing medieval plots is under threat from further development.

Shopfronts

20. Shopfronts of 19<sup>th</sup> and early 20<sup>th</sup> Century design contribute to the historic character of the conservation area and to the vertical rhythm of the streetscape. Where dominant or continuous fascias are introduced, particularly across the front of several adjacent buildings, there is a loss of rhythm as a result of the imposition of horizontal emphasis, and an erosion of the historic character of the conservation area. This is particularly applicable to streets and lanes in the central core, South Street, West Street and Rainbow Street.

Street Scene

21. Street furniture, in the form of advertising boards, tables and chairs for customers' use and goods offered for sale, can be part of an attractive street scene in urban open spaces. Corn Square is an attractive urban open space at the hub of the commercial centre, linked to the periphery by narrow streets and lanes lined by shops and services. It has been considered as an area for pedestrianisation in the past. However it does operate as a form of shared space, a concept that is developing in many towns and cities. A co-ordinated approach to 'street scene' is also being promoted and the shopping streets in particular might benefit from such an approach.
22. Some boundary changes are suggested:

Proposed Inclusions

- On the west side of The Priory, nos. 5 to 13 (odd), a terrace of mid 19th Century brick houses (Grade II); nos. 15 and 17, two 17th Century timber-framed houses (Grade II): these houses are currently within the River Meadows Conservation Area but represent aspects of the post-Dissolution secular development of the priory precinct.

- On the west side of Broad Street, extending north from the present conservation area boundary to the south bank of the River Kenwater, nos. 29 to 45 (odd), a row of nine Georgian (18th/early 19th Century) houses (all Grade II); on the east side of Broad Street, immediately north of the conservation area boundary, no. 46, a Georgian (18th Century) house (Grade II) set on a former burgage plot abutting the boundary of the Priory Precinct: these buildings represent the continuing Georgian development of central Leominster on earlier occupation sites.

Proposed Exclusions

- No. 32 Hampton Gardens, a 20th Century bungalow: the building is not of specific architectural merit and is not in character with adjacent buildings, i.e., Brook Hall, a former house converted to a meeting hall (Grade II) and ancillary buildings (orangery and coach house).
- On the north side of the conservation area, a stretch of the River Kenwater, the conservation area boundary to follow the south bank of the river rather than the north bank, but the footbridge (Grade II) to remain in the conservation area: this section of the river to become part of the River Meadows Conservation Area which already includes other sections of the Kenwater and the River Lugg.

Proposed New Boundary

The following boundary is proposed, based on the above inclusions and exclusions:

At the north east corner of the conservation area, west along the south bank of the River Kenwater to the footbridge; include the footbridge; continue west then south and east along the property boundaries of nos. 15 and 17 The Priory; south along the west side of The Priory; west then south along the property boundaries of nos. 5 to 13 (odd) The Priory; rejoin the present conservation area boundary.

At the boundary of the Priory Precinct, north then west along the property boundary of no. 46 Broad Street; cross Broad Street; north along the west side of Broad Street to the south bank of the River Kenwater, west then south and east along the building edge of no. 45 Broad Street; south along the property boundaries of nos. 43 to 29 (odd) Broad Street; cross Vicarage Street; west along the south side of no. 32 Hampton Gardens; rejoin the present conservation area boundary.

**RECOMMENDATION**

**THAT Planning Committee recommends the Cabinet Member (Environment and Strategic Housing) to approve the appraisal for Leominster Central Conservation Area and the issues raised in association with this for consultation with interested parties.**

**BACKGROUND PAPERS**

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 Further information on the subject of this report is available from Bill Bloxsome on 01432 261783

None Identified





# **Appendix 1**

## **LEOMINSTER TOWN CONSERVATION AREA**

### **APPRAISAL**

#### ***PRELIMINARY DRAFT***

**2008**

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## **LEOMINSTER TOWN CONSERVATION AREA APPRAISAL**

***No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.***

### **1. Introduction**

- 1.1 A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the management, and the future, of the conservation area, ensuring that its character and appearance are taken into account when making such decisions.
- 1.2 Leominster Town Conservation Area was designated by Leominster District Council in 1969. An appraisal has recently been carried out to review the special qualities of the conservation area. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Leominster Town Conservation Area will be taken at a later stage in association with consideration of management proposals.

### **2. Planning Policy Context**

- 2.1 There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP), adopted 23<sup>rd</sup> March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County. The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and for determining how planning applications for development within conservation areas will be considered (Policy HBA6). The reason for setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and to avoid the inclusion of areas that are not be in keeping with the special character of the conservation area.
- 2.3 Leominster is identified in the UDP as a 'Main Town' where the provision of housing will be restricted to the area within the settlement boundary, and where residential development will be permitted within established residential areas where compatible with the housing design and other policies of the UDP (Policy H1). Leominster Town Conservation Area is within the Leominster settlement boundary.

- 2.4 The western part of Leominster Town Conservation Area (west of the pre-dissolution Priory boundary), including the town centre, is designated as the central shopping and commercial area. This area will be retained and protected as the prime focus for retail, leisure and commercial activity (Policy TCR1). The retail trading character of primary shopping frontages within this area will be protected (Policy TCR3). This includes High Street, Buttercross Arcade, Drapers Lane, Victoria Street, Corn Street, Corn Square (part), West Street and South Street (part).
- 2.5 Much of the eastern part of the conservation area, including The Grange, the churchyard of the Priory Church of St Peter and St Paul, and Pinsley Mead, comprises green open space. The area is protected as recreational open space (Policy RST4) and as open areas and green spaces that contribute to the character of the area (Policy HBA9). Within the former priory precinct, the site of the Priory and the Forbury Chapel in Church Street are protected as Scheduled Monuments under the UDP (Policy ARCH3) as well as under legislation (Ancient Monuments and Archaeological Areas Act, 1979).
- 2.6 The River Kenwater, on the north side of the conservation area, is recognised as a Site of Importance to Nature Conservation and is protected (Policy NC4). The river channel and an area on the north bank are identified as liable to flood (Policy DR7).
- 2.7 Much of the remainder of the conservation area comprises established residential areas; the character of these areas is protected under the UDP (Policy H1). These areas include the south side of Etnam Street and the north side east of Duke's Walk; School Road, The Priory and Church Street within the former Priory boundary; and a small area west of lower Broad Street.

### **3. Summary of Special Interest**

- 3.1 The town of Leominster lies on the west bank of the River Lugg in the undulating landscape of north Herefordshire. The town is located on a major route aligned north-south, the A49 trunk road, at the junction with the A44, aligned east-west.
- 3.2 The early history of the settlement is associated with the establishment of a religious house in the 7<sup>th</sup> Century or earlier. Periodically, between the 8<sup>th</sup> and early 15<sup>th</sup> Century, the community suffered as a result of political unrest in the border region, but settlement is believed to have been continuous throughout.
- 3.3 In the early 12<sup>th</sup> Century, King Henry I established a Benedictine Priory at Leominster and granted a foundation charter to the borough. By the 15<sup>th</sup> Century, the medieval borough had a thriving market and a number of guilds, and the Priory was the centre of extensive manorial estates. The boundary of the priory precinct and the plan form of the medieval borough, with its market place, streets and lanes, burgage and tenement plots, and later medieval suburb, are largely extant today.
- 3.4 Following the dissolution of the monasteries by King Henry VIII, most of the monastery buildings and part of the Priory Church were demolished, and the Priory farms were sold. Shortly afterwards, in the mid-16<sup>th</sup> Century, Queen Mary (I) Tudor renewed the borough charter granting the town self-governing status as a municipality.

- 3.5 Surviving Priory buildings, including the Priory Church, were constructed of local sandstone. Medieval and early post-medieval secular buildings were timber-framed. Many survive in the conservation area, including a 14<sup>th</sup> Century hall house, a 15<sup>th</sup> Century lock-up shop development, and the 17<sup>th</sup> Century market house constructed by John Abel, 'the King's carpenter'.
- 3.6 During the 18<sup>th</sup> Century, many timber-framed structures were replaced (or refronted) by brick-built Georgian townhouses with Classical front elevations. Elegant examples can be seen throughout the conservation area, particularly in Broad Street, Church Street, Etnam Street and South Street. Moreover, many of these houses conceal earlier timber-frames. Shopfronts of 19<sup>th</sup> and early 20<sup>th</sup> Century date, with Classically inspired architectural details, were inserted into earlier buildings and can be seen throughout the conservation area.
- 3.7 Today, the character of Leominster Town Conservation Area is that of an historic market town with well-preserved medieval, Georgian and Victorian elements. The adjacent open green spaces of the priory precinct complement the narrow streets and lanes, and wide thoroughfares of the historic town.
- 3.8 Heritage assets within the conservation area include two Scheduled Monuments, one Grade I Listed Building, four Grade II\* Listed Building and 159 Grade II Listed Buildings. In addition, twelve Buildings of Local Interest have been identified during this appraisal. Thirty-nine selected sites entered on the Herefordshire Sites and Monuments Record are also listed here.

#### **4. Location and Setting**

- 4.1 The town of Leominster is located in north Herefordshire approximately 11 miles north of Hereford City. The town is at the junction of the A49(T), a major trunk road aligned north-south, and the A44, a major route aligned east-west. Today, the A49 bypasses the town on the east side. The A44 passes through the town and skirts the town centre.
- 4.2 Leominster lies in the northern part of Herefordshire's Central Lowland in an undulating landscape of agricultural importance. The River Lugg flows eastwards along the north side of the town before turning south on the east side. The River Kenwater, a major channel of the Lugg, flows eastwards through the northern part of Leominster, and forms the northern boundary of the conservation area, before rejoining the Lugg on the east side of the town. The Pinsley Brook and several other channels and leats formerly flowed through the northern part of the town, an area susceptible to flooding. Flood alleviation schemes, undertaken mainly in the 1960s, resulted in significant changes to the drainage system, including the rerouting and regularising of the main channels. The River Arrow, a major tributary of the Lugg, flows eastwards less than a mile south of Leominster.
- 4.3 Leominster Town Conservation Area, which includes much of the town centre and the precincts of a medieval Priory, is located on a gentle slope above the flood plain of the Lugg. On the west side of the conservation area (Dishley Street/Cursneh Road), the land rises to 80m above Ordnance Datum (OD); on the north-east side, the land falls to below 70m OD. To the west of the

conservation area, the land rises more steeply to a high point of over 100m OD in the Newlands area of the town.

- 4.4 The underlying bedrock of the Leominster area consists of mudstone and sandstone beds of the Raglan Mudstone Formation of the Lower Old Red Sandstone (Devonian). In much of the Leominster settlement area, including the conservation area, the bedrock is overlain by glacial till of Quaternary date composed of undifferentiated sandy clay and gravel. The till does not extend to the western part of the settlement (outside the conservation area boundary), which is at a higher elevation. At two locations in this area, Bargates/Green Lane and Newlands/Ryelands, the bedrock is capped by Quaternary glacio-fluvial deposits consisting of undifferentiated sand and gravel. The sand deposits were an important source of raw material for the local brick-making industry during the 19<sup>th</sup> Century. In the northern part of the settlement, including The Marsh (a low-lying area to the north of the conservation area), and to the east of the town, the bedrock is overlain by alluvium (Late Glacial/Post-Glacial) composed of clay, silt, sand and gravel.
- 4.5 The natural soils of the conservation area are well-drained reddish coarse loamy soils (typical argillic brown earths) that support cereals and short-term grassland, some fruit, potatoes and hops. On the north side of the conservation area are fine silty and clayey soils (alluvial gley soils) that support dairying and stock rearing on permanent pasture. To the east are reddish fine silty soils (typical brown alluvial soils) that support stock rearing on permanent grasslands, and cereals, hops and potatoes where the flood risk is low.

## **5. Historic Development and Archaeology**

- 5.1 Leominster has two origin stories: one is Welsh (British), the other English. The Welsh account, recorded in the *Book of Llandaff* (a collection of charters transcribed in the 12<sup>th</sup> Century) refers to the founding of a religious community during the 6<sup>th</sup> Century at *Llanlieni* by Bishop David. The establishment of a church at Leominster in AD 660 by Merewalh, king of the Western Hecani (English-speaking people living west of the River Severn) is recorded in a 13<sup>th</sup> Century manuscript known as the *Life of St Mildburg* (a daughter of Merewalh). The earliest written record of the place name, *Leomynstre*, is found in a late 10<sup>th</sup> Century will.
- 5.2 The religious community was plundered several times in the 8<sup>th</sup> Century by Welsh raiders before peace was established in the late 8<sup>th</sup> Century by Offa, King of Mercia. The minster and its community also survived Viking raiding and the Danish wars of the 9<sup>th</sup> and 10<sup>th</sup> Century. During the early 11<sup>th</sup> Century, the minster was endowed by Leofric, Earl of Mercia. The religious community held extensive estates in north Herefordshire, and is believed to have included nuns at this time.
- 5.3 In 1052, Gruffydd ap Llywelyn invaded England and seized Leominster. Ralph, the Norman earl of Hereford (appointed by King Edward the Confessor), raised a force against the Welsh but was defeated at the site of Battle Bridge (believed to be on the south side of Leominster). Gruffydd subsequently entered Hereford and sacked the cathedral. Harold Godwinson, earl of Wessex (later King Harold), retook Hereford and Leominster, improved Leominster's defences and endowed the religious house.

- 5.4 The religious establishment at Leominster may have later been dissolved by King Edward the Confessor. The Domesday Book records that in 1066, Queen Edith, wife of Edward, held the manor of *Leofminstre*, which comprised sixteen estates. Resources included 80 'hides' of arable land, woodland, pasture, eels, honey and eight mills. In 1086, King William held 60 'hides'. The remainder was distributed between fourteen tenants, including the former abbess of Leominster. At this time, the population of the manor included six priests. No specific mention is made of the population of Leominster itself. In the later 11<sup>th</sup> Century, King William II reinforced the defences of Leominster during a period of further border unrest.
- 5.5 In 1123, King Henry I established a Benedictine Priory at Leominster as a daughter house of Reading Abbey, and granted a foundation charter to the borough of Leominster in 1125. The new borough was laid out on the west side of the priory precinct by Richard de Capella, Bishop of Hereford and agent of the king. Within the borough, the laws of Breteuil in Normandy applied, as was the case in Hereford and other boroughs in the Marches. Burgages (residential plots with trading rights) were held by an annual fee paid to the lord of the manor, the Abbot of Reading, in lieu of customary (labour) services.
- 5.6 The planned borough followed a primary north-south alignment on the route (already in existence) that spanned the Marches from Chepstow to Chester (later the A49) with burgage plots on each side of a wedge-shaped market place (High Street/ Drapers Lane/ Corn Street) later infilled with buildings. The long narrow plots were of uniform length (approximately 200 feet/61 metres) and of variable width. The narrow side fronted onto the market place with a shop or workshop. The market place extended north along Broad Street with burgage plots on the east and west sides. The establishment of burgage and tenement plots on West Street, Burgess Street and New Street, and the medieval suburb on Etnam Street were probably later developments. Corn Square may have been the site of an earlier market place that later became the location of the grain market.
- 5.7 The low-lying area to the north of the priory known as The Marsh, with its plentiful water supply, was an early industrial suburb that supported milling, tanning, fulling and dyeing. The artificial channel of the Pinsley Brook, flowing through the town and the priory precinct, powered mills and fed the priory fishpond.
- 5.8 During a revolt against King John by William de Braose, Norman lord of Brecknock and Abergavenny, in the early 13<sup>th</sup> Century, the town and the Priory were burnt and plundered, but later rebuilt by the king. In 1400, the town was occupied and the priory plundered by Owain Glyndwr who refortified the borough and redistributed land in the vicinity to his Welsh followers. Owain was later driven out and the rebellion collapsed, but his former followers retained their estates.
- 5.9 At this time, Leominster was a thriving community with many trade guilds whose members were responsible for public works within the borough. These responsibilities offer an insight into the infrastructure of the 15<sup>th</sup> Century town. The Tanners Guild was responsible for the upkeep of the Kaniter (Kenwater) Bridge, the Mercers for the Pinsley Bridge, the Glovers for the Glovers Bridge, the Walkers (fullers) for the Red Cross (Pinsley) Bridge, the Butchers for the



Middle Bridge (in Lower Marsh), and the Bakers for the Corn Market. Also during the 15<sup>th</sup> Century, a speculative development of ground floor lock-up shops with rooms above was undertaken on School Lane and Corn Square (16 to 17 Corn Square).

- 5.10 In 1539, following the dissolution of the monasteries by King Henry VIII, the monastery was demolished except for the infirmary (now the Priory Building) and was used as a quarry for building material. The eastern part of the Priory Church (transept, presbytery, crossing tower and chapels) was demolished; the naves, aisles and west tower were retained as the parish church.
- 5.11 In 1554, Queen Mary (I) Tudor granted the borough a new charter. Privileges lost during the suppression of the monasteries were restored and the borough received self-governing status as a municipality. This included the appointment of civic officers and the establishment of a borough Court of Record and gaol. The earliest surviving description of the borough boundary is recorded in the charter.
- 5.12 Further significant dates in the history of Leominster's infrastructure and architecture include:
- 1633: construction of John Abel's timber-framed Market House, moved to The Grange in 1854 and now known as Grange Court.
  - Early 18<sup>th</sup> Century: many timber-framed buildings replaced or refronted in brick in the Classically inspired Georgian architectural style.
  - 1747-1851: Window tax resulted in the blocking of windows to avoid taxation (blocked windows can be seen in Church Street and Etnam Street).
  - 1750: the former Gate House of the Priory, used by the borough since the dissolution, collapsed and was not restored.
  - 1759: The surviving monastery building (the Priory Building) was acquired as a workhouse; extended in 1836-8 as the Leominster Union Workhouse, later the Priory Hospital.
  - 1796: Canal opened between Leominster and Mable (Worcestershire) collieries; cheaper coal was now available to Leominster residents.
  - 1803: construction of the Classically designed Corn Market in Corn Square; demolished and replaced by the Victorian Corn Exchange on the west side of the square in 1859; demolished in 1966.
  - 1836: Leominster gas works began production and street lighting was installed; replaced by electric lighting in 1935.
  - 1838: The earliest application of stucco to buildings in Leominster.
  - Before 1850: Most town centre streets were cobbled; High Street and Broad Street were paved with large flagstones of Winsley stone.
  - 1853: Construction of the Hereford-Shrewsbury railway line; imported Welsh slate now available, and widely used, as a roofing material.
  - 1858: National elementary school constructed in School Street; later became the junior school, now the community centre.
  - 1908: Construction of Dishley Street livestock market; replaced street markets previously held in Broad Street, New Street and Bargates, now the site of a supermarket, car park and bus station.
  - 1962: Lugg Drainage Scheme to alleviate flooding; re-alignment of the course of the River Lugg around the north side of the town; the Pinsley Brook and mill leats replaced by culverts or redirected.

5.13 Archaeological investigations in the conservation area indicated evidence of:

- Leominster Priory: site occupation (food remains) during the mid-7<sup>th</sup> to the late 8<sup>th</sup>, and late 8<sup>th</sup> to early 10<sup>th</sup> Century; monastery buildings and pottery, mid-11<sup>th</sup> to 16<sup>th</sup> Century.
- Priory Church: stone wall, burial vault, and pottery of medieval date.
- No. 13 The Priory: infilled fishpond.
- Priory Mead: infilled fishpond, stone wall.
- No. 5 Broad Street: medieval deposits.
- Nos. 6 to 8 Broad Street: medieval burgage plots.
- The Buttercross: cooking and rubbish disposal from 12<sup>th</sup> Century; ironworking in 13<sup>th</sup>/14<sup>th</sup> Century; stone cellars, latrine and building footings, late 15<sup>th</sup> Century.
- Greyhound Inn Yard, Rainbow Street: stone wall, pits, animal bone, pottery dated to 12<sup>th</sup>/13<sup>th</sup> Century.
- No. 43 Etnam Street: mid-13<sup>th</sup> Century building; pottery dated to 15<sup>th</sup>/early 16<sup>th</sup> Century.
- Corn Square: post-medieval stone-lined well.
- Leominster Museum, Broad Street: malthouse kilns, 18<sup>th</sup> Century or earlier.

## 6. **Spatial Analysis**

### Character and Interrelationship of Spaces

6.1 For much of Leominster's earlier history, the boundary between the medieval borough and the adjacent Benedictine Priory was both physical and political. Today, the physical boundary between the town and the priory precinct, although breeched in places by post-medieval urban development, is still quite distinct. Moreover, the juxtaposition of town centre and open green spaces contributes significantly to the historic landscape character of Leominster Town Centre Conservation Area.

6.2 The following open spaces are integral components of the conservation area:

- The Grange: an open space long used by the residents of Leominster for recreational purposes including cricket, bare-knuckle fighting, children's sports, fairs and dancing; a perimeter wall (Grade II) on the west side and an earthwork bank on the south side mark the boundary of the medieval priory precinct; the 17<sup>th</sup> Century timber-framed market house (Grade II\*), known as Grange Court, is a landmark building located on the east side; a disused drinking fountain is also located on the east side; a late Victorian cricket pavilion is located on the north side; a war memorial, in the form of a bronze angel, is located at the north-east corner.
- The Stanley Holland playing fields: adjoining The Grange, a field given to the Borough of Leominster for the benefit of its children by a former resident; opened in 1930, now includes a sports field and a playground with apparatus.
- The Churchyard of the Priory Church of St Peter and St Paul: an extensive open space with sandstone rubble walls shaded by groups of trees; among the gravestones is one depicting cricketing equipment.

- Pinsley Mead: a picnic site on the north side of The Priory extending along the east side as a small park.
  - Burgage plots (backland): a number of private rear gardens retain the plan-form of medieval burgage plots, particularly at Broad Street (east side abutting the boundary of the priory precinct), Drapers Lane (east side), Etnam Street (mainly south side but also north side east of Duke's Walk) and South Street (west side—part).
  - Corn Square: a paved open space, formerly the site of the corn market, now the site of a weekly market and also less frequent public activities, day-to-day use as a car park; surrounded on three sides by significant buildings, many of which are listed, including a group of 15<sup>th</sup> and 16<sup>th</sup> Century timber-framed buildings (Grade II) on the south side and a 19<sup>th</sup> Century *palazzo* (a bank) on the east side.
  - Broad Street: a wide street, one-way traffic with parking on both sides, formerly the site of a medieval and post-medieval market, now used for annual public activities; lined by significant buildings, most of which are listed (Grade II), including many with 18<sup>th</sup>/early 19<sup>th</sup> Century Georgian frontages and also several 17<sup>th</sup> Century timber-framed buildings.
- 6.3 Mature trees are a characteristic feature of the green open spaces in the north-eastern part of the conservation area where they have a substantial visual and physical impact, and give vertical emphasis. Trees line a major thoroughfare within the conservation area, and there are also several prominent individual trees. Trees are present throughout the conservation area in back gardens and private spaces where they are generally less prominent. Within the conservation area, all trees are protected.
- 6.4 Trees are prominent at the following locations:
- The Grange: formal plantings around the edge of the open green space; a line of Scots Pines along the bank on the south side; groups near Grange Court and the cricket pavilion, including three Wellingtonias and other exotic specimens.
  - The parish churchyard: an avenue; informal groups and individual specimens of evergreens and deciduous trees; an apple orchard in the former workhouse garden.
  - Pinsley Mead: informal groups.
  - Etnam Street: an avenue of (mainly) lime trees.
  - The Grange near the war memorial: an oak tree planted as an acorn brought back from Verdun, France during War World I.
  - In the car park of the bingo club (formerly the Clifton Cinema) overlooking Westbury Street: a mature copper beech tree.
  - In the garden of Dutton House, South Street: a Wellingtonia.
- 6.5 There are currently no Tree Preservation Orders within the conservation area.

### Key Views and Vistas

- 6.6 Throughout much of the conservation area there is a sense of enclosure. In the central core, narrow streets and lanes lined with buildings result in intimate views within the immediate area but few views beyond. In the wide thoroughfares of Broad Street and Etnam Street, and in Corn Square, views beyond are generally deflected or closed at pinch points where narrow streets or lanes enter. Etnam Street is an exception; a glimpse of the landscape beyond the town can be seen from here.
- 6.7 In the green spaces of the priory precinct there is a sense of openness. However, groups of tall trees, perimeter walls, and the townscape to the west generally limit distant views to the wooded slopes of Eaton Hill on the east side of the town.
- 6.8 There are a number of key views within the conservation area:
- Looking north along Broad Street: a townscape of elegant Georgian townhouses in redbrick and stucco, some with prominent doorcases, most with inserted shopfronts of late 19<sup>th</sup>/early 20<sup>th</sup> Century date, and several jettied timber-framed houses, the view deflected at a pinchpoint by a prominent early 18<sup>th</sup> Century house with lunettes, Venetian windows and 'Gothick' glazing bars.
  - A sequential view looking east along Church Street: a townscape of elegant Georgian townhouses, most are stuccoed and rusticated to the ground floor, prominent doorcases include an entablature with modillions on fluted Corinthian columns and pilasters, a modillioned segmental pediment and frieze on fluted pilasters, an open pedimented hood on fluted columns, and flat hoods on pilasters with frieze, paterae or consoles; the rhythm of streetscape is disrupted by a 13<sup>th</sup> Century sandstone rubble chapel; at the east end of the street, a Victorian house with twin gables and label moulds over door and windows, three Georgian houses with central gable and central entrance with flat hood on consoles; quite suddenly the view is terminated by the massive form of the medieval Priory Church of St Peter and St Paul (Grade I).
  - A sequential view looking south along High Street: the narrow medieval street curves away to the right, accentuated by kerbstones and enclosed by buildings of three and four stories; shopfronts of 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> Century date (and design) line the footway; frontages of Victorian, Georgian and post-medieval date (and design) overlook the street; above is a roofscape of hipped and mansard roofs, steep gables and moulded eaves; at the south end of the street, a corner building with three storeys of 20<sup>th</sup> Century bow windows deflects the view and creates a contrast to the jettied fronts of timber-framed 16<sup>th</sup> and 17<sup>th</sup> Century buildings.
  - A sequential view looking east along Etnam Street: a townscape of large and small three-storey Georgian townhouses, most of redbrick and several of stucco with rusticated ground floor; prominent doorcases, ranging from plain flat hoods on pilasters to moulded entablatures, segmental or open pediment hoods on fluted pilasters or attached columns, add interest and variety to the streetscape; an early 20<sup>th</sup> Century

shopfront with fascia-board and panelled pilasters; an elegant 18<sup>th</sup> Century church; parapets of stucco, moulded stone and brick, enriched consoles, a central pediment and brick modillioned eaves add interest and rhythm to a skyline of hipped and pitched slate roofs with prominent brick chimneystacks; a 16<sup>th</sup> Century 'black and white' timber-framed inn with adjoining timber-framed cottages on burgage plots (truncated by a public car park) are reminders of the earlier history of the street.

- Looking east across The Grange from the north and south entrances, a view of the 'black and white' timber-framed Grange Court against a background of mature trees.

6.9 There are a number of 'gateway' views into, and within, the conservation area:

- Looking north into the conservation area from the inner relief road (Westbury Street): a blank rendered wall with stepped copping on one side and a 17<sup>th</sup> Century redbrick boundary wall on the other form a gateway to the Georgian townscape of South Street and The Royal Oak Hotel, a landmark building on a prominent corner site.
- Looking east into the conservation area from the inner relief road (Dishley Street): the narrowing of the carriageway by means of a footway build-out in West Street and the use of street furniture, including bollards, benches and a lamp column, creates a gateway into the conservation area and controls traffic movement.
- Looking south into the conservation area from the inner relief road (Cursneh Road): the townscape of Rainbow Street is a mix of architectural forms (early post-medieval, Georgian and Victorian) and textures (timber-frame and plaster; painted, moulded and gauged brick; roughcast; mosaic tiles and cast-iron).
- Looking south into the conservation area from lower Broad Street: the street widens as a thoroughfare of elegant Georgian buildings of redbrick and stucco with fine architectural details, late 19<sup>th</sup> and early 20<sup>th</sup> Century shopfronts, and some early post-medieval timber-framed buildings.
- Looking south into the conservation area from the footbridge on the River Kenwater: pedestrian access to the priory precinct over a natural boundary feature.
- Looking north along School Lane into Corn Square: pedestrian access lined by the overhanging jetties of 'black and white' timber-framed buildings.
- Looking west along Grange Walk into Corn Square: pedestrian access lined by high redbrick walls.
- Looking south along Drapers Lane into Corn Square: pedestrian access lined by shopfronts.

6.10 There are several exterior views into the conservation area:

- Looking west from the A49 bypass: a view of the tower of the Priory Church, a landmark building that is floodlit at night. (View obstructed by a two-storey auction sales building).
  - Looking south from Mill Street: a view of the tower of the Priory Church. (View obstructed by a large single storey hardware store.)
- 6.11 The following long distance views offer glimpses of the wider landscape setting beyond the boundaries of the conservation area:
- Looking east from The Grange and the Stanley Holland playing fields, a view of the wooded slopes of Eaton Hill.
  - Looking east along Etnam Street, a glimpse of the wooded slopes of Eaton Hill.

## **7. Character Analysis**

- 7.1 The essential character of Leominster Town Conservation Area is that of an historic market town where Georgian pediments overlook wide streets, Tudor jetties overlap in narrow lanes, and Victorian shopfronts display modern goods and antique bric-a-brac. The special character of the conservation area is derived from a combination of features, including: narrow streets and lanes, broad thoroughfares and the central square; the preservation of much of the medieval plan form; the range of architectural types—functional and historical; and the interrelationship of the built environment and open spaces.
- 7.2 The basic plan form of the conservation area is that of the planned medieval borough with its market place, residential burgage plots, and suburban development. The precinct boundary of the adjacent medieval priory is delineated by walls, banks, lanes and watercourses, and the relationship between the borough and priory boundaries is clearly discernable. Much of the area within the priory precinct now comprises recreational open space. The parish church, priory buildings, a chapel, and the earthworks bordering The Grange are surviving components of the medieval landscape. The architectural heritage of the conservation area includes the stone medieval buildings of the priory precinct, 14<sup>th</sup> to 17<sup>th</sup> Century timber-framed buildings, 18<sup>th</sup>/early 19<sup>th</sup> Century Georgian town houses and 19<sup>th</sup> Century commercial premises and shopfronts.
- 7.3 There are a number of landmark buildings in the conservation area. They are buildings of architectural merit that are prominent in the context of their individual townscape setting, including:
- The Priory Church of St Peter and St Paul (Grade I): a large medieval sandstone church with tower overlooking the flood plain of the River Lugg.
  - Grange Court (Grade II\*), The Grange: This building is of outstanding interest – that is expressed in its Grade II\* listing. It is a unique combination of a 17<sup>th</sup> Century market hall and a 19<sup>th</sup> Century gentleman's residence that arises from an equally unusual history. When the older building was to be demolished for town improvements it was Arkwright of Hampton Court (who also owned mills and other property in the Town) who rescued it and made it into an iconic house, in an iconic Victorian

townscape. Arkwright was one of the most prominent of Leominster's Victorians, and his creation, relatively intact, in its setting is a most important survival.

- The Royal Oak Hotel (Grade II), South Street: a large Georgian (late 18<sup>th</sup> Century) building of three storeys, in brick and stucco, occupying a prominent corner position.
- Lloyds TSB, Corn Square: a 19<sup>th</sup> Century *palazzo* style building in white brick and ashlar overlooking the town square.

### Character Areas

- 7.4 There are several areas of individual character within the conservation area. They are identified as the Priory Precinct, the Central Core, Broad Street/Church Street (part), Etnam Street, South Street/West Street (part), and the West Central Area.

#### *Priory Precinct*

- 7.5 The character area comprises approximately 40% of the conservation area. It is bordered on the north and east sides by the conservation area boundary, and on the west and south sides by the medieval priory boundary (represented by walls of brick and sandstone rubble on the west side and a truncated earthwork bank on the south side).
- 7.6 The general landscape category of the character area is identified as 'park'. The character is described as primarily recreational open space (playing fields, playground, picnic site) with a significant ecclesiastical component (church, churchyard, offices), and residential (large and small houses, flats, residential homes) and civic (local government, community, dental surgery) elements.
- 7.7 Much of the character area comprises recreational open space, including The Grange, the Stanley Holland playing fields and Pinsley Mead (largely enclosed fields until the mid-19<sup>th</sup> Century). The parish churchyard also forms a major part of this extensive green open space. The Priory Church, Forbury Chapel and a surviving monastic building attest to the ecclesiastical history and significance of the character area.
- 7.8 The urban townscape extends into the priory precinct on Church Street. Large Georgian and Victorian houses (all Grade II) line the street, particularly on the south side. Architectural details include prominent doorcases, sash windows, moulded and modillioned eaves, storey bands, and stucco. Most of these houses face directly onto the street behind a narrow footway. Elsewhere in this area, the narrow streets have a footway on one side only or none at all. Footways in the character area are of concrete or asphalt; in the vicinity of the Priory Church, the footway is constructed of river cobbles.
- 7.9 A single storey, stone-built Victorian national elementary school (Grade II, now a community centre) is located on School Road. On the site of the Leominster Priory scheduled monument was a Victorian workhouse, later a hospital, now local authority offices. Also in The Priory area is a terrace of small, mid-19<sup>th</sup> Century houses with distinctive label moulds over doors and windows, a terrace of small, early 19<sup>th</sup> Century houses with flat hood and



pilasters at the entrance, and two 17<sup>th</sup> Century timber-framed houses (all are Grade II). A small timber-frame and rubble pigsty and barn on Pinsley Mead is evidence of the former farming activities in this area. Pedestrian access to The Priory from the north is by means of a mid-19<sup>th</sup> Century cast-iron footbridge (Grade II) over the River Kenwater.

### *Central Core*

- 7.10 The central core comprises the central commercial area of the contemporary town. The character area includes Corn Square—a paved open space surrounded by commercial and club premises; High Street, Victoria Street, Corn Street, Drapers Lane and School Lane (part)—narrow streets and lanes lined by retail premises and service providers; Cordwainers Lane, Ironmongers Lane and Butchers Row—very narrow lanes that provide pedestrian access within the central core; and Grange Walk, providing access to The Grange recreation area and car parks.
- 7.11 A significant number of historical assets are located in the central core. They are, primarily, listed buildings and buildings of local interest, but also include the plan form of the medieval borough, particularly the market place, burgage plots and the boundary with the medieval priory precinct.
- 7.12 The landscape category of the central core is identified as ‘urban’. The character is described as historic town centre, predominantly commercial (retail and service) with civic (local authority) and residential elements (flats over commercial premises and a small number of houses).
- 7.13 Most buildings in the area are of three storeys or two storeys with an attic; several four-storey buildings are located on High Street. Many have narrow frontages (a legacy of medieval burgage plot widths), steeply pitched roofs, prominent gables, and traditional shop fronts of late 19<sup>th</sup>/early 20<sup>th</sup> century date. Footways are paved in stone and are generally very narrow; buildings face directly onto the street from the back of the footway. The only gaps between buildings are the several narrow lanes mentioned above or other private access lanes. There is a strong sense of enclosure in the streets and lanes.
- 7.14 Corn Square is an important civic open space used for the weekly market on Fridays and, less frequently, for farmers’ markets, fairs and public events; at other times, controlled parking is permitted. Footways are paved with large stone slabs, and setts in limited areas, and the carriageway with tumbled concrete blocks. Flat-topped speed tables at footway level control traffic speed at pedestrian crossing points. One-way traffic flow applies to all streets open to traffic in the central core (the one-way traffic system includes Broad Street and the West Central Area).
- 7.15 Corn Square is the only public area in the central core with trees, consisting of two ornamental specimens. Trees and shrubs can be glimpsed in private gardens on either side of Grange Walk and in back gardens on the east side of Drapers Lane.
- 7.16 A significant number of timber-framed buildings, of 15<sup>th</sup> to 17<sup>th</sup> Century date, can be seen in the central core, particularly in High Street and Corn Square. In most cases, timbers have been painted black and infill (brick or plaster) painted white. A number of timber-framed buildings have been rendered at

the front elevation but notable characteristics, including jettied upper floors and steep-roofed gables, can be clearly seen.

- 7.17 Many timber-framed buildings were refronted in brick in Flemish bond during the 18<sup>th</sup> and early 19<sup>th</sup> Centuries and now display architectural details of the Georgian period including sash windows with flat rubbed brick heads. In some cases, timber framing can be seen at side or rear elevations. The elegant Georgian frontages of a number of these buildings, particularly in High Street, have been compromised as a result of painting the brickwork and inserting later shopfronts.
- 7.18 During the 19<sup>th</sup> Century, further buildings were constructed or refronted, generally in brick. In some notable instances, white or yellow brick was used with individual ashlar details including pilasters, cambered window heads and chamfered architraves. These buildings are located on High Street and Corn Square. A particularly elegant example is the Lloyds TSB *palazzo* building in Corn Square. Also of this period is a unique ashlar-fronted building on High Street; decorative elements include moulded cornice to parapet with consoles and dentilled band, moulded hoods on consoles over windows, and attached barley sugar columns.
- 7.19 A number of redbrick 20<sup>th</sup> Century buildings in Corn Square and Corn Street exhibit fine details that include brick pilasters, parapet with moulded and modillioned cornice and applied half-timbering. In contrast, an intrusive 20<sup>th</sup> Century development on the west side of Corn Square detracts from the character of the area.
- 7.20 The majority of buildings in the central core are fitted with shopfronts to the ground floor. Many of these are of late 19<sup>th</sup>/early 20<sup>th</sup> Century date with original details that include moulded hood on enriched modillions, fascia-board, pilasters, consoles, cast-iron brackets, canted plate glass windows, transom lights, mullions and recessed doorway. A significant number of late 20<sup>th</sup> Century shopfronts display a continuous fascia across several buildings. This tends to impose a horizontal emphasis on the streetscape and a loss of rhythm.

*Broad Street/Church Street (part)*

- 7.21 The character area includes Broad Street (north of the junction with Vicarage Street) and Church Street (west of the priory precinct boundary). Broad Street is a wide thoroughfare lined by commercial premises including shops, antique dealers, restaurants, estate agents and banks. Many of the buildings have elegant Georgian frontages with inserted 19<sup>th</sup> and 20<sup>th</sup> Century shopfronts. Commercial activities extend into the western part of Church Street, which is also lined, for the most part, by Georgian frontages.
- 7.22 Most of the buildings in the character area are listed (all Grade II, with one exception). Broad Street itself was the site of a medieval market place with burgage plots on both east and west sides of the street. Many of the burgage plots on the east side maintain their earlier plan form, extending to the boundary of the priory precinct (now delineated by a high brick wall). On the west side of Broad Street, the plots have been truncated, mainly as a result of 20<sup>th</sup> Century development.

- 7.23 The landscape category of the character area is identified as 'urban'. The character is described as historic town centre, primarily commercial (retail and service) with residential elements (flats over commercial premises, a small number of houses and several large houses converted into flats).
- 7.24 With few exceptions, buildings are of three storeys and face directly onto the street from the back of fairly wide footways paved with large stone slabs (Broad Street). There are few gaps between buildings, the exceptions being several Victorian carriage entrances. Broad Street is open to one-way traffic (south to north) with controlled echelon parking on both sides. At the approximate mid-point of the street, footway build-outs indicate an informal pedestrian crossing. In Church Street, traffic is two-way and footways are of interlocking blocks or concrete.
- 7.25 At the south end of Broad Street is a junction with three narrow streets (including Church Street) and Drapers Lane. This junction is the former site of the timber-framed market house, now at The Grange. At the north end of the street, the carriageway becomes narrower at the junction with Vicarage Street (at the northern boundary of the conservation area). A short distance to the south, at the junction with New Street, a 'gateway' has been created where the width of the carriageway is reduced by means of footway build-outs and railings. The wide street, lined by listed buildings and constricted at each end, is a significant urban open space. It is used only occasionally for public events (a fair and a market are held annually); at other times, it is used for car parking.
- 7.26 Many of the buildings on Broad Street and Church Street are large townhouses of 18<sup>th</sup> or early 19<sup>th</sup> Century date with front elevations of brick (Flemish bond) or stucco. Characteristic Georgian features include prominent doorcases with open pediments, flat hoods or entablatures on pilasters or attached columns; sash windows under gauged brick flat arches, stepped lintels, flat hoods, cambered pediments or stucco keyblocks; and parapets with modillioned, moulded or coped cornice.
- 7.27 A prominent building at the north end of Broad Street is a meeting hall of two storeys and attic with two gables to the street. The original building, a house, was altered and encased in yellow brick in the later 19<sup>th</sup> Century.
- 7.28 Several buildings on Broad Street are known to have 17<sup>th</sup> Century timber-framed cores behind later facades. A prominent building (Grade II), dated AD 1600, with exposed timber box-frame, jettied upper floors and twin gables is located on the east side of the street. Nearby, the timber-frame of a former inn (Grade II) is concealed by roughcast but the jettied upper floors are clearly discernable. At the north end of Broad Street, a building (Grade II) of 18<sup>th</sup>/19<sup>th</sup> Century date displays sham timber-framing at the front elevation. Several timber-framed buildings are located at the rear of plots on Broad Street. They include a late 15<sup>th</sup>/early 16<sup>th</sup> Century weatherboarded structure (Grade II\*) in a yard on the east side of the street.
- 7.29 Many of the buildings that face onto Broad Street and several in Church Street have inserted shopfronts. A significant number are of late 19<sup>th</sup>/early 20<sup>th</sup> Century date with original details, including one with figurehead ('herms') consoles. Two 20<sup>th</sup> Century ground floor façades are also quite distinctive. A former hotel has two recessed shopfronts behind four moulded segmental arches under a moulded cornice with consoles. A bank has an ashlar

sandstone façade with a modillioned cornice on a colonnade, and semicircular arches over door and windows.

*Etnam Street*

- 7.30 The character area is based on Etnam Street and includes the southern part of School Lane. Etnam Street is a wide, straight, tree-lined thoroughfare and a major traffic access route with parking along each side for much of its length. The footways on both sides vary in width; on the north side they are paved with concrete or asphalt, on the south side with interlocking concrete blocks or asphalt. Build-outs indicate on-street parking zones. The street is lined with trees set on the footway or on build-outs.
- 7.31 A significant percentage of buildings on Etnam Street are listed (all Grade II). Most of these are Georgian houses of late 18<sup>th</sup>/early 19<sup>th</sup> Century date but also include an 18<sup>th</sup> Century church and several 16<sup>th</sup> Century timber-framed buildings. Etnam Street was laid out as a suburb of the medieval borough with burgage plots on the north and south sides. Many of these plots on the south side of the street retain their original plan form; most on the north side have been truncated by 20<sup>th</sup> Century development and the backland is now used as car parks.
- 7.32 The landscape category of the character area is identified as 'urban'. The character is described as historic suburb, predominantly residential (large and small houses, flats and residential homes) with commercial (retail and service) elements.
- 7.33 The majority of buildings on Etnam Street are of three storeys with a smaller number of two. Most buildings face directly onto the street from the back of the footway. A small number of houses are built on backland sites behind the street frontage. On the south side of the street there are few gaps between buildings; at the western end there are several vehicle entrances and a motor trader's forecourt, and further east there is a Victorian carriage entrance and a church forecourt. On the north side of Etnam Street there are far more gaps between groups of buildings, including School Lane, Dukes Walk, and access to public and private parking, and to the rear of premises.
- 7.34 A number of large Georgian town houses are located on the south side of Etnam Street. Their elegant details, including symmetrical front elevation, moulded parapets, slate roofs, prominent doorcases and sash windows, contribute significantly to the character of the area. (Most have been altered internally to create separate dwellings, flats or offices, and a residential home). Several terraces of smaller Georgian houses are located on both sides of the street.
- 7.35 On the north side of Etnam Street, a row of timber-framed houses (one an inn) on truncated burgage plots is a survival of an earlier history and townscape of the area. The 16<sup>th</sup> Century buildings are box- and close-framed with plaster infill, and with jettied upper floor and prominent tiled-roof gables to the front elevation (and later alterations). On an adjacent plot, a tall Victorian house with false timber-frame stands in marked contrast to the 16<sup>th</sup> Century structures. Elsewhere in the character area, timber box-framing can be seen at the side elevations of houses with later brick fronts.

- 7.36 There are a number of commercial premises scattered along Etnam Street, mainly on the north side. The most prominent, at the west end of the character area, is a long established local motor trader. The building is a single storey showroom with horizontal frontage, workshops at the rear and open forecourt at the side. There are also two public houses, food outlets (eat in and take-away), shops and offices. Several shopfronts are of early 20<sup>th</sup> Century date with characteristic details including fascia-boards and fluted pilasters.

*South Street/West Street (part)*

- 7.37 The character area includes South Street (to the conservation area boundary) and West Street (eastern part). Both streets are fairly narrow and are generally lined with commercial premises, mainly shops but also including the town's two major hotels, several cafés, and office premises. Most frontages, particularly on South Street, are of Georgian architectural style. Many have inserted shopfronts of a later date, and evidence of timber-framed structures of an earlier date at the rear.
- 7.38 The majority of buildings in the character area are listed (all Grade II). The narrow frontages and (in places) long narrow plots are characteristic of medieval plots, but the specific historical relationship between South Street/West Street and the central core is unclear.
- 7.39 The landscape category of the character area is identified as 'urban'. The character is described as historic town centre, predominantly commercial (retail and service) with residential elements (generally flats over, or at the rear of, commercial premises).
- 7.40 Most buildings are of three storeys and face onto the street from the back of narrow footways. There are few gaps between buildings; on South Street (west side) and West Street (south side) there is vehicle access to the rear of premises. West Street, like the central core, is paved with tumbled concrete blocks, and the footway with large stone slabs; build-outs indicate loading/unloading zones. Traffic flow is one-way and parking is restricted. In South Street, footways are constructed of concrete. Traffic flow is two-way traffic and parking is restricted.
- 7.41 Many of the buildings in the character area are listed (all Grade II); most are of 18<sup>th</sup> or early 19<sup>th</sup> Century (Georgian) architectural appearance with, in some cases, evidence of earlier timber-framed structures at the rear. On the west side of South Street, a number of Georgian townhouses retain original features including prominent doorcases and sash windows with gauged brick flat arch heads. Most are now offices or flats; several have inserted 19<sup>th</sup> or 20<sup>th</sup> Century shop windows. On the east side of South Street most buildings have inserted shopfronts of 19<sup>th</sup> or 20<sup>th</sup> Century date. The 18<sup>th</sup> Century frontage of the Royal Oak Hotel, with moulded stucco cornice and architraves, and rusticated stucco ground floor, dominates the street. The Classical influenced design of the hotel contrasts with the 'Gothic' style of an adjacent Victorian villa.
- 7.42 In West Street the streetscape is more variable. Buildings are of two or three storeys, with one of a single story, and of a variety of architectural styles. This variation is most evident on the south side where the Talbot Hotel incorporates timber-framed, painted brick and rendered frontages, a number

of window forms and projections including wrought iron balconies over entrances, and bow and canted bay windows. On the north side of the street, three storey Georgian buildings dominate with characteristic details, including sash windows with elegant surrounds, consoles and dentilled eaves. A short row of two storey, much altered, 17<sup>th</sup> Century buildings adds variety to the streetscape. Most buildings on the north side of the street have inserted shopfronts. They include late 18<sup>th</sup>/early 19<sup>th</sup> Century shopfronts with traditional details (including moulded hood, fascia-board and pilasters) and several late 20<sup>th</sup> Century shopfronts with horizontal emphasis.

#### *West Central Area*

- 7.43 The character area includes Rainbow Street, Burgess Street and West Street (western part). The inner relief road forms the northern (New Street), western (Cursneh Street/Dishley Street) and southern (Westbury Street) boundary; the eastern boundary follows the line of truncated burgage plots on the west side of Broad Street, High Street and South Street, and excludes the eastern part of West Street. The area comprises much of the western part of the late medieval/early post-medieval borough. New Street, Burgess Street and West Street generally follow their medieval east-west alignment but the pattern of burgage/tenement plots has been disrupted significantly as a result of 20<sup>th</sup> Century development.
- 7.44 The landscape category of the area is identified as 'urban'. The character is described as largely commercial (retail and service) with residential components (houses and flats over commercial premises) and some civic (government) elements.
- 7.45 Fewer historical assets are located in the west central area than in other character areas. A group of listed buildings (all Grade II) is located at the west end of Burgess Street extending south into Rainbow Street. The group includes a medieval and several 17<sup>th</sup> Century timber-framed structures; a number of Georgian (18<sup>th</sup>/early 19<sup>th</sup> Century) townhouses, including a former inn; and several Victorian (19<sup>th</sup> century) commercial buildings. The medieval building, a former open hall with an inserted second storey, is box-framed with cusped braces; it is possibly of 14<sup>th</sup> Century date and one of the oldest secular houses in the town. A small group of Georgian buildings (Grade II) is located on the south side of West Street. They include an inn and several townhouses with inserted late 19<sup>th</sup>/early 20<sup>th</sup> Century shopfronts displaying traditional details. Georgian buildings are generally of three stories with prominent doorcases and flat arch heads over sash windows. Victorian and 20<sup>th</sup> Century buildings are generally of two stories.
- 7.46 There is a wide range of architectural forms in the character area. In addition to those mentioned above, three redbrick Victorian chapels are located on Burgess Street (all converted to commercial use); two late 20<sup>th</sup> Century retail developments are located on West Street, both are fitted with 20<sup>th</sup> Century shopfronts with horizontal emphasis.
- 7.47 The residential element of the character area is concentrated on Rainbow Street (mainly the west side) and Burgess Street (west end). Dwellings include Georgian town houses with timber-framed core (Burgess Street); a terrace of late 19<sup>th</sup> Century polychrome brick houses with central pediment, and a terrace of early 20<sup>th</sup> Century redbrick houses with ashlar dressings and small front gardens.

- 7.48 Streets in the character area are fairly narrow with, generally, narrow footways on both sides. The central core paving scheme of stone slabs, setts and tumbled concrete blocks extends into West Street. In Rainbow Street, footways are of concrete and asphalt; in Burgess Street, of asphalt; on the inner relief road (east side) footways are of interlocking concrete blocks with concrete in places.
- 7.49 All streets are restricted to one-way traffic; controlled parking is permitted on Rainbow Street. A large public car park and loading/unloading zone is located west of High Street between West Street and Burgess Street. Parking is controlled by the local unitary authority. A further car park, adjacent to a supermarket, is located between West Street and Westbury Street. Parking is privately controlled.
- 7.50 The character area includes a significant number of 20<sup>th</sup> Century developments. All pre-20<sup>th</sup> Century buildings on New Street (south side) had been demolished by the mid-20<sup>th</sup> Century. At present, a large open space is used as a private car park while awaiting redevelopment. A post-World War II, two-storey drill hall is now used as office premises; a large antiques warehouse has been refronted in brick; and several very large, three-storey brick and rendered office buildings have been constructed on backland sites. The massive proportions and architectural details of these buildings are of a very different character to the small two-storey brick and timber-framed houses they have replaced, and to most other buildings in the character area.
- 7.51 On the former site of an early 20<sup>th</sup> Century livestock market at Dishley Street and Westbury Street are a single-storey supermarket with associated car park and delivery area, and a large bus station (paved with tumbled concrete blocks). At the east end of Westbury Street is a large pre-World War II cinema of art deco design. This building (now a bingo club) contributes to the architectural and social history of Leominster.

#### Buildings of Local Interest

- 7.52 A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the area. It is proposed that the following be considered for designation as Buildings of Local Interest:
- Lloyds TSB, Corn Square: 1866, bank and offices, two storeys, five-bay *palazzo* style building, white brick with ashlar dressings, hipped slate roof, modillioned eaves, moulded storey band, prominent central doorcase with entablature on attached rusticated columns, panelled door with fanlight, sash windows with moulded architraves.
  - Herefordshire Council Offices, Corn Square: 1875, offices, two storeys, yellow brick with ashlar dressings, hipped slate roof, brackets to eaves, entrance to right, segmental ashlar head with keystone, 20<sup>th</sup> Century plate glass door, sash windows with half-round ashlar heads and keystones (ground floor), segmental ashlar heads and keystones, and moulded sillband (1<sup>st</sup> floor), cast-iron rainwater goods, wheelchair ramp with cast-iron railings, two-storey annexe to left. Architect: A.C. Haddon.



- Former Post Office, Corn Square: 1908, two storeys and attic, redbrick (Flemish bond) with stick framing and pebbledash at 1<sup>st</sup> floor, pitched tile roof, dormer window with casements, decorative bargeboards and pendant finial, entrance to left with panelled door, casement windows (1<sup>st</sup> floor). Building unoccupied at the time of survey.
- No. 23, Drapers Lane: Late 17<sup>th</sup>/early 18<sup>th</sup> Century with late 16<sup>th</sup> Century (?) core, shop, three storeys, front (west) elevation refaced in brick, pitched slate roof, sash windows with segmental brick arch heads (1<sup>st</sup> floor), timber-framed interior; 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront with fascia-board, consoles and pilasters, central entrance. Timber-framed outbuilding at rear.
- No. 25, Drapers Lane: 18<sup>th</sup> Century with 17<sup>th</sup> Century core, shop, two storeys, painted brick, band, sash windows with flat gauged brick heads (1<sup>st</sup> floor), timber-framed interior; 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront with pilasters, recessed central entrance, later alterations.
- War Memorial, The Grange: c. 1920, an angel holding aloft a flaming torch, bronze on an engraved stone base, by local stone mason W.G. Storr Barber.
- The Pavillion, The Grange: 1901, former cricket pavilion now a café, single storey, weatherboarded, veranda at the front (south) elevation.
- Nos. 17 to 19, High Street: 1895, shop, three stories, yellow brick with ashlar dressings, parapet to roof, moulded ashlar coping, storey and sillbands, and pilasters, moulded ashlar window surrounds and keystones, cambered heads at second floor, cast-iron rainwater goods; late 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront with fascia-board, consoles and pilasters, tiled stallrisers, recessed central entrance; passageway on left named Cordwainer's Lane. Shop extends through to 14/16 Drapers Lane (Grade II). Formerly Ross's shoe shop.
- No. 24, High Street: 20<sup>th</sup> Century façade with 17<sup>th</sup> Century (?) core, shop, three storeys, ashlar, hipped slate roof, moulded cornice to parapet with consoles above dentilled band, attached barley sugar columns at 1<sup>st</sup> and 2<sup>nd</sup> floors, sash windows, moulded architraves and sillbands, moulded hoods on consoles (1<sup>st</sup> floor); 20<sup>th</sup> Century shopfront with recessed central entrance. Timber-framed range with brick infill at rear.
- No. 27, High Street: 1885, shop and dwellings, three storeys with attic, corner block, white brick, slate mansard roof with dormer windows, dentilled eaves, narrow sash windows (1<sup>st</sup> and 2<sup>nd</sup> floor) with linked chamfered stone architraves under segmental brick arch heads, stone sillbands; 20<sup>th</sup> Century shopfront (continues to no. 25), partial survival of moulded stone hood and pilasters of 19<sup>th</sup> Century shopfront. Formerly *Gaius Smith* grocery shop. Architect: Thomas Davies.
- No. 31, High Street: 19<sup>th</sup> Century, shop and dwellings, three storeys, painted brick, hipped slate roof, quoins, storey band, sash windows under stepped lintels (2<sup>nd</sup> floor), under flat hoods on consoles (1<sup>st</sup> floor); 19<sup>th</sup>/early 20<sup>th</sup> Century shop windows at west (front) and north elevations

with sash windows, fascia-board, consoles, decorative cast-iron columns, recessed central entrance.

- The Old Priory Hospital, The Priory (on the site of Leominster Priory Scheduled Monument): 19<sup>th</sup> Century, Union Workhouse later hospital now local authority offices, single storey wing aligned north-south, central pediment with lunette window, later two storey wing aligned east-west, central pediment, all in redbrick (Flemish bond) under hipped slate roofs.
- Pigsty/barn, The Priory (on the site of Leominster Prior Scheduled Monument): medieval, timber-frame with weatherboard at west elevation, brick infill at other elevations with temporary (chipboard) repairs, corrugated iron roof, sandstone rubble at lower level, doorway at north-east corner, windows with iron grills; in poor condition.
- Former Clifton Cinema, South Street: 1936, bingo club, brick with rendered front (east) elevation under a flat roof; designed in art deco style with concave frontage, steps up to central doors, Crittal windows with metal frames and some coloured glass; the adjoining gable end of 28 South Street is rendered and stepped with flat, concrete coping, and formed a continuation of the cinema frontage. The cinema was part of the regional Clifton Cinema group; the Clifton Cinema at Ludlow has been demolished.
- Jubilee Buildings, Victoria Street: 19<sup>th</sup> Century, shop, three storeys, redbrick, hipped slate roof, corbels to eaves, stuccoed quoins, storey band and window heads, sash windows, pediment over two central windows (1<sup>st</sup> floor) with tympanum inscribed "JUBILEE BUILDINGS"; 19<sup>th</sup>/early 20<sup>th</sup> Century shop window with fascia-board, consoles and pilasters, transom lights, recessed central entrance highlighted by decorative cast-iron columns.
- Nos. 30 to 34 (even), West Street: 19<sup>th</sup> Century, houses now shops and dwellings, three storeys, painted brick, moulded cornice with dentilled eaves and consoles, sash windows, moulded hoods on consoles at 1<sup>st</sup> floor, off centre door case with moulded elliptical arch, keystone and attached fluted columns, early 20<sup>th</sup> Century shopfront to right, recessed 20<sup>th</sup> Century shopfront to left.

#### Features in the Public Realm

7.53 The following features in the public realm also contribute to the local character and appearance of the conservation area:

- Significant sandstone rubble and brick boundary walls within and bordering the priory precinct.
- The War Memorial, The Grange (described above).
- The Priory Church floodlighting scheme.
- A gravestone depicting cricketing equipment in the parish churchyard.
- Benches and a drinking fountain (disused), The Grange.

- Children’s playground apparatus in the Stanley Holland playing fields.
- A red, cast-iron K6 telephone kiosk (Grade II), West Street.
- Stone paving slabs, setts, tumbled concrete blocks and kerbstones of good quality materials throughout the central core and in Broad Street and West Street; river cobbles in the vicinity of the Priory Church and the Forbury Chapel.
- Coordinated street furniture (black), including railings, bollards, finger posts, poles, street lamps, cycle racks, planters and litterbins, particularly in Broad Street, also Corn Square and West Street.

### Prevalent Building Materials and Local Details

#### *Brick*

- 7.54 The most common building material used in the conservation area is brick. Hand-made bricks of 17<sup>th</sup> and 18<sup>th</sup> Century date can be seen in a number of timber-framed buildings, where they were utilised as infill (nogging), and in boundary walls. Several methods of bonding were used, including English, English garden wall, and Flemish bond. (Recent brick infill of timber-framed buildings generally utilises stretcher bond).
- 7.55 A large number of brick buildings (or building fronts) located throughout the conservation area are of Georgian (18<sup>th</sup>/early 19<sup>th</sup> Century) architectural design, characterised by their elegant Classical proportions. Handmade bricks were laid in Flemish bond, or in English garden wall bond at minor elevations. In some instances, stucco was used at the front elevation or at the ground floor (sometimes rusticated). Architectural details include:
- Prominent doorcase with pediment, entablature or flat hood of wood or stone on columns, attached columns or pilasters.
  - Sash windows under brick segmental arch or gauged brick flat arch heads, stucco lintels, flat hoods, or pediments.
  - Parapet with moulded or modillioned cornice, brick modillions or corbels to eaves, or central pediment.
  - Quoins, storey band or sillband.
- 7.56 A number of Victorian (19<sup>th</sup> Century) buildings, constructed of machine-made brick in Flemish bond, show evidence of Classical or Gothic influence and display a range of architectural details, including:
- Red, white/yellow and polychrome brick.
  - Doorcase with chamfered ashlar surround, hood moulding, entablature on attached columns.
  - Ashlar, stucco and moulded brick dressings.
  - Parapet with pediments, corbelled eaves.
- 7.57 Brick buildings of later 20<sup>th</sup> Century date are generally constructed in stretcher bond. Details may include:
- False timber-framing, render, or tile-hung front elevation.

- UPVC and metal/alloy door and window frames, including Crittall and aluminium sash windows.

#### *Timber-Frame*

7.58 A significant number of timber-framed (medieval to 17<sup>th</sup> Century) buildings, with steep-pitched roofs and prominent gables, are present in the conservation area. Those on prominent frontages are generally painted black and white, others have been refronted in roughcast or stucco. Architectural details include:

- Square- or close-studded framing, cusped or chevron braces.
- Infill panels of plaster, brick or painted brick, weatherboard.
- Jettied upper storeys, cusped brackets.
- Decorative bargeboards, finials.

#### *Stone*

7.59 The oldest surviving medieval buildings are constructed of sandstone. They include the Priory Church (ashlar), the Forbury Chapel and the Priory Building (both rubble). The Priory Building and the Forbury Chapel are both quite plain in design; windows (lancet and mullion) have pointed arch heads of Early English architectural style. The Priory Building has buttress chimneystacks and a 19<sup>th</sup> Century third storey with casement windows.

7.60 The Priory Church has a highly decorative interior and exterior. Architectural styles include Norman (Romanesque), Early English, Decorated, and 19<sup>th</sup> Century Gothic illustrated in the forms of arches, columns and window tracery. Distinctive features include carved capitals of the Herefordshire School of Romanesque sculpture at the west doorway, and ballflower ornamentation at the south aisle.

7.61 The 19<sup>th</sup> Century National elementary school, located in view of the church, is constructed of sandstone rubble with ashlar dressings in the 19<sup>th</sup> Century Gothic style. Architectural details include pointed arch and square-headed windows with tracery, mullions and hood moulds; quoins; and buttresses.

7.62 Also of 19<sup>th</sup> Century date is an ashlar-fronted building of Classical design located on High Street. Architectural details include moulded cornice with consoles, attached barley sugar columns, and sash windows with moulded architraves and moulded hoods on consoles. A 20<sup>th</sup> Century bank façade on Broad Street is also of Classical design in rusticated ashlar sandstone. Architectural details include a modillioned cornice on a colonnade, doorcase with moulded frieze on pilasters under semicircular arch, sash windows under segmental arches.

#### *Corrugated Iron*

7.63 A long barn-like building, constructed of corrugated iron with a pitched roof and previously used as a clothing factory, is located on the west side of the central car park. This is the largest surviving corrugated iron structure in the conservation area. Situated at the rear of a 14<sup>th</sup> Century timber-framed house on Burgess Street, the building occupies the backland of a burgage plot and preserves the plan form of the medieval plot.

### *Roofs*

- 7.64 The majority of roofs are pitched; a smaller number (by a ratio of perhaps 3:1) are hipped; one mansard roof was observed. In the case of most medieval and Victorian buildings, the roofs are steeply pitched, whereas Georgian and later 20<sup>th</sup> Century buildings generally have roofs of a shallow pitch. There are very few flat roofs (they are generally associated with very large buildings). Most pitched roofs, and probably all hipped (including mansard) roofs, are covered with Welsh slates. Tiles (plain tiles, some composite tiles and rarely cement tiles) are also used. A number of pitched roofs have ridge tiles. Several roofs are of corrugated iron. There are rare examples of lead (Priory Church), stone, and asbestos roof covering.
- 7.65 The majority of buildings have prominent brick chimneys. Two examples of brick spurred composite chimneys were observed.

### *Shopfronts*

- 7.66 There is a significant number of late 19<sup>th</sup>/early 20<sup>th</sup> Century shopfronts. Many retain traditional features, including moulded hood, fascia-board, consoles, pilasters, mullions and recessed doorway. Other features include canted plate glass windows, transom lights, stallrisers and cast-iron brackets.
- 7.67 Later 20<sup>th</sup> Century shopwindows are associated with recent developments and, in some cases, inserted into earlier buildings. Characteristic features include very large windows and dominant illuminated fascias that may conceal original architectural features, overlap windows or extend across neighbouring premises.

### Positive Areas and Features

- 7.68 Much of Leominster Town Conservation Area is of great significance in terms of its archaeological and architectural heritage, and historical interest. Positive areas and features of particular importance are:
- The plan form of the medieval borough (including burgage and tenement plots) and the priory precinct.
  - The narrow streets and lanes of the central core.
  - The environs of the Priory Church.
  - The site of the Benedictine monastery and the earlier Saxon occupation.
  - Grange Court and the open space of The Grange with boundary features of walls and earthworks.
  - The architectural heritage of the central core that ranges from medieval to Victorian.
  - The 15<sup>th</sup> and 16<sup>th</sup> Century townscapes of Corn Square (south side)/School Lane, and Etnam Street.

- The Georgian townscapes of Broad Street, Church Street, Etnam Street and South Street.

#### Negative and Intrusive Elements

7.69 The following intrusive elements detract from the character of the conservation area:

- Corn Square (west side): a mid-20<sup>th</sup> Century commercial development.
- High Street and West Street: a number of mid- and later 20<sup>th</sup> Century commercial developments on individual and adjoining sites with dominant fascia-boards of horizontal emphasis.
- Etnam Street (north side behind the street frontage): open car parks on backland sites that truncate medieval burgage plots.
- Etnam Street (south side): a large site that includes a car showroom, forecourt and workshops; a large residential home development.
- Dishley Street/Westbury Street: mid-20<sup>th</sup> Century development on a large site that includes a supermarket, unloading/unloading zone and car park, and an open bus station.
- New Street: mid- to late 20<sup>th</sup> Century development on a large site that includes several large individual, and groups of, prominent office and sales buildings, and an open car park.
- Hampton Gardens: a 20<sup>th</sup> Century bungalow.

### **8. Pressures, Capacity and General Condition**

- 8.1 Considerable commercial and residential development has taken place in Leominster since the designation of the conservation area in 1969. Much of this has been outside the conservation area boundaries. Significant commercial development has taken place, however, in the west central character area of the conservation area, and there is pressure for further development in this area. This has resulted in a loss of character, the breakdown of the medieval/early post-medieval plan form of burgage and tenement plots, and the potential loss of archaeological evidence of the medieval development of the borough. Building replacement on smaller sites, particularly in Corn Square and West Street, has also resulted in intrusive developments that detract from the character of the conservation area.
- 8.2 Recent commercial development has taken place just outside the conservation area boundary on the north-east side (in the River Meadows Conservation Area). Views into the conservation area from the Leominster Bypass (A49) and Mill Street (A44), particularly of the Priory Church tower, have suffered as a result.
- 8.3 The appearance and condition of buildings is generally very good in Broad Street, Church Street and Etnam Street. Recent improvement work by owners or occupiers in Broad Street has been particularly effective. There are a number of problems elsewhere however:

- General run-down appearance and condition of some individual buildings (including paintwork and broken or boarded-up windows), particularly in High Street and South Street.
- Inappropriate treatment of individual shopfronts that detracts from the character of the area, particularly in the central core and the west central area.
- Temporarily unoccupied commercial premises, particularly in High Street and South Street.
- Unoccupied upper floors of commercial buildings, particularly in the central core and South Street.

## 9. **Issues**

### Buildings at Risk

9.1 The following Listed Buildings are potentially at risk:

- The Forbury (Grade II\*), Church Street, a large elegant Georgian house, now a residential home: at the front elevation, the stone pediment over the advanced central bay show signs of damage resulting from weathering and erosion; areas of brickwork require repointing.
- A timber-framed, sandstone rubble and brick building (Grade II) south of no. 17 West Street towards the rear of a former burgage plot, possibly a former workshop: the roof covering has been removed and the structure is exposed.
- A timber-framed range at the rear of nos. 43 and 45 Etnam Street (Grade II) on a former burgage plot, formerly workshops: vacant.
- A timber-framed building (Grade II) west of no.11 Broad Street towards the rear of a former burgage plot, possibly a former cottage or workshop more recently used as store: potentially at risk through unsuitable use or underuse.
- A wall around The Grange (Grade II): perimeter wall of brick and sandstone rubble on the line of the priory precinct boundary: at a gateway giving access to nos. 7 and 8 Corn Square, damage to the wall including the removal of several large stones.

### Priory Precinct

9.2 During the late 19<sup>th</sup> and 20<sup>th</sup> Century, significant development has taken place within the medieval priory precinct in the north-west quadrant (a residential home, and a car park on the site of a medieval fishpond) and in the south-east quadrant at Pinsley Road (residential). The residential home is within the boundaries of Leominster Town Conservation Area, the car park is in the River Meadows Conservation Area; the Pinsley Road development is not in a conservation area.



- 9.3 The medieval precinct is an important part of Leominster's archaeological and historical heritage; the site of the Benedictine Priory is recognised as a Scheduled Monument of national importance. Further encroachment or development within the priory precinct boundary should be discouraged.

#### Burgage Plots

- 9.4 Burgage and tenement plots are an important component of the medieval borough of Leominster. Many have been destroyed or truncated, particularly in the central west area (New Street, Burgess Street and West Street) and on backland sites at Etnam Street, as a result of 20<sup>th</sup> Century development. The survival of existing medieval plots is under threat from further development.

#### Shopfronts

- 9.5 Shopfronts of 19<sup>th</sup> and early 20<sup>th</sup> Century design contribute to the historic character of the conservation area and to the vertical rhythm of the streetscape. Where dominant or continuous fascias are introduced, particularly across the front of several adjacent buildings, there is a loss of rhythm as a result of the imposition of horizontal emphasis, and an erosion of the historic character of the conservation area. This is particularly applicable to streets and lanes in the central core, South Street, West Street and Rainbow Street.

#### Street Scene

- 9.6 Street furniture, in the form of advertising boards, tables and chairs for customers' use and goods offered for sale, can be part of an attractive street scene in urban open spaces. Corn Square is an attractive urban open space at the hub of the commercial centre, linked to the periphery by narrow streets and lanes lined by shops and services. It has been considered as an area for pedestrianisation in the past. However it does operate as a form of shared space, a concept that is developing in many towns and cities. A co-ordinated approach to 'street scene' is also being promoted and the shopping streets in particular might benefit from such an approach.

#### Proposed Boundary Changes, Inclusions and Exclusions

- 9.7 General considerations underlying proposals to change conservation area boundaries include the following:
1. To include areas of special architectural or historic interest that would contribute to the character of the conservation area.
  2. To include areas of the landscape that form an integral part of the historic built environment and contribute to the character of the conservation area.
  3. To exclude neutral or intrusive areas that do not contribute to, or, detract from, the character of the conservation area.
  4. To exclude areas of the landscape that do not form an integral part of the historic built environment.

5. To align the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads, lanes or public footpaths, and to maintain coherence of the boundary.

#### 9.8 *Proposed Inclusions*

- On the west side of The Priory, nos. 5 to 13 (odd), a terrace of mid 19<sup>th</sup> Century brick houses (Grade II); nos. 15 and 17, two 17<sup>th</sup> Century timber-framed houses (Grade II): these houses are currently within the River Meadows Conservation Area but represent aspects of the post-Dissolution secular development of the priory precinct.
- On the west side of Broad Street, extending north from the present conservation area boundary to the south bank of the River Kenwater, nos. 29 to 45 (odd), a row of nine Georgian (18<sup>th</sup>/early 19<sup>th</sup> Century) houses (all Grade II); on the east side of Broad Street, immediately north of the conservation area boundary, no. 46, a Georgian (18<sup>th</sup> Century) house (Grade II) set on a former burgage plot abutting the boundary of the Priory Precinct: these buildings represent the continuing Georgian development of central Leominster on earlier occupation sites.

#### 9.9 *Proposed Exclusions*

- No. 32 Hampton Gardens, a 20<sup>th</sup> Century bungalow: the building is not of specific architectural merit and is not in character with adjacent buildings, i.e., Brook Hall, a former house converted to a meeting hall (Grade II) and ancillary buildings (orangery and coach house).
- On the north side of the conservation area, a stretch of the River Kenwater, the conservation area boundary to follow the south bank of the river rather than the north bank, but the footbridge (Grade II) to remain in the conservation area: this section of the river to become part of the River Meadows Conservation Area which already includes other sections of the Kenwater and the River Lugg.

#### 9.10 *Proposed New Boundary*

The following boundary is proposed, based on the above inclusions and exclusions:

- At the north east corner of the conservation area, west along the south bank of the River Kenwater to the footbridge; include the footbridge; continue west then south and east along the property boundaries of nos. 15 and 17 The Priory; south along the west side of The Priory; west then south along the property boundaries of nos. 5 to 13 (odd) The Priory; rejoin the present conservation area boundary.
- At the boundary of the Priory Precinct, north then west along the property boundary of no. 46 Broad Street; cross Broad Street; north along the west side of Broad Street to the south bank of the River Kenwater; west then south and east along the building edge of no. 45 Broad Street; south along the property boundaries of nos. 43 to 29 (odd) Broad Street; cross Vicarage Street; west along the south side of no. 32 Hampton Gardens; rejoin the present conservation area boundary.

## **Appendix I: List of Heritage Assets**

### Scheduled Monuments

- Forbury Chapel
- Leominster Priory

### Listed Buildings

Grade I: Buildings of national importance and exceptional interest.

Grade II\*: Particularly important buildings of more than special interest.

Grade II: Buildings of special interest.

(Note: All Grade II unless shown)

#### *Broad Street*

##### West Side

- No. 1, Midland Bank, former house, late 18<sup>th</sup> Century, painted brick, slate roof, Classical ashlar sandstone to 1<sup>st</sup> floor (20<sup>th</sup> Century).
- No. 3, shop and dwelling, early 19<sup>th</sup> Century front to earlier core, stucco, slate roof, 20<sup>th</sup> Century shopfront.
- No. 5, shop and dwelling, 18<sup>th</sup> Century, stucco, slate roof, restored 20<sup>th</sup> Century shopfront.
- No. 7, shop and dwelling, 19<sup>th</sup> Century front to earlier core, roughcast, 20<sup>th</sup> Century shopfront.
- Nos. 9 and 11, houses now bank and shop, late 18<sup>th</sup> Century, brick, slate roof, late 19<sup>th</sup> Century shopfront to right.
- West of no.11, cottage/workshop (?) now store, 18<sup>th</sup> Century (?) incorporating 17<sup>th</sup> Century structure, timber-frame with brick infill, tile roof.
- No. 13, NatWest Bank, house now bank, late 18<sup>th</sup> Century, brick.
- No. 15, Lion Works, hotel now shops and offices, late 18<sup>th</sup>/early 19<sup>th</sup> Century, stucco, composite tile roof, two 20<sup>th</sup> Century shopfronts.
- At rear of no. 15, Lion Ballroom (II\*), assembly room now public hall with offices below, c. 1830, brick, slate roof, 1<sup>st</sup>-floor hall in neo-Classical style.
- No. 17, house now shop, early 19<sup>th</sup> Century, stucco, slate roof, altered 19<sup>th</sup> Century shopfront.
- Nos. 19 and 19B, house now restaurant and dwelling, early 19<sup>th</sup> Century, painted brick, slate roof, early 20<sup>th</sup> Century shopfront.
- No. 21, houses now take-away food shop and dwelling, 18<sup>th</sup> Century, roughcast, stucco to ground floor, composite tile roof.
- No. 25, house now shop and dwelling, late 18<sup>th</sup> Century early 19<sup>th</sup> Century, brick, slate roof, early 20<sup>th</sup> Century shopfront.
- No. 27, Brook Hall, hall, late 19<sup>th</sup> Century encasement of an earlier building, yellow brick, slate roof.

##### East Side

- No. 2, shop and dwelling, 17<sup>th</sup> Century refronted 20<sup>th</sup> Century, brick, early 20<sup>th</sup> Century shopfront returned to right.
- No. 4, The Grape Vaults Public House, houses now public house, 18<sup>th</sup> Century front to 17<sup>th</sup> Century core, roughcast, interior timberwork, tile roof.
- No. 12, house now shop and dwelling, late 18<sup>th</sup> Century, brick, tile roof, early 20<sup>th</sup> Century shopfront.
  - Nos. 14 and 14A, house now flats and shops, 18<sup>th</sup> Century front to 17<sup>th</sup> Century core, roughcast, slate roof, late 19<sup>th</sup> Century shopfront to left.

- No. 16, shop and dwelling, early 19<sup>th</sup> Century front to 18<sup>th</sup> Century core, brick, slate roof, 20<sup>th</sup> Century restored shopfront.
- No. 18, house now shop and dwelling, dated 1600, timber-frame and plaster, slate roof, late 19<sup>th</sup> Century shopfront.
- No. 20, Foxton House, house now restaurant and dwelling, late 18<sup>th</sup> Century, stucco, early 20<sup>th</sup> Century shopfront.
- Nos. 22 and 24, houses now shops and dwelling, mid 18<sup>th</sup> Century to 17<sup>th</sup> Century core, roughcast, slate roof, 19<sup>th</sup> Century canted bow window to left, late 19<sup>th</sup> Century shopfront to right, timber-framed wings to rear.
- No. 26, house now offices, 18<sup>th</sup> Century, brick, stucco to ground floor, slate roof, carriageway and advanced wing to left.
- Nos. 28, 30 and 30A, houses now shops and dwellings, early 19<sup>th</sup> Century front to 17<sup>th</sup> Century core, stucco, slate roof, 19<sup>th</sup> Century shopfront with bow windows to left, 20<sup>th</sup> Century shop window with cambered head to right.
- Nos. 32 and 34, house now shop and dwelling, 18<sup>th</sup> Century, brick, slate roof, 20<sup>th</sup> Century shopfront to right.
- No. 36, house, 19<sup>th</sup> Century front to 18<sup>th</sup> Century core, plaster and sham timber framing, slate roof.
- No. 38, house now shop and dwelling, 18<sup>th</sup> Century, brick, stucco, slate roof.
- Nos. 40 and 42, houses, early 19<sup>th</sup> Century, brick, stucco to ground floor, slate roof, carriageway under timber arch to right.
- Rear of nos. 40 and 42, lodgings/guest house (Grade II\*) later stables now stores, late 15<sup>th</sup>/early 16<sup>th</sup> Century with alterations, timber-frame and weatherboarding, some brick infill, corrugated iron and tiled roof, 17<sup>th</sup> Century timber-frame range to north-west.
- No. 44, house, 18<sup>th</sup> Century front to 17<sup>th</sup> Century core, painted brick, slate roof, 20<sup>th</sup> Century shop window to right.

### *Burgess Street*

#### South Side

- Grafton House, house now store, 14<sup>th</sup> Century (?) with later alterations, timber-frame and plaster, painted brick, slate and tile roof.
- Office building occupied by Powell, Price and Co. Ltd, bank later police station now offices, ca. 1870 with 20<sup>th</sup> Century alterations, brick, slate roof.
- Commercial building, Leominster Adult School Hall, former later shop now hairdresser, mid 19<sup>th</sup> Century with 20<sup>th</sup> Century alterations, stucco, slate roof.
- No. 15, house later magistrates court now offices, late 18<sup>th</sup> Century, brick, slate roof.
- Nos. 19 and 19A, house now offices, 17<sup>th</sup> Century with later alterations, timber-frame and roughcast, tile roof, early 20<sup>th</sup> Century shopfront.
- Nos. 19B and 21, includes nos. 10 and 12 Rainbow Street, house now offices, 17<sup>th</sup> Century with later alterations, roughcast, tile roof, late 19<sup>th</sup> Century shopfront.

#### North Side

- Nos. 30 to 36, houses, 18<sup>th</sup> Century front to 17<sup>th</sup> Century core, painted brick and roughcast, slate roof, timber-frame and plaster wing to rear.

### *Church Street*

#### North Side

- Nos. 3, 5 and 7, houses now shops and dwellings, mid/late 18<sup>th</sup> Century to 17<sup>th</sup> Century core (?) painted brick, slate roofs, late 19<sup>th</sup> and 20<sup>th</sup> Century shopfronts, exposed 17<sup>th</sup> Century timber-frame on right returned side.
- No. 9, house, mid 18<sup>th</sup> Century to earlier core, brick, slate roof, 20<sup>th</sup> Century shop window and carriageway under brick arch to left.
- Nos. 11 and 13, houses, late 18<sup>th</sup> Century, stucco, slate roof.
- No. 15, The Frere House and attached wall, house, late 18<sup>th</sup> Century, brick, slate roof.
- Forbury Chapel, chapel now offices, c. AD 1282 with later alterations, stone rubble, slate roof.
- The Forbury (Grade II\*), house now residential home, mid 18<sup>th</sup> Century, brick, slate roof.

#### South Side

- Nos. 2, 2A and 4, houses now shops and dwellings, 19<sup>th</sup> Century, brick, composite tile roof, late 19<sup>th</sup> and early 20<sup>th</sup> Century shopfronts.
- Nos. 6 and 6A, house, early 19<sup>th</sup> Century, stucco, brick wing to right.
  - The Gatehouse, nos. 1, 2 and 3, house now dwellings, early 19<sup>th</sup> Century front to 18<sup>th</sup> Century or earlier core, stucco, slate roof.
  - No. 12, house, late 18<sup>th</sup>/early 19<sup>th</sup> Century with earlier core (?), brick, stucco to ground floor, tile roof.
  - No. 14, house now flats, early 19<sup>th</sup> Century, stucco, slate roof.
  - No. 16, house now dental surgery, early 19<sup>th</sup> Century, stucco, slate roof.
  - No. 18, house, late 18<sup>th</sup>/early 19<sup>th</sup> Century, painted brick, slate roof.
  - No. 20, The Old Vicarage, house, late 19<sup>th</sup> Century, stucco, slate roof.
  - Wall to no. 20, garden wall, medieval to 19<sup>th</sup>/20<sup>th</sup> Century, sandstone rubble and brick.
  - No. 22, house, late 18<sup>th</sup>/early 19<sup>th</sup> Century, stucco, slate roof.
  - No. 24, house, late 18<sup>th</sup>/early 19<sup>th</sup> Century, brick, composite tile roof.
  - No. 26, house, late 18<sup>th</sup>/early 19<sup>th</sup> Century, brick, slate roof.

#### *Corn Square*

##### North Side

- Nos. 4, 5 and 6, houses now club and dwelling, 18<sup>th</sup> Century, stucco, slate roof.
- Nos. 7 and 8, houses now club and offices, 18<sup>th</sup> Century, stucco, tile roof.

##### South Side

- No. 16, shops, 15<sup>th</sup> Century with later alterations, timber-frame and plaster, 20<sup>th</sup> Century shopfront.
- Nos. 16A and 17, shops, 15<sup>th</sup> Century with later alterations, timber-frame and plaster, tile roof, 20<sup>th</sup> Century shopfronts.
- Three Horseshoes Public House and adjoining shop, house now public house and adjoining take-away food shop, 16<sup>th</sup> Century with later alterations, timber-frame and render, tile roof.

##### East Side

- No. 10, houses now shops, 17<sup>th</sup>, 18<sup>th</sup> and 20<sup>th</sup> Century, part brick, part timber-frame and render with stick framing over, tile roof.

#### *Corn Street*

##### North Side

- No. 3, shop and dwelling now shop, 17<sup>th</sup> Century with later alterations, timber-frame and plaster, tile roof, late 19<sup>th</sup> Century shopfront.

#### South Side

- No. 2, shop and dwelling now shop, 18<sup>th</sup> Century, render, slate roof, 20<sup>th</sup> Century shopfront.
- No. 6, shop and dwelling, late 16<sup>th</sup>/early 17<sup>th</sup> Century with later alterations, plastered timber-frame, slate roof, 19<sup>th</sup> Century shopfront.

#### *Drapers Lane*

##### East Side

- No. 1, shop and dwelling, late 18<sup>th</sup> Century, brick, slate roof, early 20<sup>th</sup> Century shopfront.
- Nos. 3 and 5, shop and offices, late 18<sup>th</sup> Century, brick, late 19<sup>th</sup> Century shopfront.
- No. 7, shop and dwelling, 18<sup>th</sup> Century front to 17<sup>th</sup> Century or earlier core, stucco, early 20<sup>th</sup> Century shopfront.
- Nos. 9 and 11, shop and dwelling now shops, early 17<sup>th</sup> Century with later alterations, timber-frame and plaster, plain tile roof, late 19<sup>th</sup> Century shopfront.
- Nos. 13 and 15, shops and dwellings, 18<sup>th</sup> Century front to 17<sup>th</sup> Century core with later alterations, painted brick, late 19<sup>th</sup> Century shopfront.
- No. 27, shop and dwelling, early 19<sup>th</sup> Century with later alterations, redbrick, slate roof, late 19<sup>th</sup> Century shopfront.

##### West Side

- Nos. 12 and 14, shop and dwelling, 18<sup>th</sup> Century with later alterations, stucco, composite tile roof, late 19<sup>th</sup> Century shopfront.
- No. 16, shop and dwelling, 18<sup>th</sup> Century with later alterations, painted brick, slate roof, 20<sup>th</sup> Century shopfront.
- No. 18, shop and dwelling, 18<sup>th</sup> Century front to 17<sup>th</sup> Century core with later alterations, painted brick, plain tile roof, early 20<sup>th</sup> Century shopfront.
- Nos. 20 and 22, shop and dwelling, 17<sup>th</sup> Century or earlier with later alterations, timber-frame and plaster, tile roof, 19<sup>th</sup> Century shopfront.

#### *Etnam Street*

##### North Side

- The Bell Inn, house now public house, early 19<sup>th</sup> Century, painted brick, composite tile roof.
- Nos. 43 and 45, houses, early 19<sup>th</sup> Century front to 17<sup>th</sup> Century core, brick, timber-frame, slate roof.
- Nos. 47 and 49, houses now shop and dwellings, later 19<sup>th</sup> Century, slate roof, early 20<sup>th</sup> Century shopfront to right.
- No. 61, Chequers Inn, 16<sup>th</sup> Century with later additions, timber-frame and plaster, plain tile roof.
- Nos. 63, 65 and 67, house now cottages, 16<sup>th</sup> Century with later alterations, timber-frame and plaster, plain tile and slate roofs.
- Nos. 77 to 85 (odd), house (former public house) and cottages, late 18<sup>th</sup>/early 19<sup>th</sup> Century, painted brick, brick and roughcast, slate and composite tile roofs.
- No. 87, house now shop and dwelling, early 19<sup>th</sup> Century, stucco and render, slate roof, 20<sup>th</sup> Century shopfront.

##### South Side

- Nos. 18 and 18A, house, early 19<sup>th</sup> Century and mid 19<sup>th</sup> Century (no. 18A), stucco and brick, slate roof.
- Nos. 20 and 20A, house now dwellings, late 18<sup>th</sup> Century/early 19<sup>th</sup> Century, brick.
- No. 22, house, late 18<sup>th</sup> Century front to earlier core, brick, slate roof.
- Nos. 24 and 26, houses, early 19<sup>th</sup> Century, brick, slate roof, early 20<sup>th</sup> Century shop window (no. 24).
- Nos. 28 and 30, houses, early 19<sup>th</sup> Century, brick, slate roof.
- No. 32, house now flats, early 19<sup>th</sup> Century, stucco, slate roof.
- No. 34, house, earlier 19<sup>th</sup> Century, brick, slate roof.
- Nos. 36 and 38, houses, earlier 19<sup>th</sup> Century, brick, slate roof.
- Nos. 44 and 44A, house and outbuildings (former veterinary surgery), mid 19<sup>th</sup> Century, brick, slate roof.
- No. 46, house now sheltered housing, late 18<sup>th</sup>/early 19<sup>th</sup> Century, brick, slate roof.
- Leominster Baptist Church, 1771, brick, plain tile roof.
- Nos. 1 and 2, Marlows Court, cottages and attached wall, 1771, brick, plain tile roof.
- The Manse and attached outbuildings, no. 3 Marlows Court, 1771, house, brick, plain tile roof.
- Nos. 56 to 62 (even), houses, earlier 19<sup>th</sup> Century, brick, slate roof.

#### *Grange Walk*

##### South Side

- Nos. 2 and 3 The Nook, houses, early 19<sup>th</sup> Century, brick, slate roof.

#### *High Street*

##### East Side

- No. 1, shop, late 18<sup>th</sup> Century front to 17<sup>th</sup> Century core, stucco, timber-frame at rear, slate roof, late 19<sup>th</sup> Century shopfront, prominent bay window to left returned side.
- No. 21, shop and dwelling, late 18<sup>th</sup>/early 19<sup>th</sup> Century, brick, slate roof, later 19<sup>th</sup> Century shopfront.
- Nos. 23, 23A and 23B, shop and flats, late 18<sup>th</sup>/early 19<sup>th</sup> Century with alterations, brick, slate roof, 20<sup>th</sup> Century shopfront, late 19<sup>th</sup> Century shopfront to right returned side.
- No. 25, shop and dwelling, late 18<sup>th</sup>/early 19<sup>th</sup> Century with later alterations, brick, 20<sup>th</sup> Century shopfront.
- No. 35, shop, later 18<sup>th</sup> Century with alterations, painted brick, plain tile roof, late 19<sup>th</sup> Century shopfront.
- No. 37, shop, late 16<sup>th</sup>/early 17<sup>th</sup> Century, restored 19<sup>th</sup>/early 20<sup>th</sup> Century, timber-frame and yellow brick, plain tile roof, late 19<sup>th</sup> Century shopfront.
- No. 39, shop, late 16<sup>th</sup>/early 17<sup>th</sup> Century, refronted 18<sup>th</sup> Century, altered 20<sup>th</sup> century, render, plain tile roof, early 20<sup>th</sup> Century shopfront.
- No. 41, shop, late 16<sup>th</sup>/early 17<sup>th</sup> Century with later alterations, timber-frame and plaster, plain tile roof, early 20<sup>th</sup> Century shopfront.
- No. 43, shop, 18<sup>th</sup> Century front to 16<sup>th</sup>/17<sup>th</sup> Century core with later alterations, stucco, slate roof, late 19<sup>th</sup> Century shopfront.
- No. 45, shop, early 17<sup>th</sup> Century, extended 18<sup>th</sup> Century with later alterations, timber-frame and plaster, slate roof, early 20<sup>th</sup> Century shopfront.

##### West Side

- No. 2, shop and dwelling now café, 17<sup>th</sup> Century, raised and refronted 19<sup>th</sup> Century, stucco, slate roof, altered early 20<sup>th</sup> Century shopfront.
- No. 4, shop and dwelling, early 19<sup>th</sup> Century front to 17<sup>th</sup> Century core, brick, early 20<sup>th</sup> Century shopfront.
- No. 6, shop, early 19<sup>th</sup> Century, painted brick, slate roof, late 19<sup>th</sup> Century shopfront.
- Nos. 8 and 10, shop and restaurant, 17<sup>th</sup> Century, refronted 18<sup>th</sup> Century, stucco, slate roof, early 20<sup>th</sup> Century shopfront.
- No. 20, shop, 17<sup>th</sup> Century with later alterations, timber-frame and plaster, slate roof, 20<sup>th</sup> Century shopfront.
- No. 22, shop, 17<sup>th</sup> Century with later alterations, plaster, plain tile roof, 20<sup>th</sup> Century shop front.
- No. 26, shop, 18<sup>th</sup> Century front to 17<sup>th</sup> Century or earlier core with later alterations, painted brick, altered 19<sup>th</sup> Century shopfront.
- No. 28, shop and dwelling, 18<sup>th</sup> Century front to earlier core, painted brick, slate tile roof, 19<sup>th</sup> Century shopfront.
- No. 30, shop with accommodation above, 17<sup>th</sup> Century with later alterations, close-studded timber-frame with plastered and brick panels, slate, plain tile and asbestos roof, 20<sup>th</sup> Century shopfront, timber-framed building at rear.

### *Rainbow Street*

#### East Side

- Rainbow Social Club and Institute, agricultural merchant's store now club, dated 1888 with 18<sup>th</sup> Century rear, redbrick, slate roof
- The Greyhound, public house now Anglers Conservation Association, earlier 19<sup>th</sup> Century, painted brick, slate roof.

### *School Lane*

#### East Side

- Nos. 3 and 5, shops and dwellings, 19<sup>th</sup> Century with later alterations, roughcast, plain tile roofs, two 20<sup>th</sup> Century shopfronts.
- No. 19, cottage now shop and dwelling, mid 18<sup>th</sup> Century front to 17<sup>th</sup> Century (?) core with later alterations, brick, plain tile roof, late 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront.

#### West Side

- Nos. 6 and 8, shops and dwellings, late 17<sup>th</sup> Century and later, timber-frame and render, plain tile roof, altered earlier 20<sup>th</sup> Century shopfronts.
- No. 10, house, early 19<sup>th</sup> Century, stucco, plain tile roof.

### *School Road*

#### North Side

- Community Centre, school now community centre, mid 19<sup>th</sup> Century, sandstone, slate roof.
- Perimeter wall, railings, gates and gate piers, mid 19<sup>th</sup> Century, cast-iron railings on sandstone wall.

### *South Street*

#### East Side

- No. 1, shop, mid 18<sup>th</sup> Century with later alterations, painted brick, slate roof, 20<sup>th</sup> Century shopfront.
- No. 3, shop and dwelling, late 18<sup>th</sup>/early 19<sup>th</sup> Century with later alterations, painted brick, slate roof, late 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront.



- Nos. 5 and 7, shops and dwelling, late 18<sup>th</sup> Century with later alterations, painted brick to left, brick to right, slate roof, 20<sup>th</sup> Century shopfront to left, early 20<sup>th</sup> Century shopfront to right.
- No. 9, shop and dwelling, later 18<sup>th</sup> Century with 20<sup>th</sup> Century alterations, painted brick, slate roof, 20<sup>th</sup> Century shopfront.
- Ducking Stool Public House, earlier 18<sup>th</sup> Century with 20<sup>th</sup> Century alterations, painted brick, render to ground floor, slate roof, 20<sup>th</sup> Century pub front.
- No. 13, house now shop and dwelling, late 18<sup>th</sup> Century with later alterations, painted brick, slate roof, late 19<sup>th</sup> Century shopfront.
- No. 15, house later shop now offices, late 18<sup>th</sup> Century with later alterations, brick, slate roof, late 19<sup>th</sup> Century shopfront.
- Royal Oak Hotel, hotel, late 18<sup>th</sup> Century, brick, stucco to ground floor, slate roof.
- Dutton House, villa now studio and dwelling, late 19<sup>th</sup> Century reconstruction of 16<sup>th</sup> Century house, dressed stone, stucco, slate roof.
- Wall at Dutton House, garden wall, 17<sup>th</sup> Century with later additions, brick.

#### West Side

- No. 8, dwellings now offices, late 18<sup>th</sup>/early 19<sup>th</sup> Century front to 17<sup>th</sup> Century (?) core with later alterations, brick, painted brick to ground floor, 20<sup>th</sup> Century shopfront.
- Nos. 10 and 12, houses now offices and dwelling, late 18<sup>th</sup>/earlier 19<sup>th</sup> Century with earlier origins, brick, slate roof, restored 19<sup>th</sup> Century shopfront.
- No. 14, house later library now youth centre, later 18<sup>th</sup> Century, brick, composite tile roof.
- No. 16, house now shop and dwelling, 18<sup>th</sup> Century with 17<sup>th</sup> Century origins, painted brick, plain tile roof, altered 19<sup>th</sup> Century shopfront.
- No. 22, house, later 18<sup>th</sup> Century, brick, plain tile roof.
- Nos. 24 and 26, houses, late 18<sup>th</sup> Century, brick, slate roof.
- No. 28, house now offices, later 18<sup>th</sup> Century, brick, slate roof.

#### *The Grange*

- Grange Court (Grade II\*), market hall, later house now offices, c. 1633, timber-frame and plaster, stone tile roof.
- Perimeter wall on the line of the priory wall, 18<sup>th</sup> Century and later, brick and sandstone rubble.

#### *The Priory*

- Priory Building, part of claustral range of the Benedictine Priory, later house, gaol, workhouse now offices, 13<sup>th</sup> and 16<sup>th</sup> Century with 19<sup>th</sup> Century alterations, sandstone rubble, slate roof.
- Priory Church of St Peter and St Paul (Grade I), 12<sup>th</sup>-14<sup>th</sup> Century and 19<sup>th</sup> Century, ashlar sandstone, lead roof.
- Gates and gate piers to the churchyard of the parish church, late 18<sup>th</sup> Century, cast-iron and ashlar sandstone.
- Footbridge over river, dated 1844, cast-iron.

#### West Side

- Nos. 5 to 13 (odd), houses, mid 19<sup>th</sup> Century, brick, slate roof.
- Nos. 15 and 17, houses, 17<sup>th</sup> Century with 18<sup>th</sup> Century alterations, timber-frame and roughcast, slate roof.

#### East Side

- Nos. 6 to 12 (even), houses, early 19<sup>th</sup> Century, brick, slate roof.

### *West Street*

#### South Side

- Nos. 1 and 3, shop and dwelling now part of the Talbot Hotel, earlier 19<sup>th</sup> Century altered 20<sup>th</sup> Century, painted brick, brick to ground floor, slate roof.
- Nos. 5, 7 and 9, houses now the Talbot Hotel; no. 5, 18<sup>th</sup> Century front to 17<sup>th</sup> Century core, painted brick, interior timber-frame, plain tile roof; no. 7, 19<sup>th</sup> Century, painted brick; no. 9, 17<sup>th</sup> Century with 18<sup>th</sup> Century alterations, close-studded post and pan timber-frame with plaster panels over 18<sup>th</sup> Century brick, slate roof.
- Nos. 11 and 13, house now shop, cafe and dwellings, earlier 18<sup>th</sup> Century to earlier core, painted brick, slate roof, early 19<sup>th</sup> Century shopfront.
- Outside no. 11, Telephone Kiosk, designed 1935, type K6, cast-iron, painted red.
- No. 15, shop and dwelling, 17<sup>th</sup> century with 20<sup>th</sup> Century alterations, stucco, plain tile roof, early 20<sup>th</sup> Century shopfront.
- Rear of no. 17, outbuilding, 17<sup>th</sup> Century with alterations, sandstone rubble and brick, timber-frame; roof and doors removed, awaiting redevelopment.
- No. 33, Black Swan Inn, 18<sup>th</sup> Century, painted brick, plain tile roof.
- Nos. 35 and 37, house now shops and dwellings, 18<sup>th</sup> Century with 20<sup>th</sup> Century alterations, painted brick, plain tile roof, two early 20<sup>th</sup> Century shopfronts.
- No. 39, house now shop and dwelling, 18<sup>th</sup> Century with later alterations, render, plain tile roof, late 19<sup>th</sup> Century shopfront.

#### North Side

- No. 6, shop and dwelling now café and bakery, earlier 18<sup>th</sup> Century front to 17<sup>th</sup> Century core with 20<sup>th</sup> Century alterations, painted brick, slate roof.
- No. 10, house now shop, late 18<sup>th</sup>/early 19<sup>th</sup> Century front to 17<sup>th</sup> Century core, painted brick, slate roof.
- Nos. 16 to 22 (even), houses now shops, 17<sup>th</sup> Century much altered, roughcast, sham timber-frame, tile roof.
- No. 24, shop and dwelling now shop, 18<sup>th</sup> Century with 20<sup>th</sup> Century alterations, painted brick, tile roof.
- No. 26, shop and dwelling, 18<sup>th</sup> Century with 20<sup>th</sup> Century alterations, painted brick, tile roof.
- No. 28, shop and dwelling, late 18<sup>th</sup>/early 19<sup>th</sup> Century with earlier origins (?) and later alterations, painted brick, plain tiles.

## Herefordshire Sites and Monuments Record (selected sites)

- Leominster Priory Church
- Leominster Priory
- Priory House
- Fishpond (site) N of Priory Church
- Pigsty/barn N of Priory Church
- Stone Wall, Pinsley Mead
- Course of Pinsley Brook
- The Almsbury (site) SW of Priory Church
- Leominster Workhouse, Priory Hospital
- The Grange
- Precinct Wall, The Grange
- Grange Court
- Tithe Barn (site), The Grange
- Gate House (site), Church Street
- Medieval Ground Plan of Leominster Borough
- Medieval Market Place
- Medieval Town Ditch
- Burgage Plots, Burgess Street and Rainbow Street
- Tenement Plots between West Street and Burgess Street
- Tenement Plots north and south of Church Street
- Gaol (site), Church Street
- Cross House (site), Buttercross
- Butter Cross (site)
- Iron Cross (site)
- Red Cross (site)
- Grafton House, Burgess Street
- Nos. 16 and 17 Corn Square
- Three Horseshoes Inn, Corn Square
- Nos. 61 to 67 (odd) Etnam Street, including the Chequers Inn
- Nos. 18 to 22 Drapers Lane
- No. 10 South Street
- Nos. 11 to 13 (odd) South Street
- Post-medieval Street System of Leominster
- Dutton House, South Street
- Brick Wall, South Street
- Market Building, Corn Square
- Well, Corn Square
- Assembly Room, The Lion, Broad Street
- Cattle Market (site), Dishley Street

## **Appendix II: Buildings of Local Interest**

- Lloyds TSB, Corn Square: 1866, bank and offices of *palazzo* design, two storeys, white brick with ashlar dressings, hipped slate roof, modillioned eaves, moulded storey band, prominent central doorcase with entablature on attached rusticated columns, panelled door with fanlight, sash windows with moulded architraves.
- Herefordshire Council Offices, Corn Square: 1875, offices, two storeys, yellow brick with ashlar dressings, hipped slate roof, brackets to eaves, entrance to right, segmental ashlar head with keystone, 20<sup>th</sup> Century plate glass door, sash windows with half-round ashlar heads and keystones (ground floor), segmental ashlar heads and keystones, and moulded sillband (1<sup>st</sup> floor), cast-iron rainwater goods, wheelchair ramp with cast-iron railings, two-storey annexe to left. Architect: A.C. Haddon.
- Former Post Office, Corn Square: 1908, two storeys and attic, redbrick (Flemish bond) with stick framing and pebbledash at 1<sup>st</sup> floor, pitched tile roof, dormer window with casements, decorative bargeboards and pendant finial, entrance to left with panelled door, casement windows (1<sup>st</sup> floor).
- No. 23, Drapers Lane: Late 17<sup>th</sup>/early 18<sup>th</sup> Century with late 16<sup>th</sup> Century (?) core, shop, three storeys, front (west) elevation refaced in brick, pitched slate roof, sash windows with segmental brick arch heads (1<sup>st</sup> floor), timber-framed interior; 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront with fascia, consoles and pilasters, central entrance. Detached timber-framed outbuilding at rear.
- No. 25, Drapers Lane: 18<sup>th</sup> Century with 17<sup>th</sup> Century core, shop, two storeys, painted brick, band, sash windows with flat gauged brick heads (1<sup>st</sup> floor), timber-framed interior; 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront with pilasters, recessed central entrance, later alterations.
- The Pavillion, The Grange: 1901, former cricket pavilion now a café, single storey, weatherboarded, veranda at the front (south) elevation.
- Nos. 17 to 19, High Street: 1895, shop, three stories, yellow brick with ashlar dressings, parapet to roof, moulded ashlar coping, storey and sillbands, and pilasters, moulded ashlar window surrounds and keystones, cambered heads at second floor, cast-iron rainwater goods; late 19<sup>th</sup>/early 20<sup>th</sup> Century shopfront with fascia-board, consoles and pilasters, tiled stallrisers, recessed central entrance; passageway on left named Cordwainer's Lane. Shop extends through to 14/16 Drapers Lane (Grade II). Formerly Ross's shoe shop.
- No. 24, High Street: 20<sup>th</sup> Century façade with 17<sup>th</sup> Century (?) core, shop, three storeys, ashlar, hipped slate roof, moulded cornice to parapet with consoles above dentilled band, attached barley sugar columns at 1<sup>st</sup> and 2<sup>nd</sup> floors, sash windows, moulded architraves and sillbands, moulded hoods on consoles (1<sup>st</sup> floor); 20<sup>th</sup> Century shopfront with recessed central entrance. Timber-framed range with brick infill at rear.

- No. 27, High Street: 1885, shop and dwellings, three storeys with attic, corner block, white brick, slate mansard roof with dormer windows, dentilled eaves, narrow sash windows (1<sup>st</sup> and 2<sup>nd</sup> floor) with linked chamfered stone architraves under segmental brick arch heads, stone sillbands; 20<sup>th</sup> Century shopfront (continues to no. 25), partial survival of moulded stone hood and pilasters of 19<sup>th</sup> Century shopfront. Formerly *Gaius Smith* grocery shop. Architect: Thomas Davies.
- No. 31, High Street: 19<sup>th</sup> Century, shop and dwellings, three storeys, painted brick, hipped slate roof, quoins, storey band, sash windows under stepped lintels (2<sup>nd</sup> floor), under flat hoods on consoles (1st floor); 19<sup>th</sup>/early 20<sup>th</sup> Century shop windows at west (front) and north elevations with sash windows, fascia-board, consoles, decorative cast-iron columns, recessed central entrance.
- Former Clifton Cinema, South Street: 1936, bingo club, brick with rendered front (east) elevation under a flat roof; designed in art deco style with concave frontage, steps up to central doors, Crittal windows with metal frames and some coloured glass; the adjoining gable end of 28 South Street is rendered and stepped with flat, concrete coping, and formed a continuation of the cinema frontage. The cinema was part of the regional Clifton Cinema group; the Clifton Cinema at Ludlow has been demolished.
- Jubilee Buildings, Victoria Street: 19<sup>th</sup> Century, shop, three storeys, redbrick, hipped slate roof, corbels to eaves, stuccoed quoins, storey band and window heads, sash windows, pediment over two central windows (1<sup>st</sup> floor) with tympanum inscribed "JUBILEE BUILDINGS"; 19<sup>th</sup>/early 20<sup>th</sup> Century shop window with fascia-board, consoles and pilasters, transom lights, recessed central entrance highlighted by decorative cast-iron columns.

## **Appendix III: Sources**

### Planning Documents and Guidance

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English Heritage (2006) *Guidance on Conservation Area Appraisals*.  
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**HEREFORDSHIRE UNITARY DEVELOPMENT PLAN:  
SAVED POLICIES****Report By: Head of Planning and Transportation****Wards Affected**

Countywide

**Purpose**

1. To determine a response to the Council's request to the Secretary of State to save policies of the Herefordshire Unitary Development Plan (UDP).

**Financial Implications**

2. No direct financial implications

**Background**

3. Under the new planning arrangements the Council is continuing to establish its Local Development Framework. The UDP forms part of the framework as a development plan until replaced by other plan documents (Core Strategy, Hereford Area Plan, Market Towns and Rural Areas Plan). Given that policies in replacement plan documents will not be formally in place and adopted before the date when UDP policies will automatically expire (i.e. March 2010 - three years from the date of UDP adoption), then the Council must apply to the Secretary of State) to retain any UDP policies. Application must be made by 22<sup>nd</sup> September 2009 (i.e. 6 months before the expiry date).

4. If the Council does not apply to the Secretary of State to retain specified UDP policies beyond March 2010, the UDP would effectively expire on that date and no longer form part of the statutory development plan. This would mean that planning applications would have to be determined on the basis of national guidance and policies within the Regional Spatial Strategy (unless material considerations indicated otherwise) and that the Council's Supplementary Planning Guidance/Documents would no longer form part of the Local Development Framework.

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Further information on the subject of this report is available from Yvonne Coleman on 01432 383083



**Assessment of policies to be saved**

5. The Council has not yet adopted any Development Plan Documents under the new planning system that supersedes current UDP policies. Accordingly, each UDP policy has been assessed against the criteria set out in Planning Policy Statement (PPS) 12 – Local Spatial Planning. In addition regard has been given to the protocol guidance issued by the Department for Communities and Local Government (DCLG), which explains the criteria by which the Government will assess extension requests.

6. In deciding which policies to save or discard, section 9 of PPS12 advises that local authorities will need to demonstrate that the policies they wish to be saved reflect the principles of local development frameworks and are consistent with current national policy. It states that the government will take into account the following criteria in considering whether policies should be saved:

***1) where appropriate, there is a clear central strategy;***

The protocol asks that, where appropriate, a clear central strategy is in place and that policies to be saved are in conformity with the authority's Core Strategy. The Core Strategy has not been adopted. Until that time – and whilst recognising that the legislation does not make formal provision for saving of development plan components other than the policies themselves – it is proposed that the central strategy set out in Chapter 3 of the Herefordshire Unitary Development Plan (2007) continue to serve this purpose.

***2) policies have regard to the Community Strategy for the area;***

The Herefordshire Community Strategy has 4 main themes, each with a series of key priorities. The four main themes are:

- Economic Development and Enterprise
- Healthier Communities and Older People
- Children and Young People
- Safer and Stronger Communities

An overall assessment (as opposed to an individual assessment for each policy) was undertaken against criterion 2 given that the UDP is in conformity with the Herefordshire

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Further information on the subject of this report is available from Yvonne Coleman on 01432 383083

Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.

**3) *policies are in general conformity with the Regional Spatial Strategy or Spatial Development Strategy***

Each UDP policy has been tested against the policies of Phase 1 Regional Spatial Strategy for the West Midlands, which was published in January 2008, incorporating a Phase 2 review, which is subject to Examination in Public.

**4) *policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);***

As Herefordshire's Core Strategy is not yet adopted, the test stating that '*policies are in conformity with the core strategy development plan document (where the core strategy has been adopted)*' is not applicable.

**5) *there are effective policies for any parts of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged;***

A number of areas in Herefordshire are earmarked for significant redevelopment such as the relocation of the cattle market and the Edgar Street Grid redevelopment. This test has been applied to policies with such areas in mind.

**6) *policies are necessary and do not merely repeat national or regional policy***

As required by the test, each policy has been cross-referenced against relevant national and regional guidance. Where policies were considered to offer nothing beyond existing higher-level policy, they have been recommended for deletion.

7. In addition PPS12 further states that the Government will have particular regard to:

- Policies that support the delivery of housing, including unimplemented site allocations, up to date affordable housing policies, policies relating to the infrastructure necessary to support housing;

- Policies on Green Belt general extent in structure plans and detailed boundaries in local plans/UDP's;
- Policies that support economic development and regeneration, including policies for retailing and town centres;
- Policies for waste management, including unimplemented site allocations;
- Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources.

8. Advice has been sought from the Government Office of the West Midlands with regards to saving parts of the policies in cases where elements of the policy are fully operational whereas other parts have been overtaken by events. This applies in particular to policy H2, which allocates sites for residential development. The sites listed in the policy fall into three categories, thus:

- Sites that have been developed
- The Bullinghope site for which the allocation was removed by the High Court decision
- The remaining sites which have yet to be developed and which are essential to achieve RSS housing land targets

9. The Government Office has advised that policies can only be saved in their entirety. The policy will need to be saved to retain those allocated sites that have yet to be developed, however those sites, which have been developed, will remain in the policy. With regards to the land at Bullinghope, since the site was removed from the UDP by the High Court, it is no longer part of the Plan and will therefore be deleted from the policy.

10. Finally, and as part of the assessment process a number of workshop sessions have been held with other Council Officers from a number of sections (Development Management, Conservation etc) who have regular involvement in the consideration of planning applications as to the usefulness of current UDP policies.

11. Appendix 1 of the report sets out a summary table of the policies that it is proposed should be saved, having regard to criteria that the Secretary of State will take into account. Appendix 2 sets out a summary table of the policies that it is proposed should not be saved and the reasons why. Appendix 3 provides a detailed assessment of each policy against the criteria set out in PPS12 against which policies to be saved should be assessed.

**Additional guidance**

12. Along with the Local Development Plan policies set out within Appendix 1 – and whilst recognising that the legislation does not make formal provision for saving of development plan components other than the policies themselves, the Council wishes to retain several SPG (Supplementary Planning Guidance). This process does not enable a review of the contents of the individual SPGs. The SPGs are as follows:

- Planning Obligations – April 2008
- Edgar Street Grid – November 2007
- Shobdon Development Brief – September 2006
- Former Whitecross High School Development Brief – June 2006
- Tanyard Lane, Ross-on-Wye Development Brief – January 2005
- Frome Valley Haulage, Bishops Frome Development Brief – November 2004
- Reuse and Adaptation of Rural Buildings – July 2004
- Landscape Character Assessment – July 2004
- Design and Development Requirements – July 2004
- Biodiversity – July 2004

13. The Council also intends to rely after September 2009 on the Proposals Maps and the central strategy explanation.

14. The report is being presented to the Planning Committee for recommendation to Cabinet. Following agreement of Cabinet, the report will be presented to full Council. This is a key decision, as it will amend the Council's Policy Framework and affects all wards.

**RECOMMENDATION:**

**That Planning Committee recommends to Cabinet:**

**1. that the Secretary of State considers the reasoned justification set out in this document and make a 'direction' that the requested policies are saved until their replacement by a relevant Local Development Document(s) of the Herefordshire Development Framework; and,**

**2. The Council further requests that continued use of other identified elements of the former planning system be endorsed, including Proposals Maps and Supplementary Planning Guidance/Documents.**

**APPENDIX 1: SUMMARY TABLE OF UNITARY DEVELOPMENT PLAN PROPOSED SAVED POLICIES**

<b>Part I</b>	
S1	Sustainable Development
S2	Development Requirements
S3	Housing
S4	Employment
S5	Town centres and retail
S6	Transport
S7	Natural and historic heritage
S8	Recreation, sport and tourism
S9	Minerals
S10	Waste
S11	Community facilities and services
<b>Part II</b>	
<b>Development Requirements</b>	
DR1	Design
DR2	Land use and activity
DR3	Movement
DR4	Environment
DR5	Planning Obligations
DR7	Flood Risk
DR8	Culverting
DR9	Air Quality
DR10	Contaminated Land
DR11	Soil Quality
DR12	Hazardous Substances
DR13	Noise
DR14	Lighting
<b>Housing</b>	
H1	Hereford and the market towns: settlement boundaries and established residential
H4	Main villages: settlement boundaries
H5	Main villages: housing land allocations
H6	Housing in the smaller settlements
H7	Housing in the countryside outside settlements

H8	Agricultural and forestry dwellings and dwellings associated with rural businesses
H9	Affordable housing
H10	Rural exception housing
H12	Gypsies and other travellers
H13	Sustainable residential design
H14	Re-using previously developed land and buildings
H15	Density
H16	Car parking
H17	Sub-division of existing housing
H18	Alterations and extensions
H19	Open space requirements
<b>Employment</b>	
E1	Rotherwas Industrial Estate
E2	Moreton on Lugg depot, Moreton on Lugg
E3	Other employment land allocations
E5	Safeguarding employment land and buildings
E7	Other employment proposals within and around Hereford and the market towns
E8	Design standards for employment sites
E10	Employment proposals within or adjacent to main villages
E11	Employment in the smaller settlements and open countryside
E12	Farm diversification
E13	Agricultural and forestry development
E14	Conversions of large dwellings to employment uses
E15	Protection of greenfield land
E16	Intensive livestock units
E17	Military development
<b>Town centres and retail</b>	
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	Uses outside Class A of the Use Classes Order
	Non-retail uses (Classes A2 – A5)

TCR7	Amusement centres
TCR9	Large scale retail and leisure development outside central shopping and commercial
TCR10	Office development
TCR11	Loss of existing offices
TCR13	Local and neighbourhood shopping centres
TCR14	Village commercial facilities
TCR16	Garden centres
TCR17	Farm shops
TCR18	Petrol filling stations
TCR19	Hereford livestock market – relocation
TCR20	Eign Gate regeneration area
TCR21	Canal basin and historic core
TCR22	Hereford United Football Club/Merton Meadow
TCR23	Civic Quarter
TCR25	Land for retail warehousing
TCR26	Land at Commercial Road
<b>Transport</b>	
T1	Public transport facilities
T2	Park and ride
T3	Protection and development of the rail network
T4	Rail freight
T5	Safeguarding former railway land
T6	Walking
T7	Cycling
T8	Road hierarchy
T9	Road freight
T10	Safeguarding of road schemes
T11	Parking provision
T12	Existing parking areas
T13	Traffic management schemes
T14	School travel
T15	Air transport facilities
T16	Access for all
<b>Natural and historic heritage</b>	



LA1	Areas of Outstanding Natural Beauty
LA2	Landscape Character and areas resilient to change
LA3	Setting of settlements
LA4	Protection of historic parks and gardens
LA5	Protection of trees, woodlands and hedgerows
LA6	Landscaping schemes
NC1	Biodiversity and development
NC3	Sites of national importance
NC4	Sites of local importance
NC6	Biodiversity Action Plan priority habitats and species
NC7	Compensation for loss of biodiversity
NC8	Habitat creation, restoration and enhancement
NC9	Management of features of the landscape important for fauna and flora
HBA1	Alterations and extensions to listed buildings
HBA2	Demolition of listed buildings
HBA3	Change of use of listed buildings
HBA4	Setting of listed buildings
HBA5	Designation of conservation areas
HBA6	New development within conservation areas
HBA7	Demolition of unlisted buildings within conservation areas
HBA8	Locally important buildings
HBA9	Protection of open areas and green spaces
HBA10	Shopfronts
HBA12	Re-use of rural buildings
HBA13	Re-use of rural buildings for residential purposes
<b>Recreation, sport and tourism</b>	
RST1	Criteria for recreation, sport and tourism development
RST2	Recreation, sport and tourism development within Areas of Outstanding Natural
RST3	Standards for outdoor playing and public open space
RST4	Safeguarding existing recreational open space
RST5	New open space in/adjacent to settlements
RST6	Countryside Access
RST7	Promoted recreational routes
RST8	Waterway corridors and open water areas

RST9	Herefordshire and Gloucestershire Canal
RST10	Major sports facilities
RST12	Visitor accommodation
RST13	Rural and farm tourism development
RST14	Static caravans, chalets, camping and touring caravan sites
<b>Minerals</b>	
M2	Borrow pits
M3	Criteria for new aggregate mineral workings
M4	Non-aggregate building stone and small scale clay production
M5	Safeguarding mineral reserves
M6	Secondary aggregates and recycling
M7	Reclamation of mineral workings
M8	Malvern Hills
M9	Minerals exploration
M10	Oil and gas exploration and development
<b>Waste</b>	
W1	New waste management facilities
W2	Landfill or raising
W3	Waste transportation and handling
W4	Temporary permissions
W5	Waste management licensing
W6	Development in the vicinity of waste management facilities
W7	Landfill gas utilisation
W8	Waste disposal for land improvement
W9	Reclamation, aftercare and afteruse
W10	Time limits for secondary activities
W11	Development – waste implications
<b>Community facilities and services</b>	
CF1	Utility services and infrastructure
CF2	Foul drainage
CF3	Telecommunications
CF4	Renewable energy
CF5	New community facilities
CF6	Retention of existing facilities

CF7

Residential nursing and care homes

**APPENDIX 2: SUMMARY TABLE OF UNITARY DEVELOPMENT PLAN SCHEDULE OF PROPOSED DELETED POLICIES**

<b>Reason for deleting policy</b>	
<b>Part I</b>	All policies saved
<b>Part II</b>	
<b>Development Requirements</b>	
DR6	Water Resources  The policy is repetitive of Appendix A of Planning policy statement 23 and RSS policy QE9 – The Water Environment. In addition, part 2 and 3 of UDP policy DR4 – Environment are considered adequate in determining applications that could impact on water resources.
<b>Housing</b>	
H2	Hereford and the market towns: housing land allocations  The allocation for housing in Bullinghope, Hereford will need to be deleted as the site was removed from the UDP by the High Court. It is no longer part of the Plan and should not be referred to in the request to save policies.
H11	Residential caravans  The policy is repetitive of PPS1, PPS3 and PPS7 in terms of the locational requirements for permanent residential development. Policies H1, H2, H4, H6 and H8 are adequate to determine applications for residential caravans.
<b>Employment</b>	
E6	Expansion of existing businesses  The policy is largely repetitive of paragraph 13 of PPG4 in determining planning applications for employment proposals. The policy is also repetitive of policy E7, E8, E10, E11, E12 and E13.
E9	Home based businesses  The policy is repetitive of RSS policy PA14 and paragraphs 32, 33 and 34 of PPG4, which outlines what should be considered in determining whether a use is ancillary to a dwelling and the issues to be taken into account in determining an application for permission. In light of the content of these paragraphs it is considered necessary to delete the policy.
<b>Town centres and retail</b>	
TCR8	Small scale retail development  The policy is largely repetitive of paragraph 2.4 of PPS6, which states that wherever possible, growth should be accommodated by more efficient use of land and buildings within existing centres. Policy TCR1 – TCR7, which are proposed to be saved, will enable

TCR15	Hot food take away outlets	consideration of applications for proposals for small-scale retail development within the central shopping and commercial areas of Hereford and the market towns. The issues for consideration in determining applications for hot food take-away outlets namely, effect on residential amenity resulting from traffic generation, highway safety, noise, smell or other amenity considerations are covered in Policies, DR1, DR2, DR3, DR4 and T11. The policy is considered to be repetitive and is therefore recommended for deletion.
<b>Transport</b>		
All policies saved		
<b>Natural and historic heritage</b>		
NC2	Sites of international importance	The policy is repetitive of national policy. Paragraph 6 of PPS9 states that 'The most important sites for biodiversity are those identified through International and European Directives. Local Planning Authorities should identify these sites on proposal maps. Since they enjoy statutory protection specific policies in respect of these sites should not be included in local development documents.
NC5	European and nationally protected species	The policy repeats national policy. Paragraph 15 of PPS9 states that many individual wildlife species receive statutory protection under a range of legislative provisions, and specific policies in respect of the species should not be included in local development documents.
HBA11	Advertising	The policy is repetitive of paragraphs 4.31 to 4.37 of PPG15 with regards to advertisements and the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of an area. The policy is also repetitive of paragraphs 11 to 14 of PPG19 with regards to amenity and paragraphs 15 to 16 of PPG19 with regards to public safety.
<b>Recreation, sport and tourism</b>		
RST11	Golf courses	The policy is largely repetitive of paragraph 22 – Stadia and major developments in PPS17. In addition, proposals for golf courses, driving ranges and extensions to existing golf courses can be adequately determined using UDP policies S8, RST1, RST2 and

		RST10.
<b>Minerals</b>	All policies saved	
<b>Waste</b>	All policies saved	
<b>Community facilities and services</b>		
<b>CF8</b>	School proposals	The policy is not necessary as both schools referred to in the policy have been built.
<b>CF9</b>	Community facilities at Bradbury Estate, Hereford	The policy is not necessary as funding for the community facilities has been secured through a section 106 agreement in relation to the development of the site for housing.



**PLANNING COMMITTEE**  
**15 MAY 2009**  
**Background Papers**

**AGENDA ITEM 11 – Herefordshire Unitary development  
Plan: Saved Policies – Appendix 3 to report**



**APPENDIX 3: DETAILED ASSESSMENT OF EACH POLICY AGAINST THE CRITERIA SET OUT IN PPS12 AGAINST WHICH POLICIES TO BE SAVED SHOULD BE ASSESSED**

**PART I**

<b>POLICY: S1 SUSTAINABLE DEVELOPMENT GOVERNMENT CRITERIA</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principles P1 to P12 in promoting sustainable development by developing land use policies which help ensure recognition of the legitimate needs of everyone in the community, progress towards greater social equity, sustainable economic activity and development, provide effective protection, restoration and enhancement of the environment and the sustainable use of natural resources.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with all chapters of the RSS in promoting sustainable development in land use policies.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land or conservation is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of paragraphs 3, 4 and 5 of PPS1 which provides the criteria by which planning should facilitate and promote sustainable and inclusive patterns of urban and rural development. Overarching policy that supports the delivery of the UDP Vision, and all its aims.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing and associated infrastructure, economic development and regeneration, waste management, promotes renewable energy, reduces impact on climate change and safeguards water resources.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: S2 DEVELOPMENT REQUIREMENTS</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principles P6, P7, P8, P9 and P10 in securing development proposals that make a sustainable pattern of land use.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with all chapters of the RSS in securing a sustainable pattern of land use and development which respects the County's environmental resources.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy guides development in areas of major change.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of paragraphs 3, 4 and 5 of PPS1 which provides the criteria by which planning should facilitate and promote sustainable and inclusive patterns of urban and rural development. The policy is locally specific as part 5 refers to the major flood plains of the Rivers Wye and Lugg and their tributaries.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing and associated infrastructure, economic development and regeneration, waste management, promotes renewable energy, reduces impact on climate change and safeguards water resources.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: S3 HOUSING</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓

Is the policy in general conformity with the regional spatial strategy?	Yes. In accordance with the figures set out in phase 1 of the RSS, policy CF3 – Levels and distribution of housing. The figures set out in Phase 2 of the RSS is still subject to examination in public and until such time as this is agreed RSS Phase 1 figures remain.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy guides development in areas of major change.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. Part 2 of the policy is largely repetitive of PPS1 and PPS3. The policy is locally specific as it sets out the overall housing provision for the County.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: S4 EMPLOYMENT</b>		<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>
Is there a clear central strategy?		Yes. Supports the delivery of UDP guiding principle P11 in promoting access to opportunities for economic betterment, and seek to reduce disparities between different areas of the County. In addition, guiding principle P12 seeks to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.
Is the policy in general conformity with the regional spatial strategy?		Yes. In conformity with RSS phase 1 & 2, policy PA6 – Portfolio of employment land which states that local authorities should aim to provide and maintain a range and choice of readily available employment sites to meet the needs of the Regional economy.
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?		Yes. The policy supports the provision of 100 hectares of land for Part B employment development.
Is the policy necessary and does not merely repeat national or regional policy?		Yes. The policy does not merely repeat national or regional policy. It is locally specific as it makes provision for 100 hectares of land for Part B employment development in the County.

Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
<b>CONCLUSION</b>		
<b>SAVE POLICY</b>		
<b>POLICY: S5 TOWN CENTRES &amp; RETAIL</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including transport, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & 2 part C of policy PA1 that which states emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to the development of land within Hereford city centre, which is a sub-regional shopping centre.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it defines the retail hierarchy with reference to Hereford city centre, market town centres and local, neighbourhood and village centres throughout the County, and the need to maintain the role of Hereford city centre as a sub-regional shopping centre.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	✓
<b>CONCLUSION</b>		
<b>SAVE POLICY</b>		
<b>POLICY: S6 TRANSPORT</b>		

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	<p>Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport. Supports guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.</p>	✓
Does the Policy have regard to the Community Strategy for the area?	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	✓
Is the policy in general conformity with the regional spatial strategy?	<p>Yes. In conformity with RSS phase 1 &amp; phase 2 policies T1 – Developing accessibility and mobility with the Region to support the Spatial Strategy, policy T2 – Reducing the need to travel, policy T3 – Walking and cycling, policy T4- Promoting travel awareness, policy T5 – Public Transport, policy T6 – Strategic Park and Ride, policy T7 – Car parking standards and management, policy T8 – Demand Management and policy T9 – The Management and Development of National and Regional Transport Networks.</p>	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	<p>Yes. The policy guides development in areas of major change.</p>	✓
Is the policy necessary and does not merely repeat national or regional policy?	<p>Yes. The policy does not merely repeat national or regional policy.</p>	✓
Is the policy topic based for which the government will have particular regard	<p>Yes. Supports the delivery of housing and associated infrastructure, economic development and regeneration.</p>	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: S7 NATURAL &amp; HISTORIC HERITAGE</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	<p>Yes. Supports guiding principle P7 of the UDP which is to protect, restore and enhance environmental assets, giving special attention to</p>	✓

	irreplaceable resources and to the distinctive character of local environments.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy QE1: Conserving and Enhancing the Environment that requires the conservation of existing environmental assets and the protection and enhancement of other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The Policy ensures that where there is significant change existing environmental assets will be conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The Policy helps to deliver the objection of PPG15, paragraph 1.1 which states that 'it is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. Furthermore, it is in full conformity with paragraph 2.6 of PPG15 which states that the first part of unitary development plans should provide a statement of the overall strategy of the county including conservation of the historic environment'. The Policy is linked to the Biodiversity SPG, Landscape Character Assessment SPG and the Re-use and Adaptation of Rural Buildings SPG.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: S8 RECREATION, SPORT &amp; TOURISM</b>	
<b>GOVERNMENT CRITERIA</b>	
<b>Is there a clear central strategy?</b>	<p style="text-align: center;"><b>COMMENT</b></p> <p>Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.</p>
	<b>MEETS</b>
	✓

<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, policy QE4 – Greenery, urban green space and public spaces which states that local authorities should develop appropriate strategies for greenspace to ensure that there is adequate provision of accessible high quality urban greenspace with an emphasis on maintaining and enhancing sports, playing fields and recreation grounds. In addition, Part A of RSS policy PA10 – Tourism and Culture states that development plans should encourage both the improvement of existing provision as well as the creation of new facilities, subject to the capacity of infrastructure and the environment to accommodate the new facilities and visitors associated with them. They should include policies that support the further development and success of key regional tourism and cultural assets such as the Malvern Hills, significant historic sites, buildings and gardens, indoor and outdoor sports stadia and venues of all types.</p> <p>Part C of RSS policy PA14 – Economic Development and the Rural Economy states that priority should be given to economic activity with strong links to the rural area, including tourism and leisure.</p>	<p>✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>	<p>No.</p>	<p>X</p>
<p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. Whilst the policy largely repeats PPG17 – Open Spaces, Sport and Recreation and the Good Practice Guide on Tourism it forms the strategic policy with regards to recreation, sport and tourism in the UDP and is therefore considered necessary to save.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>Yes. The policy supports economic development.</p>	<p>✓</p>
		<p><b>CONCLUSION</b></p>
		<p><b>SAVE POLICY</b></p>

**POLICY: S9 MINERALS**

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Supports the delivery of UDP guiding principles P1 and P5 in ensuring sustainable use of natural resources, whilst protecting and enhancing the environment.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	In accordance with RSS phase 1 & phase 2, policy M1 – Mineral Working for Non Energy Minerals and policy M4 – Energy Minerals. The policy sets out the factors to be taken into account when making provision for the appropriate supply of minerals.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land or conservation of the area is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. Whilst the policy repeats the national objectives for mineral planning as set out in Mineral Planning Statement 1: Planning and Minerals (paragraph 9, page 5) and the accompanying Practice Guide. The policy forms the strategic policy with regards to minerals in the UDP and is therefore considered necessary to save.	✓
Is the policy topic based for which the government will have particular regard?	Yes. Mineral extraction will form part of the infrastructure in the delivery of housing and economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

POLICY: S10 WASTE		
GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management that reduce energy consumption and waste, and encourage use of recycled and renewable resources.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policies WD1 – Targets for Waste Management in the Region, WD2 – The Need for Waste Management Facilities – by Sub-Region, WD3 – Criteria for	✓



<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>	<p>the Location of Waste Management Facilities</p> <p>Yes. The policy is effective for the area where significant change in the use or development of land or conservation of the area is envisaged.</p>	<p>✓</p>
<p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. Part 1 of the policy is no longer in conformity with RSS phase 1 policy WD1 – Targets for Waste Management in the Region. In addition, PPS10 – Planning for Sustainable Waste Management no longer has reference to Best Practicable Environmental Option Assessment. However, part 2, 3, 4 and 5 of the policy is locally specific as it provides criteria for how the sustainable and efficient management of waste will be sought, therefore it is considered necessary to save.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>Yes. The policy is for waste management.</p>	<p>✓</p>
<p><b>CONCLUSION</b></p>	<p><b>SAVE POLICY</b></p>	<p><b>SAVE POLICY</b></p>

<p><b>POLICY: S11 COMMUNITY FACILITIES &amp; SERVICES</b></p>		
<p><b>GOVERNMENT CRITERIA</b></p>		
	<p><b>COMMENT</b></p>	<p><b>MEETS</b></p>
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports the delivery of UDP guiding principle P2 in working towards an improved balance between housing, work community, educational and cultural facilities throughout the County, guiding principle P3 in protecting and improving opportunities for access to services and facilities, guiding principle P5 in promoting forms of environmental management, guiding principle P6 in favouring forms of land use that work within environmental capacity and guiding principle P7 in protecting, restoring and enhancing environmental assets.</p>	<p>✓</p>
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, policies PA1 – Prosperity for All, RR3 – Market Towns, RR4 – Rural Services, policy EN1 – Energy Generation and policy EN2 – Energy Conservation.</p>	<p>✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>	<p>Yes. The policy is effective for the area where significant change in the use or development of land or conservation of the area is envisaged.</p>	<p>✓</p>

Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policies relate to infrastructure necessary to support housing, economic development and regeneration and promotes renewable energy.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

### DEVELOPMENT REQUIREMENTS

<b>POLICY: DR1 DESIGN</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P10 in promoting high design standards in the location, setting, layout and construction of both new and improvements to existing developments. High priority will be given to energy efficiency in terms of design form and use, location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy QE3 – Creating a high quality built environment for all which requires development plans to promote the creation of high quality built environments as part of the urban and rural renaissance and the regeneration strategies for the Region's cities, towns and villages.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policies are essential for the environmental quality in areas of major change and conserving the character and amenity of areas of conservation.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. The design policy expands on national and regional policy at the local level, and is extensively used by development control staff in assessing and determining planning applications.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policies support housing delivery, economic development and regeneration, promote renewable energy, reduce impact on climate change and safeguards water resources.	✓

		CONCLUSION	SAVE POLICY
<b>POLICY: DR2 LAND USE &amp; ACTIVITY</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?		Yes. Supports the delivery of UDP guiding principle P9 in guiding new development to locations, which offer a choice of transport modes and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of both new and improvements to existing developments. High priority will be given to energy efficiency in terms of design form and use, location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?		Yes. In conformity with RSS phase 1 & phase 2, part A of policy QE3 – Creating a high quality built environment for all which requires development plans to promote the creation of high quality built environments as part of the urban and rural renaissance and the regeneration strategies for the Region's cities, towns and villages.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?		Yes. The policies are essential for the environmental quality in areas of major change and conserving the character and amenity of areas of conservation.	✓
Is the policy necessary and does not merely repeat national or regional policy?		Yes. The policy does not merely repeat national or regional policy. The design policy expands on national and regional policy at the local level, and is extensively used by development control staff in assessing and determining planning applications.	✓
Is the policy topic based for which the government will have particular regard?		Yes. The policies support housing delivery, economic development and regeneration, promote renewable energy, reduce impact on climate change and safeguards water resources.	✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: DR3 MOVEMENT</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?		Yes. Supports the delivery of UDP guiding principle P9 in promoting	✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

	better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport. Also guides new development to locations, which offer a choice of transport modes. In addition, supports the delivery of guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy T1 – Developing accessibility and mobility within the Region to support the spatial strategy, policy T2 – Reducing the need to travel, Policy T3 – Walking and cycling, policy T4 – Promoting travel awareness, policy T5 – Public transport, policy T6 – Strategic park & ride and policy T7 – Car parking standards and management.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the authority's area where significant change is use or development is envisaged.		✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The movement policy expands on national and regional policy at the local level, and is extensively used by development control staff in assessing and determining planning applications.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. Supports the delivery of housing, economic development and regeneration.		✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: DR4 ENVIRONMENT</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as air water, land, biodiversity, accessibility, or demonstrate successful mitigation or compensatory measures for environmental damage.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter	✓

	3, paragraph 3.1.3 and 3.1.4 of the UDP.	
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE1 – Conserving and Enhancing the Environment.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policies are essential for the environmental quality in areas of major change and conserving the character and amenity of areas of conservation.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The environment policy expands on national and regional policy at the local level, and is extensively used by development control staff in assessing and determining planning applications.	✓
Is the policy topic based for which the government will have particular regard?	Yes. Promotes renewable energy, reduce impact on climate change and safeguards water resources.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: DR5 PLANNING OBLIGATIONS</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P1 in achieving sustainable development by recognising the economic, social and environmental aspects of sustainable development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE1 – Conserving and enhancing the environment, policy T1 – Developing accessibility and mobility within the region and policy PA1 – Prosperity for all.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for mitigation for the area where significant change in the use or development of land or conservation of the area is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for planning obligations to be sought to achieve community, transport and environmental benefits where those benefits are reasonable. In addition, the policy is supported by a SPD on Planning Obligations.	✓
Is the policy topic based for which the government will have	Yes. The policy supports the delivery of housing, in particular	✓

particular regard?	affordable housing and supports economic development and regeneration.	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: DR6 WATER RESOURCES</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?		<b>COMMENT</b>	<b>MEETS</b>
		Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development, which work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as water or demonstrate successful mitigation or compensatory measures for environmental damage.	✓
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?		Yes. In conformity with RSS phase 1 & phase 2, policy QE1 – Conserving and Enhancing the Environment in incorporating sustainability considerations such as energy and water efficiency. In addition, part (i) of policy QE9 – The Water Environment in conserving supply of water.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?		Yes. The policy conserves the availability and quality of water resources from unacceptable risk.	✓
Is the policy necessary and does not merely repeat national or regional policy?		No. The policy is repetitive of Appendix A of Planning policy statement 23 and RSS policy QE9 – The Water Environment. In addition, part 2 and 3 of UDP policy DR4 – Environment is considered adequate in determining applications, which could impact on water resources. Therefore, the policy can be deleted.	<b>X</b>
Is the policy topic based for which the government will have particular regard?		Yes. The policy safeguards water resources.	✓
		<b>CONCLUSION</b>	<b>DELETE POLICY</b>
<b>POLICY: DR7 FLOOD RISK</b>			

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development, which work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as water or demonstrate successful mitigation or compensatory measures for environmental damage.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part (iii) of policy CC1 – Climate Change which requires the avoidance of development in areas at risk of flooding and direct development away from areas at highest risk and part (iv) which promotes the use of sustainable drainage techniques.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy directs development away from flood risk areas.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is repetitive of paragraphs 8.42 – 8.44 of the RSS and policy CC1 – Climate Change. The policy also repeats the guidance contained in Planning Policy Statement 25 – Development and Flood Risk. Paragraph 7 of PPS 25 states however, that local authorities should set out policies for the allocation of sites and control of development which avoid flood risk to people and property where possible and manage it elsewhere.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy reduces impact on climate change and safeguards water resources.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

POLICY: DR8 CULVERTING		MEETS
GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, which demonstrate beneficial environmental	✓

	impacts or minimise adverse impacts on key resources such as water, land, biodiversity, accessibility, or demonstrate successful mitigation or compensatory measures for environmental damage.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part (iii) of policy CC1 – Climate Change, which requires the avoidance of development in areas of risk of flooding and policy QE7 – Protecting, managing and enhancing the region's Biodiversity and Nature Conservation Resources.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change in the use or development of land or conservation of the area is envisaged.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides the criteria for assessing proposals for the curveting of watercourses.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy safeguards water resources.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: DR9 AIR QUALITY</b>		
<b>GOVERNMENT CRITERIA</b>		
<b>Is there a clear central strategy?</b>	<b>COMMENT</b> Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development, which work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as air, or demonstrate successful mitigation or compensatory measures for environmental damage.	<b>MEETS</b> ✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part (iii) of policy CC1 – Climate Change, which requires all new development to minimise resource demand and encourage efficient use of resources.	✓



	Paragraphs 8.45 and 8.36 of the RSS sets out how air quality should be managed in the Region.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy conserves the air quality of the region.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy is largely repetitive of national and regional policy. However, paragraph 8.45 of the RSS states that local planning policies, together with local transport plans, must play a part in helping reduce air pollution throughout the region. In addition, paragraph 13 of PPS23 - Planning and Pollution Control states that local authorities should set out the criteria against which applications for potentially polluting development will be considered. Whilst part 4 of UDP policy DR4 deals with air pollution, this policy considers not only operational impacts but associated traffic generation.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy reduces impact on climate change.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: DR10 CONTAMINATED LAND</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as air water, land, biodiversity, accessibility, or demonstrate successful mitigation or compensatory measures for environmental damage.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with phase 1 & phase 2, policy QE1 – Conserving and Enhancing the Environment which promotes the creation of high quality built environments as part of urban and rural renaissance and the regeneration strategies.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or</b>	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged.	✓

<b>conservation of the area is envisaged?</b>		
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 21 of PPS21 states that local authorities should include appropriate policies for dealing with the potential for contamination and remediation of land so that it is suitable for the proposed development/use.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The remediation of contaminated land is linked closely to waste management.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: DR11 SOIL QUALITY</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development, which work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as land, or demonstrate successful mitigation or compensatory measures for environmental damage.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part (iii) of policy CC1 – Climate Change, which requires all new development to minimise resource demand and encourage efficient use of resources.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change of use or development of land is envisaged.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for the separate stripping and storage of soil and sub-soils for their re-use. In addition, it requires soil mounds to be both necessary and appropriate to the townscape and landscape character of the area.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy links to waste management.	✓

	CONCLUSION	SAVE POLICY
<b>POLICY: DR12 HAZARDOUS SUBSTANCES</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as air water, land, biodiversity, accessibility, or demonstrate successful mitigation or compensatory measures for environmental damage.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE1 – Conserving and enhancing the environment.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it considers development involving the presence of hazardous substances	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy links to waste management.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: DR13 NOISE</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P10 in promoting high design standards in the location, setting, layout and construction of both new and improvements to existing developments.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial	Yes. In conformity with RSS phase 1 & phase 2, part B (iv) of policy	✓

<b>strategy?</b>	QE3 – Creating a high quality built environment for all, which requires assessment and minimisation of the impacts of noise that arise as a result of development.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 3 of PPG24 – Planning and Noise requires local authorities to set out policies on noise in part II of the plan. The policy is locally specific as it restricts development in the designated areas that would adversely affect the quiet enjoyment or the special interest of those areas.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: DR14 LIGHTING</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P10 in promoting high design standards in the location, setting, layout and construction of both new and improvements to existing developments. High priority will be given to energy efficiency in terms of design form and use, location and transport requirements.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part B (iv) of policy QE3 – Creating a high quality built environment for all, which requires assessment and minimisation of the impact of light pollution as a result of development.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. The policy is locally specific as it has regards to the impact of lighting	✓

	schemes in edge of settlement or rural locations.	
Is the policy topic based for which the government will have particular regard?	No.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

## HOUSING

<b>POLICY: H1 HEREFORD &amp; MARKET TOWNS: SETTLEMENT BOUNDARIES &amp; ESTABLISHED RESIDENTIAL AREAS</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy CF2 – Housing Beyond the Major Urban Areas, which states that longer-term strategic housing development should be in those locations which are capable of balanced and sustainable growth. Hereford will fulfil this role as sub-regional foci for development. In addition, policy RR3 – Market Towns states that market towns have a key role in helping to regenerate rural areas, as a focus for sustainable housing development.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy guides development in areas of major change.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for the delivery of housing within Hereford, the market towns and the defined settlement boundaries.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing, including unimplemented site allocations.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

POLICY: H2 HEREFORD & THE MARKET TOWNS: HOUSING LAND ALLOCATIONS		
GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy CF2 – Housing Beyond the Major Urban Areas, which states that longer-term strategic housing development should be in those locations which are capable of balanced and sustainable growth. Hereford will fulfil this role as sub-regional foci for development. In addition, policy RR3 – Market Towns states that market towns have a key role in helping to regenerate rural areas, as a focus for sustainable housing development.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy guides development in areas of major change.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it cross-references to policy S3 and provides identified sites allocated for housing with estimated dwelling capacity and target numbers of affordable housing. The following allocations have yet to be delivered: <b>Hereford</b> <ul style="list-style-type: none"> <li>• Bradbury Estate, Putson</li> <li>• Land at Belmont</li> <li>• Land at Friars Street</li> <li>• Land at Holmer</li> <li>• Whitecross High School – This also has a specific SPD that will need to be saved</li> <li>• Berrington Street</li> <li>• Canal Basin &amp; Historic Core</li> </ul>	✓

	<p><b><u>Leominster</u></b></p> <ul style="list-style-type: none"> <li>• Barons Cross Camp</li> <li>• Garage site at Barons Cross</li> <li>• Land east of Ridgemoor Road</li> </ul> <p><b><u>Ross-on-Wye</u></b></p> <ul style="list-style-type: none"> <li>• Land at Tanyard Lane</li> <li>• Cawdor Gardens</li> </ul> <p><b><u>Bromyard</u></b></p> <ul style="list-style-type: none"> <li>• Land at Porthouse Farm</li> <li>• Highways Depot</li> </ul> <p><b><u>Kington</u></b></p> <ul style="list-style-type: none"> <li>• Land west of Old Eardisley Road</li> </ul> <p>The following allocations have been delivered and are complete but need to remain as parts of a policy cannot be deleted:</p> <p><b><u>Hereford</u></b></p> <ul style="list-style-type: none"> <li>• General Hospital</li> <li>• Land at Barrs Court Road</li> <li>• Land at Walton Close</li> <li>• Victoria Eye Hospital</li> </ul> <p><b><u>Ross-on-Wye</u></b></p> <ul style="list-style-type: none"> <li>• Alton Court Brewery</li> <li>• Vine Tree Farm</li> </ul> <p><b><u>Ledbury</u></b></p> <ul style="list-style-type: none"> <li>• Abattior site</li> </ul> <p><b><u>Bromyard</u></b></p> <ul style="list-style-type: none"> <li>• Land attached to Ashfields</li> <li>• Tanyard, Pump Street</li> </ul> <p>The allocation for housing in Bullinghope, Hereford will need to be deleted as the site was removed from the UDP by the High Court. It is no longer part of the Plan and should not be referred to in the request to save policies.</p>	
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>Yes. The policy supports the delivery of housing.</p>	<p>✓</p>

	<b>CONCLUSION</b>	<b>SAVE POLICY BUT, DELETE REFERENCE TO BULLINGHOPE ALLOCATION</b>
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<b>POLICY: H4 MAIN VILLAGES: SETTLEMENT BOUNDARIES</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy CF2 – Housing Beyond the Major Urban Areas, which states that longer-term strategic housing development should be in those locations which are capable of balanced and sustainable growth. Hereford will fulfil this role as sub-regional foci for development.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy guides development in areas of major change.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it states which settlements are identified as main villages and restricts the provision of housing within the identified settlement boundary, save for exception schemes (policy H10). The identified settlement boundaries are identified on the proposal maps.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing within defined settlement boundaries.	✓
<b>CONCLUSION</b>		
		<b>SAVE POLICY</b>

<b>POLICY: H5 MAIN VILLAGES: HOUSING LAND ALLOCATIONS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing	✓



	an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A of policy CF2 – Housing Beyond the Major Urban Areas, which states that longer-term strategic housing development should be in those locations which are capable of balanced and sustainable growth. Hereford will fulfil this role as sub-regional foci for development.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy guides development in areas of major change.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It identifies allocated housing sites within the main settlements. The following allocations remain to be delivered: <ul style="list-style-type: none"> <li>• Frome Valley Haulage Depot, Bishops Frome</li> <li>• Former bus/coach depot, Canon Pyon</li> <li>• Covent Garden, Colwall</li> <li>• Land opposite Co-op, Cusop</li> <li>• Land adjacent TO Lower House Farm, Ewyas Harold</li> <li>• Land rear of Plough Inn, Little Dewchurch</li> <li>• Land north of B4352, Madley</li> <li>• Land at Paradise Farm, Marden</li> <li>• Land adjacent to Callow View, Much Dewchurch</li> <li>• Land adjacent to the Birches, Shobdon</li> <li>• Church Farm, Wellington</li> <li>• Land off Auberrow Road, Wellington</li> <li>• Land rear of surgery, Weobley</li> <li>• Land adjacent to Weobley Methodist Church</li> <li>• Land adjacent to Whitestone Chapel</li> </ul> <p>The following allocations have been delivered and are complete but need to remain as part of the policy cannot be saved:</p>	✓

	<ul style="list-style-type: none"> <li>• Land opposite Primary School, Sutton St. Nicholas</li> <li>• Land at Upper Weston, Weston-under-Penyard</li> <li>• Land adjacent to village hall, Withington</li> </ul>	
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing.	✓
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: H6 HOUSING IN SMALLER SETTLEMENTS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy CF2 – Housing Beyond the Major Urban Areas, which states that longer-term strategic housing development should be in those locations which are capable of balanced and sustainable growth. Hereford will fulfil this role as sub-regional foci for development.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	<b>X</b>
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It identifies key criteria in determining planning applications for housing in the smaller settlements.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing.	✓
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: H7 HOUSING IN THE COUNTRYSIDE OUTSIDE SETTLEMENTS</b>
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GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part D of policy CF2 – Housing Beyond the Major Urban Areas, which states that in rural areas, the provision of new housing should generally be restricted to meeting local housing needs and/or support local services, with priority being given to the reuse of previously developed land and buildings within existing villages enhancing their character wherever possible.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy conserves land in the open countryside from inappropriate development.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of PPS1, PPS3 and PPS7. Part 1, 2, 3, 5, 6 & 7 of the policy cross references to policies H8, HBA12, HBA13, H18 and H10, which are proposed to be saved. These policies cannot be properly applied without the cross reference to policy H7. Paragraph 19 of PPS7 states that Local Authorities should set out in their policies the circumstances where replacement of dwellings would not be acceptable and clarify the permissible scale of replacement buildings. Part 4 of the policy makes specific reference to the provision of houses that are a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights. In light of paragraph 19 it is considered necessary to save the policy.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing in exceptional circumstances.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: H8 AGRICULTURAL &amp; FORESTRY DWELLINGS &amp; DWELLINGS ASSOCIATED WITH RURAL BUSINESSES</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part D of policy CF2 – Housing Beyond the Major Urban Areas, which states that in rural areas, the provision of new housing should generally be restricted to meeting local housing needs and/or support local services, with priority being given to the reuse of previously developed land and buildings within existing villages, enhancing their character wherever possible.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of PPS1 and PPS7. Paragraph 17 of PPS7 requires Local Authorities to set out their policy approach to the retention or removal of agricultural and, where relevant, forestry and other forms of occupancy conditions. The policy is also locally specific as it goes further than PPS7. Paragraph 4 of the policy requires demonstration of a genuine and unsuccessful attempt to market the property at a realistic price when applying to remove an agricultural occupancy condition. In light of this it is considered necessary to save the policy.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing in connection with agriculture, forestry or rural businesses.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>
<b>POLICY: H9 AFFORDABLE HOUSING</b>		

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part D of policy CF2 – Housing Beyond the Major Urban Areas, which states that in rural areas, the provision of new housing should generally be restricted to meeting local housing needs. In addition, part A of policy CF5 – Delivering affordable housing and mixed communities requires local authorities to create more balanced mixed communities through the provision of a range of housing types and set out the thresholds for delivery of affordable housing.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy guides the delivery of affordable housing in areas of major change.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national and regional policy. PPS3 sets out suggested thresholds. The policy is locally specific as it provides size thresholds and the criteria for assessment.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: H10 RURAL EXCEPTION HOUSING</b>		
GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter	✓

<p>Is the policy in general conformity with the regional spatial strategy?</p>	<p>3, paragraph 3.1.3 and 3.1.4 of the UDP. Yes. In conformity with RSS phase 1 &amp; phase 2, part D of policy CF2 – Housing Beyond the Major Urban Areas, which states that in rural areas, the provision of new housing should generally be restricted to meeting local housing needs.</p>	<p>✓</p>
<p>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</p>	<p>Yes. The policy guides the delivery of rural exception housing in the open countryside.</p>	<p>✓</p>
<p>Is the policy necessary and does not merely repeat national or regional policy?</p>	<p>Yes. The policy is largely repetitive of PPS1, PPS3 and PPS7. However, it is locally specific as Part 7 of the policy provides for the construction of single affordable dwellings in settlements other than Kington (policy H2), the main villages (Policy H4) or the smaller settlements (Policy H6). These policies cannot also be properly applied without the cross reference to policy H10.</p>	<p>✓</p>
<p>Is the policy topic based for which the government will have particular regard?</p>	<p>Yes. The policy supports the delivery of housing.</p>	<p>✓</p>
<p><b>CONCLUSION</b></p>		<p><b>SAVE POLICY</b></p>

<p><b>POLICY: H11 RESIDENTIAL CARAVANS</b></p>		
<p><b>GOVERNMENT CRITERIA</b></p>		
<p>Is there a clear central strategy?</p>	<p><b>COMMENT</b> Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which is energy efficient, respects the environmental capacity of the locality and supports existing settlements.</p>	<p><b>MEETS</b> ✓</p>
<p>Does the Policy have regard to the Community Strategy for the area?</p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p>Is the policy in general conformity with the regional spatial strategy?</p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, part D of policy CF2 – Housing Beyond the Major Urban Areas, which states that in rural areas, the provision of new housing should generally be restricted to meeting local housing needs and/or support local services, with priority being given to the reuse of previously developed land and buildings within existing villages enhancing their character wherever possible.</p>	<p>✓</p>

Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.		<b>X</b>
Is the policy necessary and does not merely repeat national or regional policy?	No. The policy is repetitive of PPS1, PPS3 and PPS7 in terms of the locational requirements for permanent residential development. Policies H1, H2, H4, H6 and H8 are adequate to determine applications for residential caravans. The policy does cross reference to policy H8 – Agricultural and forestry dwellings and dwellings associated with rural businesses but it is considered that deletion of the policy will not compromise the delivery of policy H8.		<b>X</b>
Is the policy topic based for which the government will have particular regard?	Yes. Supports the delivery of temporary accommodation to meet special identified short term needs.		✓
		<b>CONCLUSION</b>	<b>DELETE POLICY</b>

<b>POLICY: H12 GYPSIES &amp; OTHER TRAVELLERS</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?		Yes. Supports the delivery of guiding principles P2 and P4 in providing an appropriate range of housing which respects the environmental capacity of the locality and supports existing settlements.	✓
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?		Yes. In conformity with RSS phase 1 & phase 2, part F of policy CF5 – Delivering affordable housing and mixed communities which requires that development plans ensure that adequate provision for suitable sites to accommodate gypsies and other travellers.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.		✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as part 3 of the policy refers to the impact upon the character and amenity of the landscape, particularly within the Malvern Hills and Wye Valley AONB, conservation areas and or other sensitive		✓

	locations.	
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing for gypsies and other travellers.	✓
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: H13 SUSTAINABLE RESIDENTIAL DESIGN</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P10 in promoting a high design standard in the location, setting, layout and construction of both new development and improvements to existing. Provides for high priority towards energy efficiency.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE3 – Creating a high quality built environment for all which states that particular attention should be given to securing a high quality of townscape, urban form, building design and spaces and incorporate sustainability considerations.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	<b>X</b>
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of RSS policy QE3, paragraphs 14 and 16 of PPS3 and the UDP design policies. However, the policy is locally specific as part 6 requires the provision of recycling and composting in the use of dwellings, part 8 makes provision for sustainable drainage measures for <u>both</u> surface and foul water and part 11 requires acceptable levels of amenity including privacy both within the scheme and in respect of nearby properties, all of which do not appear in national or regional policy.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing.	✓
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>



<b>POLICY: H14 RE-USING PREVIOUSLY DEVELOPED LAND &amp; BUILDINGS</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P8 in promoting sustainable land use and management including the reuse of previously developed land and buildings for appropriate new uses.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy CF4 – The reuse of land and buildings for housing which states that local authorities should optimise the opportunities for recycling land and buildings for new housing.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for the development of previously developed land and buildings for housing.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 27 of PPS1 states that in preparing development plans, planning authorities should seek to promote the use of suitably located previously developed land and buildings. Vacant and underused previously developed land should be brought back into beneficial use to achieve the targets the Government has set for development on previously developed land. Paragraph 40 of PPS3 states that a key objective for local authorities is to continue to make effective use of land by re-using land that has been previously developed.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of housing.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: H15 DENSITY</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principles P4 and P10 in provided an appropriate range of housing that respects the environmental capacity of the locality and provides the most effective	✓

	support for existing settlements.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part (iv) of policy CF3 – Levels and distribution of housing development which states that housing development will need to be compliant with locally adopted design guidelines.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy provides for the most effective and efficient use of land.		✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 46 and 47 of PPS3 - Housing states that planning authorities should develop housing density policies. The policy is locally specific as it differentiates between the density for sites of one hectare or above in Hereford and the market towns and other sites.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports the delivery of housing		✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: H16 CAR PARKING</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, policy QE3 – Creating a high quality built environment for all which states that development plans should promote the creation of high quality built environments.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or</b>		No.	<b>X</b>

<p><b>conservation of the area is envisaged?</b></p> <p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. The policy does not merely repeat national or regional policy. Paragraph 51 of PPS3 states that planning authorities should develop residential parking policies for their areas, taking account expected levels of car ownership, the importance of promoting good design and the need to use land effectively.</p> <p>The policy is locally specific as it sets out the maximum level of parking to 1.5 spaces per dwelling.</p> <p>No.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>No.</p>	<p>X</p>
<p><b>CONCLUSION</b></p>		<p><b>SAVE POLICY</b></p>

<p><b>POLICY: H17 SUB-DIVISION OF EXISTING HOUSING</b></p>		
<p><b>GOVERNMENT CRITERIA</b></p>	<p><b>COMMENT</b></p>	<p><b>MEETS</b></p>
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports the delivery of guiding principle P4 in providing an appropriate range of housing that respects the environmental capacity of the locality.</p>	<p>✓</p>
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, part D of policy CF2 – Housing beyond the major urban areas which states that in rural areas, the provision of new housing should generally be restricted to the reuse of previously developed buildings within existing villages enhancing their character wherever possible.</p>	<p>✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>	<p>No.</p>	<p>✓</p>
<p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to house for multiple occupation and cross-references to policy H16 – Car parking.</p>	<p></p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>Yes. The policy supports the delivery of housing</p>	<p>✓</p>

		CONCLUSION	SAVE POLICY
<b>POLICY: H18 ALTERATIONS &amp; EXTENSIONS</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?		Yes. Supports the delivery of guiding principle P10 in promoting high design standards in the construction of improvements to existing development.	✓
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?		Yes. In conformity with RSS phase 1 & phase 2, Policy QE3 – Creating a high quality built environment for all which states that development plans should promote the creation of high quality built environments.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?		No.	X
Is the policy necessary and does not merely repeat national or regional policy?		Yes. The policy does not merely repeat national or regional policy. It is locally specific, as it not only provides for alterations or extensions to dwellings but also buildings incidental to the enjoyment of a dwelling. In addition, part 4 of the policy cross-references to policy H16 – Car parking. This policy cannot also be properly applied without the cross reference to policy H16.	✓
Is the policy topic based for which the government will have particular regard?		No.	X
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: H19 OPEN SPACE REQUIREMENTS</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?		Yes. Supports the delivery of principle P3 in protecting and improving opportunities for facilities, giving priority to those which are appropriate to the location and character of the area, including leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for		Yes. The UDP is in conformity with the Herefordshire Community	✓

the area?	Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE4: Greenery, Urban Green Space and Public Spaces states that Local Authorities should develop appropriate strategies for green space to ensure that there is adequate provision of accessible high quality space.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not repeat national or regional policy. The policy is locally specific as it seeks to ensure that new residential developments provide specific minimum requirements for adequate recreation provision and cross references to Policy RST3 – Standards for outdoor playing and public open space. The UDP Policy is linked to Policy DR5 – Planning Obligations so therefore needs to be saved in order to ensure delivery.	✓
Is the policy topic based for which the government will have particular regard?	The policy is related to the infrastructure necessary to support housing.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

## EMPLOYMENT

<b>POLICY: E1 ROTHERWAS INDUSTRIAL ESTATE</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy PA6 – Portfolio of employment land states that local authorities should aim to provide and maintain a range and choice of readily available employment sites	✓

	to meet the needs of the Regional economy.	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for the development of 14.3 hectares of employment land at Rotherwas Industrial Estate.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies 14.3 hectares of land to be released at the Rotherwas Industrial Estate for employment land linked to the resolution of acknowledged site development constraints.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E2 MORETON ON LUGG DEPOT, MORETON ON LUGG</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy PA6 – Portfolio of employment land which states that local authorities should aim to provide and maintain a range and choice of readily available employment sites to meet the needs of the Regional economy.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for the development of employment land at Moreton-on-Lugg depot, Moreton-on-Lugg.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies land at Moreton-on-Lugg for employment purposes. It also safeguards land at Long Coppice from development for landscape purposes.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓

	CONCLUSION	SAVE POLICY
<b>POLICY: E3 OTHER EMPLOYMENT LAND ALLOCATIONS</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy PA6 – Portfolio of employment land which states that local authorities should aim to provide and maintain a range and choice of readily available employment sites to meet the needs of the Regional economy.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy allocates a total of 57.5 hectares of other employment land throughout the County.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies 57.5 hectares of land for Part B employment uses throughout the County.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>
<b>POLICY: E5 SAFEGUARDING EMPLOYMENT LAND &amp; BUILDINGS</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy PA6 – Portfolio of employment land states that local authorities should aim to provide	✓

	and maintain a range and choice of readily available employment sites to meet the needs of the Regional economy.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. The policy safeguards other employment land and buildings, not identified in policy E1, E2 or E3, and provides criteria to assess proposals for non-employment uses of the site.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E6 EXPANSION OF EXISTING BUSINESSES</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P11 in promoting access to opportunities for economic betterment, and seeks to reduce disparities between different areas of the County.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A of Policy PA14 – Economic Development and the Rural Economy, which states that development plans should support the sustainable diversification and development of the rural economy through the growth of existing businesses.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	No. The policy is largely repetitive of paragraph 13 of PPG4 in determining planning applications for employment proposals. The policy is also repetitive of policy E7, E8, E10, E11, E12 and E13.	<b>X</b>
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration.	✓



	CONCLUSION	DELETE POLICY
<b>POLICY: E7 OTHER EMPLOYMENT PROPOSALS WITHIN &amp; AROUND HEREFORD &amp; THE MARKET TOWNS</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy PA6 – Portfolio of employment land which states that local authorities should aim to provide and maintain a range and choice of readily available employment sites to meet the needs of the Regional economy.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for employment proposals within and around Hereford and the market towns.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for employment generating uses around Hereford and the market towns and refers to employment proposals outside but adjacent to the settlement boundary for Hereford and the market towns	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: E8 DESIGN STANDARDS FOR EMPLOYMENT SITES</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports delivery of UDP guiding principle P10 in promoting high design standards in the location, setting, layout and construction of both new development and improvement to the existing developments. High priority will be given to energy efficiency in terms of design form and use, location and transport requirements.	✓
<b>COMMENT</b>		<b>MEETS</b>

<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A of policy QE3 – Creating a high quality built environment for all which states that development plans should promote the creation of high quality built environment.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 10 of PPG4 – Industrial, commercial development and small firms sets out locational factors, paragraph 15 considers residential amenity and paragraph 16 considers impact on landscape and wildlife. The policy is locally specific however, as it provides additional criteria for consideration beyond PPG4 including, the minimum provision of outdoor storage areas and ensuring satisfactory disposal of trade effluent and the storage of waste by-products and waste awaiting disposal	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E9 HOME BASED BUSINESSES</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P11 in promoting access to opportunities for economic betterment, and seek to reduce disparities between different areas of the County.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A of Policy PA14 – Economic Development and the Rural Economy, which states that development plans should support the sustainable diversification and development of the rural economy through the creation of new	✓

	enterprise.		
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.		<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	No. The policy is repetitive of RSS policy PA14 and paragraphs 32, 33 and 34 of PPG4, which outlines what should be considered in determining whether a use is ancillary to a dwelling and the issues to be taken into account in determining an application for permission. In light of the content of these paragraphs it is considered necessary to delete the policy.		<b>X</b>
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration.		✓
		<b>CONCLUSION</b>	<b>DELETE POLICY</b>

<b>POLICY: E10 EMPLOYMENT PROPOSALS WITHIN OR ADJACENT TO MAIN VILLAGES</b>		<b>COMMENT</b>	<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>			
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, part B of Policy PA14 – Economic Development and the Rural Economy which states that development plans should ensure that most economic development is concentrated in towns and other large settlements accessible to their hinterlands. Development should be consistent with the character and environment of the settlement.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>		Yes. The policy provides for employment proposals within or adjacent to main villages.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>		Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to the main villages as identified in policy H4 – Main villages: settlement boundaries and provides cross-reference	✓

	to policy E8 – Design standards for employment sites.	
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E11 EMPLOYMENT IN THE SMALLER SETTLEMENTS &amp; OPEN COUNTRYSIDE</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of Policy PA14 – Economic Development and the Rural Economy, which states that development plans should ensure that most economic development is concentrated in towns and other large settlements accessible to their hinterlands. Development should be consistent with the character and environment of the settlement.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for employment proposals in the smaller settlements and open countryside.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to the smaller settlements as identified in policy H6 – Housing in smaller settlements. The policy also provides cross-reference to policy E8, E12, HBA12 and HBA13.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E12 FARM DIVERSIFICATION</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development that work within	✓

	environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as land.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy PA15 – Agriculture and Farm Diversification, which states that development plans should recognise the continuing importance of the agricultural sector in the Region. Development plans should include positive policies to promote agriculture and farm diversification.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. RSS policy PA15 requires development plans to include positive policies to promote farm diversification. In addition, paragraph 30 (i) of PPS7 states that planning authorities should set out the criteria to be applied to planning applications for farm diversification.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E13 AGRICULTURAL &amp; FORESTRY DEVELOPMENT</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development that work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as land.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy PA15 – Agriculture and Farm Diversification, which states that development plans should recognise the continuing importance of the agricultural sector in the Region. Development plans should include positive	✓

	policies to promote agriculture. Any development should be appropriate in scale and nature to the environment and character of the locality.	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. RSS policy PA15 requires development plans to include positive policies to promote agriculture. In addition, paragraph 27 of PPS7 states that planning policies should recognise the role of agriculture and support development proposals that will enable farming and farmers to meet five Government objectives.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E14 CONVERSIONS OF LARGE DWELLINGS TO EMPLOYMENT USES</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P12 in seeking to strengthen and diversify the County's employment base by the identification of opportunities for new economic development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy QE3 which states that as part of rural renaissance and regeneration strategies, particular regard should be had as to how buildings could be reused to achieve this objective.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for the conversion of large dwellings for employment uses.	✓

Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E15 PROTECTION OF GREENFIELD LAND</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development that work within environmental capacity, which demonstrate beneficial environmental impacts or minimise adverse impacts on key resources such as land.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with paragraph 8.38 and 8.39 of the RSS, which states that agricultural land quality must be considered by local authorities in the preparation of plans and consideration of development proposals.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. Provides for the conservation of the best and most versatile agricultural land.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of paragraph 28 of PPS7. However, paragraph 29 of PPS7 states that local authorities may wish to include in their development plans policies to include policies that protect specific areas of best and most versatile agricultural land from speculative development.	✓
Is the policy topic based for which the government will have particular regard?	No.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: E16 INTENSIVE LIVESTOCK UNITS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, which demonstrate beneficial environmental	✓

	impacts or minimise adverse impacts on key resources such as air, water, land, biodiversity or demonstrate successful mitigation or compensatory measures for environmental damage.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy PA15 – Agriculture and Farm Diversification, which states that development plans should recognise the continuing importance of the agricultural sector in the Region. Development plans should include positive policies to promote agriculture. Any development should be appropriate in scale and nature to the environment and character of the locality.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific with regards to the criteria that must be met in proposals for intensive livestock units and associated structures and facilities for the storage and disposal of waste. The policy provides special consideration for residential or other protected buildings located within 400m of a proposal.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No.	X
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: E17 MILITARY DEVELOPMENT GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P10 in promoting high design standards in the location, setting, layout and construction of both new development and improvements to existing development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓



Is the policy in general conformity with the regional spatial strategy?	No. However, the policy is considered necessary as a facility of national importance.	<b>X</b>
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for the development of land for military purposes.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies The Stirling Lines site, as shown on the proposals map, for military purposes. The policy also cross-references to policy S2 – Development Requirements.	✓
Is the policy topic based for which the government will have particular regard?	No.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

### TOWN CENTRES & RETAIL

<b>POLICY: TCR1 CENTRAL SHOPPING &amp; COMMERCIAL AREAS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including transport, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or	Yes. The policy relates to the development of land within Hereford city centre, which is a sub-regional shopping centre.	✓

conservation of the area is envisaged?	Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it defines the central shopping and commercial areas of Hereford and the market towns that will be retained and protected as prime focus for retail, leisure and commercial activities.	✓
Is the policy topic based for which the government will have particular regard?	Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>	
<b>POLICY: TCR2 VITALITY &amp; VIABILITY GOVERNMENT CRITERIA</b>			
<b>COMMENT</b>			<b>MEETS</b>
Is there a clear central strategy?		Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including transport, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1-Prosperity for All that which states emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to the development of land within Hereford city centre and the market towns, maintaining their vitality and viability.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides the criteria for maintaining the vitality and viability of the central shopping and commercial areas of Hereford and the market towns.	✓
Is the policy topic based for which the government will have particular regard?	Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	✓

	CONCLUSION	SAVE POLICY
<b>POLICY: TCR3 PRIMARY SHOPPING FRONTAGES</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including transport, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 - Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies the primary shopping frontages in Hereford and the market towns and provides the criteria for proposals for uses within Classes A2 – A5 uses. The primary shopping frontages are identified on the proposal maps.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>
<b>POLICY: TCR4 SECONDARY SHOPPING FRONTAGES</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving	✓

	opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including transport, utilities, leisure and amenity.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 - Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.		X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies the secondary shopping frontages in Hereford and the market towns and provides the criteria for proposals for uses within Classes A2 – A5 uses. The secondary shopping frontages are identified on the proposals map.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.		✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: TCR5 USES OUTSIDE CLASS A OF THE USE CLASSES ORDER</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including transport, utilities, leisure and amenity.		✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter		✓

	<p>3, paragraph 3.1.3 and 3.1.4 of the UDP.</p> <p>Yes. In conformity with RSS phase 1 &amp; phase 2, part C of policy PA1 - Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.</p>	✓
<p>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</p>	No.	X
<p>Is the policy necessary and does not merely repeat national or regional policy?</p>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it restricts uses outside Class A within the primary and secondary shopping frontages in Hereford and the market towns.	✓
<p>Is the policy topic based for which the government will have particular regard?</p>	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: TCR6 NON-RETAIL USES (CLASSES A2 – A5)</b>		
<b>GOVERNMENT CRITERIA</b>		
<p>Is there a clear central strategy?</p>	<b>COMMENT</b>	<b>MEETS</b>
	<p>Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including transport, utilities, leisure and amenity.</p>	✓
<p>Does the Policy have regard to the Community Strategy for the area?</p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	✓
<p>Is the policy in general conformity with the regional spatial strategy?</p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.</p>	✓

Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.		<b>X</b>
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific, as it requires appropriate for window displays within the primary and secondary shopping frontages in Hereford and the market towns where planning permission is granted for non-retail uses.		✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	<b>CONCLUSION</b>	✓
			<b>SAVE POLICY</b>

<b>POLICY: TCR7 AMUSEMENT CENTRES</b>			
<b>GOVERNMENT CRITERIA</b>			
	<b>COMMENT</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including leisure and amenity.		✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & 2 part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas.		✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.		<b>X</b>
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific, as it controls proposals for amusement centres, which are a sui generis use, from within the primary and secondary shopping frontages of Hereford and the market towns and provides a criteria for their location in the secondary frontages.		✓

Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	CONCLUSION	SAVE POLICY
<b>POLICY: TCR8 SMALL SCALE RETAIL DEVELOPMENT</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including leisure and amenity.		MEETS ✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & part, 2 part C of policy PA1 which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas.		✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.		X
Is the policy necessary and does not merely repeat national or regional policy?	No. The policy is largely repetitive of paragraph 2.4 of PPS6, which states that wherever possible, growth should be accommodated by more efficient use of land and buildings within existing centres. Policy TCR1 – TCR7, which are proposed to be saved, will enable consideration of applications for proposals for small-scale retail development within the central shopping and commercial areas of Hereford and the market towns.		X
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	CONCLUSION	✓
<b>POLICY: TCR9 LARGE SCALE RETAIL &amp; LEISURE DEVELOPMENT OUTSIDE CENTRAL SHOPPING &amp; COMMERCIAL AREAS</b>			
<b>CONCLUSION</b>			
<b>DELETE POLICY</b>			

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including retail, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy PA13 – Out-of-centre Retail Development states that smaller scale out of centre retail proposals should be considered in the light of policies and proposals in development plans and take full account of Government guidance including the requirements to demonstrate 'need' and the sequential test.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to large-scale retail and leisure development outside central shopping and commercial areas.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of RSS policy PA13 – Out-of-centre Retail Development and PPS6 – Planning for Town Centres. However, the policy refers to the retail hierarchy and provides the criteria for assessing large scale retail and leisure development outside the central shopping and commercial areas	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing and town centres.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

POLICY: TCR10 OFFICE DEVELOPMENT		
GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UPD guiding principle P12 in strengthening and diversifying the County's employment base by the identification of opportunities for new economic development that are energy efficient in terms of their overall location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for	Yes. The UDP is in conformity with the Herefordshire Community	✓



the area?	Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy PA14 – Economic Development and the Rural Economy which states that development plans should support the sustainable diversification and development of the rural economy through the growth of existing businesses and the creation of new enterprise.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to office development including larger-scale development proposals outside central shopping and commercial areas.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to proposals for office development within the central shopping and commercial areas and sets out the criteria for larger scale proposals outside these areas and in particular identifies edge of centre locations to be within 500 metres of a central shopping and commercial area. In addition, the policy provides cross-reference to policies TCR3, TCR4 and E14, which are proposed to be saved.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: TCR11 LOSS OF EXISTING OFFICES GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
Is there a clear central strategy?	Yes. Supports the delivery of UPD guiding principle P12 in strengthening and diversifying the County's employment base by the identification of opportunities for new economic development that are energy efficient in terms of their overall location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy PA14 – Economic Development and the Rural Economy which states that development plans should support the sustainable diversification and development of the rural economy through the growth of existing	✓

	businesses.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to the criteria for proposals involving the loss of existing offices within Hereford city centre and market town centres.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: TCR13 LOCAL &amp; NEIGHBOURHOOD SHOPPING CENTRES</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including retail.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 2.58 of PPS6 – Planning for Town Centres which states that by using development plan documents, local authorities should take a positive approach to strengthening local centres. The local and neighbourhood shopping centres within the County are identified within the UDP.	✓

Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing.	<b>CONCLUSION</b>	✓	<b>SAVE POLICY</b>
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**POLICY: TCR14 VILLAGE COMMERCIAL FACILITIES**  
**GOVERNMENT CRITERIA**

	<b>COMMENT</b>		<b>MEETS</b>	
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including retail.		✓	
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓	
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas.		✓	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.		✓	
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 2.61 of PPS6 states that planning authorities should adopt policies that recognise the role of vital rural service centres and enhance their vitality and viability. Paragraph 2.62 of PPS6 goes onto state that policies should ensure that the importance of shops and services to the local community is taken into account.		✓	
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing.	<b>CONCLUSION</b>	✓	<b>SAVE POLICY</b>

**POLICY: TCR15 HOT FOOD TAKEAWAY OUTLETS**  
**GOVERNMENT CRITERIA**

	<b>COMMENT</b>		<b>MEETS</b>	
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving		✓	

	opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	No. The issues for consideration in determining applications for hot food take-away outlets namely, effect on residential amenity resulting from traffic generation, highway safety, noise, smell or other amenity considerations are covered in Policies, DR1, DR2, DR3, DR4 and T11. The policy is considered to be repetitive and is therefore recommended for deletion.	X
<b>Is the policy topic based for which the government will have particular regard?</b>	No.	X
	<b>CONCLUSION</b>	<b>DELETE POLICY</b>

<b>POLICY: TCR16 GARDEN CENTRES</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to	✓

	locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas.		
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.		✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it restricts proposals for new garden centres or the expansion of existing garden centre operations where the proposal is within or adjacent to a settlement boundary, with good accessibility to an existing settlement.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No.		✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: TCR17 FARM SHOPS</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>		Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including retail.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, policy PA15 – Agriculture and Farm Diversification which states that development plans should recognise the continuing importance of the agricultural sector and include policies to promote agriculture and farm diversification through the development of innovative business schemes including the promotion of local marketing and supply chains.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.		<b>X</b>

Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 2.62 of PPS6 – Planning for Town Centres states that local authorities should adopt policies that ensure the importance of shops and services to the local community is taken into account. Paragraph 2.63 goes on to recognise that farm shops can meet a demand for local produce in a sustainable way and can contribute to the rural economy.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including policies for retailing.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: TCR18 PETROL FILLING STATIONS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it restricts proposals for new petrol filling stations to within or adjacent to settlements, on or adjacent to major traffic routes.	✓
Is the policy topic based for which the government will have particular regard?	No.	X
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: TCR19 HEREFORD LIVESTOCK MARKET - RELOCATION</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring forms of land use and development which work within environmental capacity, guiding principle P7 in giving high priority to conserving and enhancing the characteristic Herefordshire landscape, guiding principle P9 in promoting better accessibility to services and facilities and guiding principle P10 in promoting high design standards.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1- Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns and can serve the needs of the local regeneration areas.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to the relocation of Hereford livestock market relocation.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria that must be met in considering proposals for the relocation of Hereford livestock market.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: TCR20 EIGN GATE REGENERATION AREA</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P6 in favouring forms of land use and development which work within environmental capacity, guiding principle P7 in giving high priority to conserving and enhancing the characteristic Herefordshire landscape, designated areas, historic buildings and archaeology, guiding principle P9 in promoting better accessibility to services and facilities and guiding	✓

	principle P10 in promoting high design standards.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1-Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns and can serve the needs of the local regeneration areas.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy relates to the redevelopment of the Eign Gate regeneration area.		✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria that must be met in considering proposals for the regeneration of the Eign Gate area.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports the provision of housing and economic development and regeneration.		✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: TCR21 CANAL BASIN &amp; HISTORIC CORE</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of guiding principle P6 in favouring forms of land use and development which work within environmental capacity, guiding principle P7 in giving high priority to conserving and enhancing the characteristic Herefordshire landscape, designated areas, historic buildings and archaeology, guiding principle P9 in promoting better accessibility to services and facilities and guiding principle P10 in promoting high design standards.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the	✓



	local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy relates to regeneration of the canal basin and historic core of Hereford city.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria that must be met in considering proposals for the redevelopment of the canal basin and historic core for residential development and small-scale retail and leisure uses.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports the provision of housing and economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: TCR22 HEREFORD UNITED FOOTBALL CLUB/MERTON MEADOW</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of guiding principle P6 in favouring forms of land use and development which work within environmental capacity, guiding principle P7 in giving high priority to conserving and enhancing the characteristic Herefordshire landscape, designated areas, historic buildings and archaeology, guiding principle P9 in promoting better accessibility to services and facilities and guiding principle P10 in promoting high design standards.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns, can serve the needs of the local regeneration areas and help to create more sustainable communities by generally providing a better balance between housing and employment and limit the need for commuting.	✓

Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to the redevelopment of Hereford United football ground and Merton Meadow.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria that must be met in considering proposals for the redevelopment of Hereford United football club/Merton Meadow for a new stadium, new road proposals, office and residential development.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: TCR23 CIVIC QUARTER</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P6 in favouring forms of land use and development which work within environmental capacity, guiding principle P7 in giving high priority to conserving and enhancing the characteristic Herefordshire landscape, designated areas, historic buildings and archaeology, guiding principle P9 in promoting better accessibility to services and facilities and guiding principle P10 in promoting high design standards.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns and can serve the needs of the local regeneration areas.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to the development of the civic quarter for public and commercial offices.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria that must be met in considering proposals for land in the civic quarter for public and	✓

	commercial offices.	
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: TCR25 LAND FOR RETAIL WAREHOUSING</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including retail	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns and can serve the needs of the local regeneration areas.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy relates to the development of land at Holmer Road for retail warehousing.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as identifies land at Holmer Road for development for large scale retail warehousing. Whilst part of the land has already been developed, there is a remaining part which does not benefit from planning permission.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration, including retailing.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: TCR26 LAND AT COMMERCIAL ROAD</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P6 in favouring forms of	✓

	land use and development which work within environmental capacity, guiding principle P7 in giving high priority to conserving and enhancing the characteristic Herefordshire landscape, designated areas, historic buildings and archaeology, guiding principle P9 in promoting better accessibility to services and facilities and guiding principle P10 in promoting high design standards.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA1 – Prosperity for All which states that emphasis should be given to locating development where it can help meet the needs of rural renaissance, especially of market towns and can serve the needs of the local regeneration areas.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy relates to the development of commercial road for a mixed-use office/leisure development.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies land at Commercial Road for a mixed-use office/leisure development.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

## TRANSPORT

<b>POLICY: T1 PUBLIC TRANSPORT FACILITIES</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter	✓

<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>3, paragraph 3.1.3 and 3.1.4 of the UDP.          Yes. In conformity with RRS phase 1 &amp; phase 2, part B (ii) of Policy T1 – Developing accessibility and mobility within the Region to support the spatial strategy, which states improved access will be achieved by measures to improve accessibility and mobility in urban areas, market towns and rural areas so that more sustainable means of travel are encouraged and local regeneration initiatives are supported.</p>	<p>✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p> <p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. The policy is effective for the area where significant change in the use or development of land is envisaged.</p> <p>Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides the criteria for assessing proposals for new or improved facilities and infrastructure for public transport. In addition, it safeguards land at Withington, Moreton-on-Lugg and Pontrilas for the potential re-opening of railway stations.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.</p>	<p>✓</p>
<p style="text-align: right;"><b>CONCLUSION</b></p>		<p><b>SAVE POLICY</b></p>

<p><b>POLICY: T2 PARK &amp; RIDE</b></p> <p style="text-align: center;"><b>GOVERNMENT CRITERIA</b></p>		<p><b>MEETS</b></p>
	<p style="text-align: center;"><b>COMMENT</b></p>	
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.</p>	<p>✓</p>
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, policy T6 – Strategic Park &amp; Ride which states that local authorities and other organisations should work together to develop a network of Strategic Park &amp; Ride sites to reduce congestion in major cities. Part C of the policy provides the criteria against which locations for park &amp; ride should be considered.</p>	<p>✓</p>

Is the policy effective for any part of Herefordshire where significant change in the use or development of land is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides the criteria for assessing proposals for bus or rail based park and ride schemes for Hereford.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports infrastructure for housing, economic development and regeneration through providing improved transport infrastructure.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

**POLICY: T3 PROTECTION & DEVELOPMENT OF THE RAIL NETWORK**

<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport and guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy T2 – Reducing the need to travel reducing the length of journeys through supporting the retention and enhancement of local service provision, especially where public transport provision is poor.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 46 of PPG13 – Transport states that development plans should ensure any disused transport sites and routes are not	✓

	unnecessarily severed by ne development. It is locally specific as safeguards land within Herefordshire with the potential for enhancing the capacity and use of the rail network from development that would obstruct such use.	
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports infrastructure for housing, economic development and regeneration through providing improved transport infrastructure.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: T4 RAIL FREIGHT</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A of policy T10 – Freight, which states that the reliable movement of goods and services is the lifeblood of the West Midlands economy. Development plans should aim to improve the efficiency of freight movement by (iv) encouraging the use of rail for freight, (v) safeguarding existing and disused railway lines and sidings which could be used for rail traffic in the future and (vi) encouraging the development of new rail freight terminals and improving access to those terminals.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged.	✓

Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 45 of PPG13 – Transport states that development plans should identify and protect sites and routes that could be critical in developing infrastructure for the movement of freight. It is locally specific as it safeguards 9 specific sites in the county that have the potential to promote greater use of rail freight.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: T5 SAFEGUARDING FORMER RAILWAY LAND GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RRS phase 1 & phase 2, part B (ii) of Policy T1 – Developing accessibility and mobility within the Region to support the spatial strategy, which states improved access will be achieved by measures to improve accessibility and mobility in urban areas, market towns and rural areas so that more sustainable means of travel are encouraged and local regeneration initiatives are supported.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as in line with PPG13 – Transport it safeguards former	✓



	railway land and structures from development or demolition for transport (including recreational transport) wherever practical and appropriate. This could be for restored railways, bus ways, walking/cycling/riding routes.	
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: T6 WALKING</b>		
<b>GOVERNMENT CRITERIA</b>		
<b>Is there a clear central strategy?</b>	<b>COMMENT</b> Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport and guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy T3, which states that development plans should provide greater opportunities for walking and cycling by developing safe, convenient and secure networks, giving pedestrians and cyclists priority, expand 'cycle & ride' and ensure new developments improve walking and cycling facilities.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves established public rights of way.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy is largely repetitive of paragraph 75 of PPG13 – Transport however, the policy provides greater criteria for establishing walking within development proposals. It is also locally specific as it protects recognised public rights of way and established walking routes from development proposals.	✓

Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.	✓	<b>SAVE POLICY</b>
<b>POLICY: T7 CYCLING</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓	<b>MEETS</b>
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓	
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy T3, which states that development plans should provide greater opportunities for walking and cycling by developing safe, convenient and secure networks, giving pedestrians and cyclists priority, expand 'cycle & ride' and ensure new developments improve walking and cycling facilities.	✓	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves established cycle routes.	✓	
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of paragraphs 78, 79 and 80 of PPG13 – Transport however, the policy is locally specific as it identifies 15 planned cycle routes and protects the provision of planned routes.	✓	
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.	✓	<b>SAVE POLICY</b>

<b>POLICY: T8 ROAD HIERARCHY</b>		<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RRS phase 1 & phase 2 policy T9 – The Management and Development of National and Regional Transport Networks in bringing detailed forward detailed policies to ensure capacity is safeguarded by appropriate selection of development location, minimising the need for local movements to the strategic network.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves the strategic highway network.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies the road hierarchy within Herefordshire as defined in the Local Transport Plan and states that new accesses on the strategic highway network will not be encouraged and should not inhibit the strategic function of these routes.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.	✓
<b>POLICY: T9 ROAD FREIGHT</b>		<b>SAVE POLICY</b>
<b>CONCLUSION</b>		<b>CONCLUSION</b>

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy T10 – Freight, which states that the reliable movement of goods and services is the lifeblood of the West Midlands economy. Development plans should aim to improve the efficiency of freight movement by (ii) addressing delivery and servicing problems through traffic management and (vii) encouraging developments that generate significant amounts of freight to have good access to the network.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves the strategic highway network.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 45 of PPG13 – Transport states that development plans should where possible, located developments generating substantial freight movements from congested central and residential areas and ensure adequate access to trunk roads. The policy is locally specific as it provides the criteria for assessing proposals and requires the submission of workplace travel plans.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

**POLICY: T10 SAFEGUARDING OF ROAD SCHEMES**

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy T9 – The Management and Development of National and Regional Transport Networks, which states that local authorities will give high priority to investment in the maintenance, management and selective improvements of the network.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves the strategic highway network.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it protects 3 new road schemes, or improvement of existing roads that have yet to be delivered from development that would prejudice their implementation.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the infrastructure for housing, economic development and regeneration through providing improved transport infrastructure.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

POLICY: T11 PARKING PROVISION		
GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in	✓

	town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy T7 – Car parking Standards and Management.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves the strategic highway network.		✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. The policy is locally specific as it waives or restricts parking provision within conservation areas or where the setting of listed buildings may be affected to preserve the historic environment. In addition, within the central shopping and commercial area of Hereford, no further private non-residential parking will be permitted.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports the infrastructure for housing, economic development and regeneration through providing improved transport infrastructure.		✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: T12 EXISTING PARKING AREAS</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10	MEETS ✓

	in giving high priority to energy efficiency in terms of location and transport requirements.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy T7 – Car parking Standards and Management.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves existing parking areas.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it supports the re-development or re-use of existing private parking areas within Hereford and the market towns to encourage the use of alternative modes of transport and provide for commuted payments towards improving other forms of transport.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports infrastructure for housing, economic development and regeneration through providing improved transport infrastructure.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: T13 TRAFFIC MANAGEMENT SCHEMES</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓

Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy T9 – The Management and Development of National and Regional Transport Networks, which states that in bringing forward detailed policies consideration should be given to (i) optimising the use of existing infrastructure across all modes and (ii) ensuring capacity is safeguarded by appropriate selection of development location, minimising the need for local movements.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves the strategic highway network.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it supports development of Traffic management schemes within Hereford, the market towns and villages.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the infrastructure for housing, economic development and regeneration through providing improved transport infrastructure.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: T14 SCHOOL TRAVEL</b>		<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>
Is there a clear central strategy?	Does the Policy have regard to the Community Strategy for the area?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.
Does the Policy have regard to the Community Strategy for the area?	Is the policy in general conformity with the regional spatial strategy?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP. Yes. In conformity with RSS phase 1 & phase 2, policy T2 – Reducing the need to travel which (i) encourages those development which generate significant travel demands to be located where their



	accessibility to public transport, walking and cycling is maximised and (ii) promoting patterns of development which reduce the need for travel.	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves the strategic highway network.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it relates to proposals for new, expansion of and associated facilities for schools and the need to include a school travel plan. It also requires and new housing development to include arrangements to support safer routes to school.	✓
Is the policy topic based for which the government will have particular regard?	No.	X
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: T15 AIR TRANSPORT FACILITIES</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 17 phase 2 policy T11 – Airports which states that improvements to strategic and local transport networks and interchanges be provided in order to ensure continued access by all modes to airports is maintained.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or	Yes. The policy is effective for the area where significant change in the use or development of land is envisaged.	✓

<p><b>conservation of the area is envisaged?</b></p> <p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. The policy does not merely repeat national or regional policy. Paragraph 5(2) of Appendix B of PPG13 – Transport recognises the role of small airports and airfields in serving business, recreational, training and emergency services need. The policy is locally specific as it provides the criteria for assessing proposals for the development of airfields, helipads, landing strips or expansion of current facilities and operations.</p> <p>Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.</p>	<p style="text-align: center;">✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p style="text-align: center;"><b>CONCLUSION</b></p>	<p style="text-align: center;">✓</p> <p style="text-align: center;"><b>SAVE POLICY</b></p>

<b>POLICY: T16 ACCESS FOR ALL</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those, which are appropriate to the location and character of the area in question, including transport. Supports guiding principle P9 in promoting better accessibility to work, services and facilities in ways which reduce the overall need to travel and promote the use of non-car based transport, guiding principle P10 in giving high priority to energy efficiency in terms of location and transport requirements.</p>	<p style="text-align: center;">✓</p>
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p style="text-align: center;">✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, policy T2 – Reducing the need to travel which (i) encourages those development which generate significant travel demands to be located where their accessibility to public transport, walking and cycling is maximised and (ii) promoting patterns of development which reduce the need for travel.</p>	<p style="text-align: center;">✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>	<p>Yes. The policy is effective for the area where significant change in the use or development of land is envisaged and conserves the strategic highway network.</p>	<p style="text-align: center;">✓</p>

Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it requires development proposals to take account of the needs of disabled, older people, parents and young children. In addition it requires schemes to adequately address pedestrian movements in their proposals.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration through providing improved transport infrastructure.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

## NATURAL & HISTORIC HERITAGE

<b>POLICY: LA1 AREAS OF OUTSTANDING NATURAL BEAUTY</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in giving high priority to conserving and enhancing the characteristic Herefordshire landscape including designated areas.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE1, Part B (ii) in conserving and enhancing those areas of the Region, where exceptional qualities should be reinforced by sustainable use and management including Areas of Outstanding Natural Beauty.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy aims to protect and enhance the natural beauty and amenity of the area in the national interest.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. Whilst the policy is largely repetitive of PPS7 – Sustainable Development in Rural Areas. It is locally specific however, as it refers to the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty and the relevant management plans. Paragraph 21 of PPS7 states that AONBs have the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies. The policy also links to the Council	✓

	Landscape Character Assessment Supplementary Planning Document.	
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: LA2 LANDSCAPE CHARACTER &amp; AREAS LEAST RESILIENT TO CHANGE</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing the Herefordshire landscape and the processes that support them, and ensuring sympathetic integration of new land use and development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, Policy QE1 – Conserving and enhancing the environment, part B (i) in supporting regeneration, by restoring degraded areas and (iv) in protecting and enhancing the distinctive character of parts of the Region as recognised by the natural and character areas and associated landscape character assessments. In addition, it is in conformity with RSS Phase 1 & Phase 2 Policy QE6 – The Conservation, enhancement and restoration of the landscape. Local Authorities in their plans, policies and proposals should conserve, enhance and, where necessary restore the quality, diversity and distinctiveness of the landscape character.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy aims to protect and enhance the natural beauty and amenity of the area in the national interest.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 24 of PPS7 states that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. Carefully crafted, criteria based policies, utilising tools such as landscape character assessment, should provide sufficient protection for those areas.	✓

	The policy is locally specific as summary details of the Herefordshire Landscape Character Assessment have been published separately as Supplementary Planning Guidance to complement and provide further guidance and detail for the policy.	
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: LA3 SETTING OF SETTLEMENTS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports delivery of UDP guiding principle P10 in promoting high design standards in the location, setting, layout and construction of both new development and improvements to existing development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. The UDP is in conformity with RSS phase 1 & phase 2, policy QE3 – Creating a high quality built environment for all in securing a high quality of townscape, urban form, building design and urban spaces, through the use of landscape design which respects local character, culture and history. In addition Part B (i) of Policy QE5 – Protection and enhancement of the historic environment recognises historic rural landscapes and their settlement patterns as of particular historic significance to the West Midlands.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy aims to conserve the landscape setting of settlements from inappropriate development.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it aims to protect the landscape setting of settlements outside the areas of Hereford, the market towns and rural settlements from inappropriate development. Paragraph 12 of PPS7 states that many county towns and villages are of considerable historic and architectural value, or make an important contribution to local countryside character. Planning Authorities should	✓

	ensure that development respects and, where possible, enhance those particular qualities. It should also contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for it location.	
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: LA4 PROTECTION OF HISTORIC PARKS &amp; GARDENS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing the Herefordshire landscape and the processes that support them, and ensuring sympathetic integration of new land use and development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. The UDP is in conformity with RSS phase 1 & phase 2, part B (i) of Policy QE5 – Protection and enhancement of the historic environment that recognises historic parks and gardens, in their settings, as being of particular historic significance to the West Midlands.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy aims to conserve the setting of historic parks and gardens.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 2.24 of PPG15 requires local authorities to protect registered parks and gardens in development plans. The advice in PPG15 is also clear that the effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application. Although there is some repetition between PPG15 and UDP policy LA4, it is considered necessary to save the policy as it specifically refers to the impact on the <u>historic character</u> of the park and gardens as being important.	✓

Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>CONCLUSION</b>	<b>X</b>
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: LA5 PROTECTION OF TREES, WOODLANDS &amp; HEDGEROWS</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?		Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving special protection to the distinctive character of local environments.	✓
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?		Yes. The UDP is in conformity with RSS phase 1 & phase 2, part (iv) of Policy QE6 – The conservation, enhancement and restoration of the Region's landscape that states that Local Authorities should in their plans and policies conserve, enhance and where necessary, restore the quality, diversity and distinctiveness of landscape character by protecting and, where possible, enhancing natural features that contribute to the character of the landscape and townscape and local distinctiveness.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?		Yes. The policy provides for the protection of individual trees, tree groups, woodlands and hedgerows.	✓
Is the policy necessary and does not merely repeat national or regional policy?		Yes. The policy does not merely repeat national or regional policy. It is locally specific as part 4 of the policy refers to the Woodland Management Guidelines produced for the Malvern Hills and Wye Valley AONBs as a material planning consideration.	✓
Is the policy topic based for which the government will have particular regard?		No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: LA6 LANDSCAPING SCHEMES</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?		Yes. Supports the delivery of guiding principle P10 in promoting high	✓

	design standards in the location, setting, layout and construction of both new development and improvements to existing development.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. The UDP is in conformity with RSS phase 1 & phase 2, policy QE3 – Creating a high quality built environment for all in securing a high quality of townscape, urban form, building design and urban spaces, through the use of landscape design which respects local character, culture and history. The UDP is in conformity with RSS Phase 1 & 2 part (iv) of Policy QE6 – The conservation, enhancement and restoration of the Region’s landscape that states that Local Authorities should in their plans and policies conserve, enhance and where necessary, restore the quality, diversity and distinctiveness of landscape character by protecting and, where possible, enhancing natural features that contribute to the character of the landscape and townscape and local distinctiveness.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy requires the submission of landscaping schemes as an integral part of any development proposals that will affect the visual amenity or character of the location.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. The policy cross-references to policy LA2 – Landscape character and policy LA5 – Protection of trees, woodlands and hedgerows that are proposed to be saved.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: NC1 BIODIVERSITY &amp; DEVELOPMENT</b>	
<b>GOVERNMENT CRITERIA</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P7 in protecting, conserving, restoring and enhancing features of geological interest and biodiversity and the processes which support them, and ensuring sympathetic integration of new land use and development.
	<b>MEETS</b>
	✓



Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE7 - Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. The plan should encourage the maintenance and enhancement of the Region's biodiversity resources.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It sets out the criteria that development proposals should meet to be acceptable.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

POLICY: NC2 SITES OF INTERNATIONAL IMPORTANCE		
GOVERNMENT CRITERIA		MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting features of geological interest and biodiversity and the processes that support them.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE7 - Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. The plan should encourage the maintenance and enhancement of the Region's biodiversity resources.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are protected.	✓
Is the policy necessary and does not merely repeat national or regional policy?	No. The policy is repetitive of national policy. Paragraph 6 of PPS9 states that 'The most important sites for biodiversity are those	X

	<p>identified through International and European Directives. Local Planning Authorities should identify these sites on proposal maps and cross-refer to the statutory protection given to these sites in the explanatory text. Since they enjoy statutory protection specific policies in respect of these sites should not be included in local development documents.</p> <p>Paragraph 5.2 of Planning for Biodiversity &amp; Geological Conservation: A Guide to Good Practice sets out the RTP1 five point approach to planning decisions for biodiversity. In addition, Circular 06/2005 sets out the statutory tests that Local Authorities must take with regards to sites of international importance.</p> <p>Given the advice in paragraph 6 of PPS 9 it is considered necessary to delete this policy.</p> <p>No. The policy is not topic based for which the government will have particular regard.</p>	
<b>Is the policy topic based for which the government will have particular regard?</b>		<b>X</b>
	<b>CONCLUSION</b>	<b>DELETE POLICY</b>

<b>POLICY: NC3 SITES OF NATIONAL IMPORTANCE</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P7 in protecting, conserving and enhancing features of geological interest and biodiversity and the processes that support them.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy QE7- Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. Plans and policies should encourage the maintenance and enhancement of the Region's wider biodiversity resources.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.	✓

Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 7 of PPS9 states that SSSIs that are not statutorily protected should be given a high degree of protection under the planning system through appropriate policies in plans. Given the advice in paragraph 7 it is considered necessary to save the policy.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: NC4 SITES OF LOCAL IMPORTANCE</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, conserving and enhancing features of geological interest and biodiversity and the processes that support them.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE7 - Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. Plans and policies should encourage the maintenance and enhancement of the Region's wider biodiversity resources.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 9 of PPS9 – Biodiversity and Geological Conservation requires local authorities to have criteria based policies in local development documents against which any development on, or affecting, locally important nature conservation sites will be judged. Given the advice in paragraph 9 it is considered necessary to save the policy.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X

		CONCLUSION	SAVE POLICY
<b>POLICY: NC5 EUROPEAN &amp; NATIONALLY PROTECTED SPECIES GOVERNMENT CRITERIA</b>			
<b>COMMENT</b>	<b>MEETS</b>		
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, conserving and enhancing features of geological interest and biodiversity and the processes that support them.		✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE7 - Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. The plan should encourage the maintenance and enhancement of biodiversity resources.		✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.		✓
Is the policy necessary and does not merely repeat national or regional policy?	No. The policy repeats national policy. Paragraph 15 of PPS9 states that many individual wildlife species receive statutory protection under a range of legislative provisions, and specific policies in respect of the species should not be included in local development documents. Paragraph 5.10 of the Planning for Biodiversity & Geological Conservation: A Guide to Good Practice acknowledges the development control process as playing a critical part in ensuring that statutory protection of species is applied and that Part 4 of Circular 06/2005 sets out the statutory tests that Local Authorities must take with regards to protecting European and nationally protected species. In addition, Circular 2/2002: European protected species and changes in licensing procedures provides for the protection of species through the licensing regime. Given the advice in paragraph 15 of PPS9 it is considered necessary to delete this policy.		X
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.		X

	CONCLUSION	DELETE POLICY
<b>POLICY: NC6 BIODIVERSITY ACTION PLAN PRIORITY HABITATS &amp; SPECIES GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, conserving and enhancing features of geological interest and biodiversity and the processes that support them.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE7 - Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. The plan should encourage the maintenance and enhancement of biodiversity resources and include policies and proposals to achieve its minimum share of the UK Biodiversity Action Plan (BAP) and targets of local partnerships and others BAPs.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 16 of PPS9 states that Local Authorities should take measures to protect the habitats of these species from further decline through policies in local development documents. The policy is also locally specific, as it requires development to have regard to Herefordshire Biodiversity Action Plans. Given the advice in paragraph 16 and the local element it is considered necessary to save this policy.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: NC7 COMPENSATION FOR LOSS OF BIODIVERSITY</b>		

<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in enhancing features of geological interest and biodiversity and the processes that support them.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE7 - Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. The plan should encourage the enhancement of biodiversity resources.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. The policy is locally specific, as it requires appropriate mitigation and compensatory measures and cross-references to other biodiversity policies in the development plan.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: NC8 HABITAT CREATION, RESTORATION &amp; ENHANCEMENT</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, conserving and enhancing features of geological interest and biodiversity, the processes that support them and to take a common approach to biodiversity and nature conservation issues which cross local planning authority and Regional boundaries, especially those relevant to the strategic river corridors of the River Wye.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓

<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, policy QE1 - Conserving and enhancing the environment. Part B of the policy states that Local Authorities in their plans, policies and proposals should protect and where possible enhance other irreplaceable assets and those of a limited or declining quantity, which are of fundamental importance to the Region's overall environmental quality such as specific wildlife habitats and river environments.</p> <p>Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.</p>	<p>✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p> <p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. The Policy does not merely repeat national or regional policy. Paragraph 12 of PPS9 states that Local Authorities should aim to maintain networks through policies in plans.</p> <p>The policy is locally specific, as part 4 requires measures to contribute towards one or more targets in the Herefordshire Biodiversity Action Plans.</p> <p>Given the advice in paragraph 12 and 14 of PPS9 and the local element it is considered necessary to save this policy.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>No. The policy is not topic based for which the government will have particular regard.</p>	<p>X</p>
<p style="text-align: center;"><b>CONCLUSION</b></p>		<p style="text-align: center;"><b>SAVE POLICY</b></p>

<p><b>POLICY: NC9 MANAGEMENT OF FEATURES OF THE LANDSCAPE IMPORTANT FOR FAUNA &amp; FLORA</b></p>		<p style="text-align: center;"><b>MEETS</b></p>
<p style="text-align: center;"><b>GOVERNMENT CRITERIA</b></p>		
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports the delivery of UDP guiding principle P7 in protecting, conserving and enhancing features of geological interest and biodiversity and the processes that support them.</p>	<p>✓</p>
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, policy QE1: Conserving and enhancing the environment and policy QE7: Protecting, managing and enhancing the Region's biodiversity and nature conservation resources. The plan should encourage the</p>	<p>✓</p>

		maintenance and enhancement of biodiversity resources.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>		Yes. The Policy seeks to ensure that protected species, habitats and features of geological interest are conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>		Yes. The policy does not merely repeat national or regional policy. Paragraph 14 of PPS9 states that development proposals provide many opportunities for building in beneficial biodiversity or geological features as part of good design. Local Authorities should maximise such opportunities in and around developments. The policy is locally specific as it requires management and monitoring of features and cross-references to policy NC7, which is recommended for saving.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>		No. The policy is not topic based for which the government will have particular regard.	X
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA1 ALTERATIONS &amp; EXTENSIONS TO LISTED BUILDINGS</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing historic buildings and the processes which support them, and ensuring sympathetic integration of new land use and development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE1: Conserving and enhancing the environment states that Local Authorities should in their plans, policies and proposals requires the conservation of existing environmental assets, and enhancement of other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as built heritage. Of particular historic significance are listed buildings. Part A of Policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect,	✓



	conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy seeks to ensure that listed buildings are conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 2.4 of PPG15 states that Local Authorities should ensure that aspects of conservation policy that are relevant, directly or indirectly, to development control decisions are included – for instance, policies for alterations or extensions to listed buildings. Part 1 of the policy is repetitive of PPG15 but part 2-4 of the policy is locally specific and provides more detail for consideration than PPG15.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA2 DEMOLITION OF LISTED BUILDINGS</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing historic buildings and the processes which support them, and ensuring sympathetic integration of new land use and development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase1 & phase 2, Part B of Policy QE1: Conserving and enhancing the environment states that Local Authorities should in their plans, policies and proposals requires the conservation of existing environmental assets, and enhancement of other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as built heritage. Of particular historic significance are listed buildings. Part A of Policy QE5: Protection and enhancement of the historic	✓

	environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The Policy seeks to ensure that listed buildings are conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy is largely repetitive of paragraph 3.19 of PPG15 that sets out, only in exceptional circumstances, what must be demonstrated when determining applications for demolition of listed buildings. The policy is locally specific however, as it requires listed building consent to be conditional on a contract for the redevelopment works being signed and planning permission for those works granted prior to demolition taking place.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA3 CHANGE OF USE OF LISTED BUILDINGS</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing historic buildings and the processes which support them, and ensuring sympathetic integration of new land use and development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part B of Policy QE1 - Conserving and enhancing the environment states that Local Authorities should in their plans, policies and proposals requires the conservation of existing environmental assets, and enhancement of other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as built heritage. Of particular historic significance are listed buildings.	✓

	Part A of Policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that listed buildings are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 2.18 of PPS7 requires planning authorities to set out their policy criteria for permitting the conversion and re-use of buildings. The policy sets out the criteria and cross-references to policies HBA12 & HBA13. In addition, part 2 of the policy is locally specific as it refers specifically to the preservation of the existing building, its features and setting and where relevant those of any immediately adjacent buildings.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA4 SETTING OF LISTED BUILDINGS</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing historic buildings and the processes which support them, and ensuring sympathetic integration of new land use and development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of Policy QE1 - Conserving and enhancing the environment states that Local Authorities should in their plans, policies and proposals requires the conservation of existing environmental assets, and enhancement of other irreplaceable assets which are of fundamental importance to the	✓

	Region's overall environmental quality such as built heritage. Of particular historic significance are listed buildings. Part A of Policy QE5 - Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that listed buildings are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of paragraph 2.16 and 2.17 of PPG15. It is locally specific however, as it sets out how the impact of the proposal is to be judged in terms of scale, massing, location, detailed design and the effects of its uses and operations.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

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<b>POLICY: HBA5 DESIGNATION OF CONSERVATION AREAS</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing designated areas and the processes which support them, and ensuring sympathetic integration of new land use and development.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, Part B (i) of policy QE5 – Protection and enhancement of the historic environment that recognises, conservation areas, in their settings, as being of particular historic significance to the West Midlands.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy seeks to ensure that designated areas of conservation are conserved.	✓

Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of paragraph 4.4 and 4.5 of PPG15 that sets out certain aspects that form the basis for a coherent assessment. However, the policy is locally specific as it identifies additional elements including in part 4 'precincts and similar important layouts creating enclosure, serial vision and views in and out of the area' and 'significant landmarks, vistas and panoramas' in part 7.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA6 NEW DEVELOPMENT WITHIN CONSERVATION AREAS</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing historic buildings and the processes which support them, and ensuring sympathetic integration of new land use and development.	✓
Does the Policy have regard to the Community Strategy for the area?	The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, Part B (i) of policy QE5 – Protection and enhancement of the historic environment that recognises, conservation areas, in their settings, as being of particular historic significance to the West Midlands.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that designated areas of conservation are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 4.15 of PPG15 states that the status now accorded to the development plan by section 54A of the principal Act makes it particularly important that an authority's policies for its conservation areas, insofar as they bear on the exercise of development controls, should be set out in the local plan. PPG15 does not go into detail regarding the criteria for new development within conservation areas and therefore, the policy is locally specific.	✓

Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>CONCLUSION</b>	<b>X</b>
		<b>SAVE POLICY</b>	

<b>POLICY: HBA7 DEMOLITION OF UNLISTED BUILDINGS WITHIN CONSERVATION AREAS</b>			
	<b>COMMENT</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing historic buildings within designated areas and the processes which support them, and ensuring sympathetic integration of new land use and development.		✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, Part B (i) of policy QE5 – Protection and enhancement of the historic environment that recognises, conservation areas, in their settings, as being of particular historic significance to the West Midlands.		✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The Policy seeks to ensure that locally important buildings in designated areas of conservation are conserved.		✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of paragraphs 4.26, 4.27 and 4.29 of PPG15. However, it is locally specific as part 3 of the policy requires information where the structural condition of the building is such that the cost of repair out-weighs the importance of its retention.		✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>CONCLUSION</b>	<b>X</b>
		<b>SAVE POLICY</b>	

<b>POLICY: HBA8 LOCALLY IMPORTANT BUILDINGS</b>			
	<b>COMMENT</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing historic buildings and the processes which		✓

	support them, and ensuring sympathetic integration of new land use and development.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A of policy QE5 – Protection and enhancement of the historic environment that states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy seeks to ensure that locally important buildings are conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 6.16 of PPG15 states that planning authorities can formulate local plan policies for the protection of locally important buildings.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA9 PROTECTION OF OPEN AREAS &amp; GREEN SPACES</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P7 in protecting, restoring and enhancing environmental assets giving high priority to conserving and enhancing designated areas and the processes which support them, and ensuring sympathetic integration of new land use and development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, Part B (i) of policy QE4 – Greenery, Urban Greenspace and Public Spaces which states that development plan policies should create and enhance urban	✓

	green space networks by ensuring adequate protection is given to key features such as open spaces.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy seeks to ensure that open areas are conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to land that has already been established within Hereford, the market towns or main villages as being shown on the proposal maps.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA10 SHOPFRONTS</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P10 in promoting high design standards of both new development and existing development.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part B (i) of policy QE3 – Creating a high quality built environment for all which states that particular attention should be given to securing a high quality of townscape, urban form, building design through the use of architecture and urban design which respects regional and local character, culture and history. In addition RSS Phase 1 & 2, part A of policy QE5 – Protection and enhancement of the historic environment that states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness. Of particular historic significance are listed buildings and conservation areas.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or</b>	Yes. The policy conserves historic shop fronts within conservation areas and on listed buildings.	✓



<p><b>conservation of the area is envisaged?</b></p> <p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to the repair or retention of historic shop fronts within conservation areas and on listed buildings, which contribute to the character of the area or building respectively and provides a set of criteria for consideration of alterations to those historic shop fronts.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>No. The policy is not topic based for which the government will have particular regard.</p>	<p>X</p>
<p><b>CONCLUSION</b></p>		<p><b>SAVE POLICY</b></p>

<p><b>POLICY: HBA11 ADVERTISING</b></p> <p><b>GOVERNMENT CRITERIA</b></p>		
	<p><b>COMMENT</b></p>	<p><b>MEETS</b></p>
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports the delivery of UDP guiding principle P10 in promoting high design standards of both new development and existing development.</p>	<p>✓</p>
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with phase 1 &amp; phase 2, part B of policy QE3: Creating a high quality built environment for all states that particular attention should be given to securing a high quality of townscape.</p>	<p>✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>	<p>No.</p>	<p>X</p>
<p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>No. The policy is repetitive of paragraphs 4.31 to 4.37 of PPG15 with regards to advertisements and the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of an area. The policy is also repetitive of paragraphs 11 to 14 of PPG19 with regards to amenity and paragraphs 15 to 16 of PPG19 with regards to public safety. The policy repeats national policy and is therefore recommended for deletion.</p>	<p>X</p>

Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>DELETE POLICY</b>

<b>POLICY: HBA12 RE-USE OF RURAL BUILDINGS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P8 in promoting sustainable land use and management through the recycling of previously developed buildings for appropriate new uses.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with phase 1 & phase 2, part B of policy QE1: Conserving and enhancing the environment which states that Local Authorities should in their plans, policies and proposals provide for the re-use of redundant and under used buildings of merit. Part C of policy QE3: Creating a high quality built environment for all states that Local Authorities should have regard to how buildings could be reused to achieve the objective of policy QE3. Part A of policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change is such a way that respects local character and distinctiveness. In particular strategies should explore the regeneration potential of traditional buildings in the countryside and recognise the value of conservation led regeneration.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy seeks to ensure that buildings of architectural or historic merit are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Paragraph 17 of PPS7 states that Local Authorities in plans and policies should set out their criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses. The policy sets out the criteria to be applied in determining planning applications.	✓

	In addition, the policy links to the Council Supplementary Planning Guidance: Re-use and Adaptation of Rural Buildings.	
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: HBA13 RE-USE OF RURAL BUILDINGS FOR RESIDENTIAL PURPOSES</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P8 in promoting sustainable land use and management through the recycling of previously developed buildings for appropriate new uses.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE1: Conserving and enhancing the environment which states that Local Authorities should in their plans, policies and proposals provide for the re-use of redundant and under used buildings of merit. Part C of policy QE3: Creating a high quality built environment for all states that Local Authorities should have regard to how buildings could be reused to achieve the objective of policy QE3. Part A of policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change is such a way that respects local character and distinctiveness. In particular strategies should explore the regeneration potential of traditional buildings in the countryside and recognise the value of conservation led regeneration.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy seeks to ensure that buildings of architectural or historic merit are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Paragraph 17 of PPS7 states that Local Authorities in plans and policies should set out their criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential	✓

	and any other purposes, including mixed uses. The policy sets out the criteria to be applied in determining planning applications. In addition, the policy links to the Council Supplementary Planning Guidance: Re-use and Adaptation of Rural Buildings.	
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: ARCH1 ARCHAEOLOGICAL ASSESSMENTS &amp; FIELD EVALUATIONS</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE1: Conserving and enhancing the environment which states that Local Authorities should in their plans, policies and proposals protect and where possible enhance other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as historic landscape features and built heritage. Part A of policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. Policy ensures that areas of archaeological importance are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 15 of PPG16 states that detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.	✓

	<p>Paragraph 21b of PPG16 states that where important archaeological remains exist, it is reasonable for the planning authority to request the prospective developer to arrange for a field evaluation to be carried out before any decision on the planning application is made.</p> <p>The policy is locally specific as it refers to the need for a historic landscape appraisal where proposals are put forward in Archaeological Important Urban Areas (AIUA's). The AIUA settlements are listed in paragraph 9.7.7 of the UDP.</p> <p>No. The policy is not topic based for which the government will have particular regard.</p>		
<b>Is the policy topic based for which the government will have particular regard?</b>		<b>CONCLUSION</b>	<b>X</b>
		<b>SAVE POLICY</b>	

<b>POLICY: ARCH2 FOUNDATION DESIGN &amp; MITIGATION FOR URBAN SITES</b>		<b>COMMENT</b>	<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>			
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, part A of policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>		Yes. Policy ensures that areas of archaeological importance are conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>		Yes. The policy does not merely repeat national or regional policy. Paragraph 15 of PPG16 states that detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings. The policy is locally specific as it requires the submission of details	✓

	of the foundation design of development in Hereford Area of Archaeological Importance (AAI) and the historic market towns of Bromyard, Kington, Ledbury, Leominster and Ross-on-Wye.	
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: ARCH3 SCHEDULED ANCIENT MONUMENTS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase1 & phase 2, part B of policy QE1: Conserving and enhancing the environment which states that Local Authorities should in their plans, policies and proposals protect and where possible enhance other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as historic landscape features and built heritage. Part A of policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness. Part B states that of particular historical significance to the West Midlands are scheduled and unscheduled ancient monuments.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. Policy ensures that schedule ancient monuments in the county are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 16 of PPG16 states that archaeological remains identified and scheduled, as being of national importance should	✓

	normally be earmarked in development plans for preservation. The policy is locally specific as it refers to the Scheduled Ancient Monuments within Herefordshire and they are identified on the proposals maps.	
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>
<b>POLICY: ARCH4 OTHER SITES OF NATIONAL OR REGIONAL IMPORTANCE</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE1: Conserving and enhancing the environment which states that Local Authorities should in their plans, policies and proposals protect and where possible enhance other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as historic landscape features and built heritage. Part A of policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. Policy ensures that areas of archaeological importance are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 16 of PPG16 states that other unscheduled archaeological remains of more local importance may also be identified in development plans and policies as particularly worthy	✓

	of preservation.	
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: ARCH5 SITES OF LESSER REGIONAL OR LOCAL IMPORTANCE</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE1: Conserving and enhancing the environment which states that Local Authorities should in their plans, policies and proposals protect and where possible enhance other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as historic landscape features and built heritage. Part A of policy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. Policy ensures that areas of archaeological importance are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 16 of PPG16 states that other unscheduled archaeological remains of more local importance may also be identified in development plans and policies as particularly worthy of preservation.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>



	CONCLUSION	SAVE POLICY
<b>POLICY: ARCH6 RECORDING OF ARCHAEOLOGICAL REMAINS</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy QE5 - Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. Policy ensures that areas of archaeological importance are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	The policy is largely repetitive of paragraph 25, 27 and 28 of PPG16. It is locally specific however; as it provides for excavation and/or recording before alteration, demolition, site clearance or commencement of development whereas PPS16 provides for commencement of development only.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: ARCH7 HEREFORD AAI</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
Does the Policy have regard to the Community Strategy for	Yes. The UDP is in conformity with the Herefordshire Community	✓
	<b>COMMENT</b>	<b>MEETS</b>

the area?	Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A of policy QE5 - Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. Policy ensures that areas of archaeological importance are conserved.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 15 of PPG16 states that detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and their settings. The policy is locally specific as it refers to Hereford Area of Archaeological Importance.	✓
Is the policy topic based for which the government will have particular regard?	No. The policy is not topic based for which the government will have particular regard.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: ARCH8 ENHANCEMENT &amp; IMPROVED ACCESS TO ARCHAEOLOGICAL SITES</b>		<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	
Is there a clear central strategy?	Yes. Supports the delivery of guiding principle P7 in safeguarding and perpetuating environmental assets and to give special attention to irreplaceable resources such as archaeological remains.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE1 - Conserving and enhancing the environment which states that Local Authorities should in their plans, policies and proposals protect and where possible enhance other irreplaceable assets which are of fundamental importance to the Region's overall environmental quality such as historic landscape features and built	✓

	heritage. Part A of Ppolicy QE5: Protection and enhancement of the historic environment states that development plans should identify, protect, conserve and enhance the Region's diverse historic environment and manage change in such a way that respects local character and distinctiveness.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. Policy ensures that areas of archaeological importance are conserved.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to the enhancement of sites of archaeological interest and where appropriate improvement of public access to them.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No. The policy is not topic based for which the government will have particular regard.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

## **RECREATION, SPORT AND TOURISM**

<b>POLICY: RST1 CRITERIA FOR RECREATION, SPORT &amp; TOURISM DEVELOPMENT</b>		<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>		
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy QE4 – Greenery, urban green space and public spaces which states that local authorities should ensure that there is adequate provision of accessible high quality urban greenspace with an emphasis on maintaining and enhancing sports, playing fields and recreation	✓

	grounds. In conformity with RSS phase 1 & phase 2, part C of policy PA10 – Tourism and Culture which states that local authorities should identify those areas where the development of sustainable tourism can be encouraged to the benefit of the local economy and employment without damaging local environment or character. In addition, part C of RSS policy PA14 – Economic Development and the Rural Economy states that priority should be given to economic activity with strong links to the rural area, including tourism and leisure.		
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.		<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy is largely repetitive of PPG17 – Open Space, Sport and Recreation. It is locally specific however, as it refers to proposals within the open countryside only being permitted where the countryside is the primary resource for the proposal and the rural landscape and environment is sustained.		<b>✓</b>
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports economic development.		<b>✓</b>
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST2 RECREATION, SPORT &amp; TOURISM DEVELOPMENT WITHIN AREAS OF OUTSTANDING NATURAL BEAUTY</b>		<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	<b>✓</b>
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	<b>✓</b>
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy QE4 – Greenery, urban green space and public spaces which states that local authorities should ensure that there is adequate provision of	<b>✓</b>

	<p>accessible high quality urban greenspace with an emphasis on maintaining and enhancing sports, playing fields and recreation grounds.</p> <p>In conformity with RSS phase 1 &amp; phase 2, part C of policy PA10 – Tourism and Culture which states that local authorities should identify those areas where the development of sustainable tourism can be encouraged to the benefit of the local economy and employment without damaging local environment or character.</p> <p>Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for recreation, sport and tourism development within the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty whilst conserving the unique character and qualities of the landscape, biodiversity and geological interests.</p> <p>Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to the unique character and qualities of the landscape, biodiversity and geological interests in the Malvern Hills and Wye Valley Area of Outstanding Natural Beauty.</p> <p>Yes. The policy supports economic development.</p>		
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>			✓
<p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>			✓
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>			✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST3 STANDARDS FOR OUTDOOR PLAYING &amp; PUBLIC OPEN SPACE</b>		<b>MEETS</b>
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.</p>	✓
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	✓
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In conformity with RSS phase 1 &amp; phase 2, policy QE4 – Greenery, urban green space and public spaces which states that local authorities should ensure that there is adequate provision of accessible high quality urban greenspace with an emphasis on</p>	✓

	maintaining and enhancing sports, playing fields and recreation grounds.	
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	<b>X</b>
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 7 of PPG17 advises that local authorities should use information gained from their assessments of needs and opportunities to set locally derived standards for the provision of outdoor playing and public open space. The policy is locally specific as it sets out the standards.	✓
Is the policy topic based for which the government will have particular regard?	No.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST4 SAFEGUARDING EXISTING RECREATIONAL OPEN SPACE</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	
		<b>MEETS</b>	
Is there a clear central strategy?		Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?		Yes. In conformity with RSS phase 1 & phase 2, part B (i) of policy QE4 – Greenery, urban green space and public spaces which states development plan policies should create and enhance urban greenspace networks by ensuring adequate protection is given to key features such as open spaces.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?		Yes. The policy conserves existing recreational open space.	✓
Is the policy necessary and does not merely repeat national or regional policy?		Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies specific open spaces and	✓

	identifies those spaces with recognised value on the proposal maps. It also sets out the criteria when considering development proposals that involve the loss of public or private open space.	
Is the policy topic based for which the government will have particular regard?	No.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST5 NEW OPEN SPACE IN/ADJACENT TO SETTLEMENTS</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, policy QE4 – Greenery, urban green space and public spaces which states that local authorities should ensure that there is adequate provision of accessible high quality urban greenspace with an emphasis on maintaining and enhancing sports, playing fields and recreation grounds.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	<b>X</b>
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies new open space in/adjacent to settlements both in urban and rural areas. The open space will provide public recreational, amenity and facilities. The sites are identified on the proposal maps.	✓
Is the policy topic based for which the government will have particular regard?	No.	<b>X</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST6 – COUNTRYSIDE ACCESS</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE4 – Greenery, urban green space and public spaces which states development plan policies should create and enhance urban greenspace networks by (i) ensuring adequate protection is given to key features such as parks, footpaths and cycleways, river valleys, canals and open spaces, (ii) identifying the areas where new physical linkages between these areas need to be forged; and (iii) linking new urban greenspace to the wider countryside to encourage the spread of species.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to new access countryside facilities to resources such as common land, woodland, water, landscape, historic sites and nature conservation.	✓
Is the policy topic based for which the government will have particular regard?	No.	X
<b>CONCLUSION</b>		<b>SAVE POLICY</b>
<b>POLICY: RST7 PROMOTED RECREATIONAL ROUTES</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in	✓



	town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE4 – Greenery, urban green space and public spaces which states development plan policies should create and enhance urban greenspace networks by (i) ensuring adequate protection is given to key features such as footpaths and cycleways, river valleys, canals and open spaces; (ii) identifying the areas where new physical linkages between these areas need to be forged; and (iii) linking new urban greenspace to the wider countryside to encourage the spread of species.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. Paragraph 32 of PPS17 states that rights of way are an important recreational facility, which local authorities should protect and enhance. It is locally specific as the policy refers to the development and improvement of recreational routes being based on local routes. In addition, the Public Rights of Way Strategy sets out the process by which the Council will develop existing routes.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST8 WATERWAY CORRIDORS &amp; OPEN WATER AREAS</b>	
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health,
	<b>MEETS</b>
	✓

	utilities, leisure and amenity.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE4 – Greenery, urban green space and public spaces which states development plan policies should create and enhance urban greenspace networks by (i) ensuring adequate protection is given to key features such river valleys and canals, (ii) identifying the areas where new physical linkages between these areas need to be forged; and (iii) linking new urban greenspace to the wider countryside to encourage the spread of species.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy provides for the conservation of landscape, historic heritage and biodiversity when considering recreational development on waterway corridors and open water areas.		✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to recreational development based on, or associated with the River Wye and Lugg navigations. It also has cross-reference to policies NC2 and NC3. It is proposed to delete policy NC2 - Sites of international importance. This is not considered to effect delivery of the proposal because sites of international importance enjoy statutory protection and specific policies in respect of these sites should not be included in local development documents.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No.		X
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST9 HEREFORDSHIRE &amp; GLOUCESTERSHIRE CANAL</b>	
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.
	<b>MEETS</b>
	✓

<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part B of policy QE4 – Greenery, urban green space and public spaces which states development plan policies should create and enhance urban greenspace networks by (i) ensuring adequate protection is given to key features such as canals, (ii) identifying the areas where new physical linkages between these areas need to be forged; and (iii) linking new urban greenspace to the wider countryside to encourage the spread of species.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy provides for the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to the safeguarding of the Herefordshire and Gloucestershire Canal together with its associated infrastructure, buildings towpath and features.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	No.	X
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST10 MAJOR SPORTS FACILITIES GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy QE4 – Greenery, urban green space and public spaces which states that local authorities should ensure that there is adequate provision of	✓

	accessible high quality urban greenspace with an emphasis on maintaining and enhancing sports, playing fields and recreation grounds.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy relates to proposals for new major sports facilities, meeting identified regional or sub regional needs.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it identifies that major sports facilities will only be permitted on the edge of Hereford and the market towns unless there is a demonstrable requirement for the use in a specific location.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy will support economic development.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: RST11 GOLF COURSES</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy QE4 – Greenery, urban green space and public spaces which states that local authorities should ensure that there is adequate provision of accessible high quality urban greenspace with an emphasis on maintaining and enhancing sports, playing fields and recreation grounds.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>

Is the policy necessary and does not merely repeat national or regional policy?	No. The policy is largely repetitive of paragraph 22 – Stadia and major developments in PPS17. In addition, proposals for golf courses, driving ranges and extensions to existing golf courses can be adequately determined using UDP policies S8, RST1, RST2 and RST10.	✓
Is the policy topic based for which the government will have particular regard?	No.	X
<b>CONCLUSION</b>		<b>DELETE POLICY</b>
<b>POLICY: RST12 VISITOR ACCOMMODATION</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	COMMENT Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA10 – Tourism and Culture which states that local authorities should identify those areas where the development of sustainable tourism can be encouraged to the benefit of the local economy and employment without damaging local environment or character.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 34 (i) of PPS7 states that local authorities should support, through planning policies, sustainable rural tourism. It is locally specific as it provides set criteria for consideration of proposals for accommodation for visitors both within identified settlements and outside identified settlements.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓

CONCLUSION		SAVE POLICY
<b>POLICY: RST13 RURAL &amp; FARM TOURISM DEVELOPMENT</b>		
<b>GOVERNMENT CRITERIA</b>		
Is there a clear central strategy?	Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part C of policy PA10 – Tourism and Culture which states that local authorities should identify those areas where the development of sustainable tourism can be encouraged to the benefit of the local economy and employment without damaging local environment or character.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 34 (i) of PPS7 states that local authorities should support, through planning policies, sustainable rural tourism. In addition, RRS phase 1 & phase 2, policy PA15 – Agriculture and Farm Diversification states that development plans should include positive policies to promote agriculture and farm diversification through the development of innovative business schemes including sustainable tourism.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>
<b>POLICY: RST14 STATIC CARAVANS, CHALETS, CAMPING &amp; TOURING CARAVAN SITES</b>		

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities in town and country, giving priority to those which are appropriate to the location and character of the area in question, including health, utilities, leisure and amenity.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2 ,part C of policy PA10 – Tourism and Culture which states that local authorities should identify those areas where the development of sustainable tourism can be encouraged to the benefit of the local economy and employment without damaging local environment or character.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 39 (ii) of PPS7 states that local authorities should, where appropriate (e.g. in popular holiday areas), set out policies on the provision of new holiday and touring caravan sites and chalet developments, and on the expansion and improvement of existing sites and developments. The policy sets out the criteria for this form of development.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports economic development and regeneration.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

## MINERALS

POLICY: M2 BORROW PITS		MEETS
GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principles P1, P7 & P8 in ensuring protection, restoration and enhancement of the	✓

	environment.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy M1 – Mineral Working for Non Energy Minerals (page 88 & page 140) and RSS Phase 1 & Phase 2 Policy M4 – Energy Minerals (page 92 & page 145).	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. Borrow pits are used in the course of large-scale civil engineering construction projects.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. The policy is locally specific and refers to the need to ensure that borrow pits are controlled and subject to the same environmental considerations as other mineral workings and the requirement for reclamation.	✓
<b>Is the policy topic based for which the government will have particular regard</b>	Yes. Borrow pits may form part of the infrastructure in the delivery of housing and economic development and regeneration of the county.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: M3 CRITERIA FOR NEW AGGREGATE MINERAL WORKINGS GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the delivery of UDP guiding principles P1, P7 & P8 in ensuring protection, restoration and enhancement of the environment.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy M1 – Mineral Working for Non Energy Minerals (page 88 & page 140)	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy relates to the development of land where new aggregate mineral workings are proposed.	✓



<p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. MPS1 paragraph 13 states that planning authorities should define mineral safeguarding areas (MSAs). Given that the UDP does not define MSAs the UDP policy provides the local framework for assessing planning applications for new aggregate mineral workings.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard?</b></p>	<p>Yes. New aggregate workings may form part of the infrastructure in the delivery of housing and economic development and regeneration of the county.</p>	<p>✓</p>
<p><b>CONCLUSION</b></p>		<p><b>SAVE POLICY</b></p>

<p><b>POLICY: M4 NON-AGGREGATE BUILDING STONE &amp; SMALL SCALE CLAY PRODUCTION</b></p>		<p><b>MEETS</b></p>
<p><b>GOVERNMENT CRITERIA</b></p>		<p><b>COMMENT</b></p>
<p><b>Is there a clear central strategy?</b></p>	<p>Yes. Supports the delivery of UDP guiding principle P7 in ensuring protection, restoration and enhancement of environmental resources, giving special attention to irreplaceable resources and to the local distinctive character✓ of the area.</p>	<p>✓</p>
<p><b>Does the Policy have regard to the Community Strategy for the area?</b></p>	<p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	<p>✓</p>
<p><b>Is the policy in general conformity with the regional spatial strategy?</b></p>	<p>Yes. In accordance with RSS phase 1 &amp; phase 2, policy M1, part A (iii) – Mineral Working for Non Energy Minerals which states the contribution alternative sources of materials should be taken into account when making provision for the supply of minerals</p>	<p>✓</p>
<p><b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b></p>	<p>Yes. The policy relates to the development of land where new non-aggregate building stone may be proposed.</p>	<p>✓</p>
<p><b>Is the policy necessary and does not merely repeat national or regional policy?</b></p>	<p>Yes. The policy does not merely repeat national or regional policy. The policy is locally specific and refers to the need for the material for the preservation of local distinctiveness, particularly features of local historic or architectural interest, listed and vernacular buildings or archaeological sites. Also provides for the provision of small-scale clay production.</p>	<p>✓</p>
<p><b>Is the policy topic based for which the government will have particular regard</b></p>	<p>Yes. Non-aggregate building stone may form part of the infrastructure in the delivery of housing and economic development and regeneration of the county.</p>	<p>✓</p>

		CONCLUSION	SAVE POLICY
<b>POLICY: M5 SAFEGUARDING MINERAL RESERVES</b>			
<b>GOVERNMENT CRITERIA</b>			
Is there a clear central strategy?		Yes. Supports the delivery of UDP guiding principles P1 and P5 in ensuring sustainable use of natural resources and minimising the depletion of scarce and non-renewable resources.	✓
Does the Policy have regard to the Community Strategy for the area?		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?		Yes. In accordance with RSS phase 1 & phase 2, policy M1, part B (v) – Mineral Working for Non Energy Minerals which states that development plans should safeguard mineral resources from other forms of development	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?		Yes. The policy conserves identified mineral resources.	✓
Is the policy necessary and does not merely repeat national or regional policy?		Yes. The policy does not merely repeat national or regional policy. MPS1 paragraph 13 states that planning authorities should define mineral safeguarding areas (MSAs) in order that proven resources are not needlessly sterilised by non-mineral development. Given that the UDP does not define MSAs it is considered that the UDP policy is necessary in order to ensure that known minerals could be worked in the future are protected from sterilisation by other forms of development. In addition the policy is locally specific in that it requires a geological assessment of the site.	✓
Is the policy topic based for which the government will have particular regard		Yes. Identified mineral resources may form part of the infrastructure in the delivery of housing and economic development and regeneration of the county.	<b>X</b>
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>WASTE</b>			
<b>POLICY: W1 NEW WASTE MANAGEMENT FACILITIES</b>			

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A (i) of policy WD3 – Criteria for the Location of Waste Management Facilities which states that local authorities in their development plans should include policies for all major waste streams to guide the location and siting of waste treatment and recycling to appropriate locations, having regard to the proximity principle and other environmental and amenity principles.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in use or development is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy is largely repetitive of the locational criteria identified in Annex E of PPS10 – Planning for Sustainable Waste Management. The policy is locally specific however as it includes additional constraints to those identified in Appendix E and subdivides the locational criteria into primary and secondary constraints in determining applications for new waste management facilities.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy is for waste management.	✓

		CONCLUSION	SAVE POLICY
<b>POLICY: W2 LANDFILL OR LANDRAISING GOVERNMENT CRITERIA</b>			
<b>Is there a clear central strategy?</b>		<p>Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.</p> <p>Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.</p>	MEETS ✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, part C of policy WD3 – Criteria for the Location of Waste Management Facilities which states that development plans should restrict the granting of planning permission for new sites for landfill to proposals which are necessary to restore despoiled or degraded land.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>		Yes. The policy is effective for the area where significant change in use or development is envisaged.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>		Yes. The policy does not merely repeat national or regional policy. It is locally specific as it refers to not only landfill but also changing landforms by landraising. The policies also cross-references to policy W1 – New Waste Management Facilities.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>		Yes. The policy is for waste management.	✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: W3 WASTE TRANSPORTATION &amp; HANDLING</b>			

GOVERNMENT CRITERIA	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the UDP guiding principle P10 in giving high priority to energy efficiency in terms of design, form, location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A (i) of policy WD3 – Criteria for the Location of Waste Management Facilities which states that local authorities in their development plans should include policies for all major waste streams to guide the location and siting of waste treatment and recycling to appropriate locations, having regard to the proximity principle and other environmental and amenity principles.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is largely repetitive of UDP policy DR3 – Movement and DR4 – Environment. It is more specific as it allows measures to be applied for safe transportation of waste from source to treatment facility to protect the public and the environment.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy is for waste management.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: W4 TEMPORARY PERMISSIONS</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special	✓

	attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A (i) of policy WD3 – Criteria for the Location of Waste Management Facilities which states that local authorities in their development plans should include policies for all major waste streams to guide the location and siting of waste treatment and recycling to appropriate locations, having regard to the proximity principle and other environmental and amenity principles.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change in use or development is envisaged.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for temporary permission where doubt exists about the character or potential effects of waste treatment proposals. The policy also cross-references to the need to comply with policy W1 – New Waste Management Facilities.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy is for waste management.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: W5 WASTE MANAGEMENT LICENSING</b>		
<b>GOVERNMENT CRITERIA</b>		
<b>COMMENT</b>	<b>MEETS</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special	✓

	attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A (i) of policy WD3 – Criteria for the Location of Waste Management Facilities which states that local authorities in their development plans should include policies for all major waste streams to guide the location and siting of waste treatment and recycling to appropriate locations, having regard to the proximity principle and other environmental and amenity principles.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.		X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides additional protection to that afforded through waste management licensing.		✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy is for waste management.		✓
		<b>CONCLUSION</b>	<b>SAVE POLICY</b>
<b>POLICY: W6 DEVELOPMENT IN THE VICINITY OF WASTE MANAGEMENT FACILITIES</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>		Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high	MEETS ✓

	design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A (i) of policy WD3 – Criteria for the Location of Waste Management Facilities which states that local authorities in their development plans should include policies for all major waste streams to guide the location and siting of waste treatment and recycling to appropriate locations, having regard to the proximity principle and other environmental and amenity principles.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy is effective for the area where significant change in use or development is envisaged.	✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for the protection of existing waste management facilities from large-scale development within 1km and all other development proposals within 250m of facilities.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy is for waste management.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: W7 LANDFILL GAS UTILISATION</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part A (i) of policy WD3 – Criteria for the Location of Waste Management Facilities which states that local authorities in their development plans should	✓



	include policies for all major waste streams to guide the location and siting of waste treatment and recycling to appropriate locations, having regard to the proximity principle and other environmental and amenity principles.	
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for the installation of landfill gas utilisation where there are no unacceptable adverse impacts.	<b>✓</b>
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy is for waste management.	<b>✓</b>
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: W8 WASTE DISPOSAL FOR LAND IMPROVEMENT GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
<b>Is there a clear central strategy?</b>	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.	<b>✓</b>
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	<b>✓</b>
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2 policy QE6 – The conservation, enhancement and restoration of the Region's landscape part (vi) identifying opportunities for the restoration of degraded landscapes including current and proposed minerals workings and waste disposal sites.	

Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy is effective for the area where significant change in use or development is envisaged.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides the criteria for assessing proposals to deposit waste for land improvement. The policy also cross-references to the need to comply with policy W1 – New Waste Management Facilities.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy is for waste management.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: W9 RECLAMATION, AFTERCARE &amp; AFTERUSE</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2 policy QE6 – The conservation, enhancement and restoration of the Region's landscape part (vi) identifying opportunities for the restoration of degraded landscapes including current and proposed minerals workings and waste disposal sites.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or	No.	<b>X</b>

<b>conservation of the area is envisaged?</b>		
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for the granting of planning permission only where there are satisfactory proposals for reclamation, aftercare and after use.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy is for waste management.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: W10 TIME LIMITS FOR SECONDARY ACTIVITIES</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
<b>Is there a clear central strategy?</b>	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, policy QE6 – The conservation, enhancement and restoration of the Region's landscape part (vi) identifying opportunities for the restoration of degraded landscapes including current and proposed minerals workings and waste disposal sites.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	<b>X</b>
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides for secondary activities on site but	✓

	ensures that these cease when the lifetime of the landfill expires so that reclamation can take place.	
Is the policy topic based for which the government will have particular regard?	Yes. The policy is for waste management.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: W11 DEVELOPMENT – WASTE IMPLICATIONS</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the UDP guiding principle P5 in promoting forms of environmental management which reduce energy consumption and waste, and encourage use of recycled and renewable resources, guiding principle P6 in favouring those forms of land use and development which work within environmental capacity, guiding principle P7 in protecting environmental assets, giving special attention to irreplaceable resources and to the distinctive character of local environments and guiding principle P10 in promoting high design standards in the location, setting, layout and construction of new development. High priority will be given to energy efficiency in terms of design, form, location and transport requirements.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part A (iii) of policy WD3 – Criteria for the Location of Waste Management Facilities that requires the submission of a waste audit and provision for in-house or on-site recycling and treatment of wastes, in the case of major development proposals. No.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it provides the information required to be submitted in a Waste Audit.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy is for waste management.	✓

	CONCLUSION	SAVE POLICY
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### COMMUNITY FACILITIES AND SERVICES

POLICY: CF1 UTILITY SERVICES & INFRASTRUCTURE GOVERNMENT CRITERIA		
	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle, P3 in protecting and improving opportunities for access to services and facilities, P5 in promoting forms of environmental management, P6 in favouring forms of land use that work within environmental capacity and P7 in protecting, restoring and enhancing environmental assets.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B (viii) of policy RR3 – Market Towns which states that through policies in development plans local authorities should provide community facilities, leisure and services.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out that proposals for utility services and infrastructure must not adversely affect the character and quality of the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the delivery of infrastructure relating to housing and economic development and regeneration.	✓
CONCLUSION		
		SAVE POLICY

POLICY: CF2 FOUL DRAINAGE GOVERNMENT CRITERIA		
	COMMENT	MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle, P3 in protecting and improving opportunities for access to services and facilities, P5 in	✓

	promoting forms of environmental management, P6 in favouring forms of land use that work within environmental capacity and P7 in protecting, restoring and enhancing environmental assets.	
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1 & phase 2, part B (viii) of policy RR3 – Market Towns which states that through policies in development plans local authorities should provide community facilities, leisure and services.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	No.	X
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out a sequential approach to ensure that development makes satisfactory arrangements for foul drainage.	✓
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy relates to infrastructure for housing, economic development and regeneration.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: CF3 TELECOMMUNICATIONS</b>			
<b>GOVERNMENT CRITERIA</b>		<b>COMMENT</b>	
		<b>MEETS</b>	
<b>Is there a clear central strategy?</b>		Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities.	✓
<b>Does the Policy have regard to the Community Strategy for the area?</b>		Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>		Yes. In conformity with RSS phase 1 & phase 2, part B (viii) of policy RR3 – Market Towns which states that through policies in development plans local authorities should provide community facilities and services.	✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>		No.	X

Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. Paragraph 39 of PPG8 – Telecommunications states that local plans should set out policies and proposals for the location of telecommunication developments. The policy is locally specific as it sets out the criteria for assessing proposals for telecommunications and has regard to the protection of the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty, conservation areas and listed buildings.	✓
Is the policy topic based for which the government will have particular regard?	No.	X
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: CF4 RENEWABLE ENERGY</b>		
<b>GOVERNMENT CRITERIA</b>		
	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P5 in promoting forms of environmental management, P6 in favouring forms of land use that work within environmental capacity and P7 in protecting, restoring and enhancing environmental assets.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. the UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, EN1 – Energy Generation and policy EN2 – Energy Conservation.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy conserves sites of both international importance and national importance.	✓
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria for assessing proposals for renewable energy and has regard to the protection of the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy supports renewable energy.	✓
		<b>CONCLUSION</b>
		<b>SAVE POLICY</b>

<b>POLICY: CF5 NEW COMMUNITY FACILITIES</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P2 in working towards an improved balance between housing, work community, educational and cultural facilities throughout the County and guiding principle P3 in protecting and improving opportunities for access to services and facilities.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B (viii) of policy RR3 – Market Towns which states that through policies in development plans local authorities should provide community facilities, leisure and services.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria that must be assessed in proposals for new community facilities.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy relates to the infrastructure necessary to support housing.	✓
	<b>CONCLUSION</b>	<b>SAVE POLICY</b>

<b>POLICY: CF6 RETENTION OF EXISTING FACILITIES</b>		
<b>GOVERNMENT CRITERIA</b>	<b>COMMENT</b>	<b>MEETS</b>
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P2 in working towards an improved balance between housing, work community, educational and cultural facilities throughout the County and guiding principle P3 in protecting and improving opportunities for access to services and facilities.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓



Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B (viii) of policy RR3 – Market Towns which states that through policies in development plans local authorities should retain community facilities, leisure and services.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	Yes. The policy does not merely repeat national or regional policy. It is locally specific as it sets out the criteria that must be assessed in proposals for the loss of existing facilities.	✓
Is the policy topic based for which the government will have particular regard?	Yes. The policy relates to the infrastructure necessary to support housing.	✓
<b>CONCLUSION</b>		<b>SAVE POLICY</b>

<b>POLICY: CF7 RESIDENTIAL NURSING &amp; CARE HOMES</b>		
<b>GOVERNMENT CRITERIA</b>		<b>MEETS</b>
	<b>COMMENT</b>	
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P3 in protecting and improving opportunities for access to services and facilities, giving priority to those which are appropriate to the location and character of the area in question, including health and welfare.	✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.	✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B (viii) of policy RR3 – Market Towns which states that through policies in development plans access must be improved to health facilities and enable their integration with social and other service provision.	✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	No.	X
Is the policy necessary and does not merely repeat national or regional policy?	No. The policy does not merely repeat national or regional policy. It is locally specific as it restricts the development of residential nursing and care homes to those areas where new residential development is acceptable.	✓

Is the policy topic based for which the government will have particular regard?	Yes. The policy supports the provision of housing.	CONCLUSION	SAVE POLICY	✓
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POLICY: CF8 SCHOOLS				
GOVERNMENT CRITERIA				
	COMMENT			MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P2 in working towards an improved balance between housing, work community, educational and cultural facilities throughout the County and guiding principle P3 in protecting and improving opportunities for access to services and facilities.			✓
Does the Policy have regard to the Community Strategy for the area?	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.			✓
Is the policy in general conformity with the regional spatial strategy?	Yes. In conformity with RSS phase 1 & phase 2, part B (vii) of policy RR3 – Market Towns which states that through policies in development plans the developing role of higher and further education should be facilitated.			✓
Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?	Yes. The policy provides for the development of two new schools.			✓
Is the policy necessary and does not merely repeat national or regional policy?	No. The policy is not necessary as both schools referred to in the policy have been built.			✓
Is the policy topic based for which the government will have particular regard?	No.			X
CONCLUSION				
				DELETE POLICY

POLICY: CF9 COMMUNITY FACILITIES AT BRADBURY ESTATE, HEREFORD				
GOVERNMENT CRITERIA				
	COMMENT			MEETS
Is there a clear central strategy?	Yes. Supports the delivery of UDP guiding principle P2 in working towards an improved balance between housing, work community, educational and cultural facilities throughout the County and guiding principle P3 in protecting and improving opportunities for access to			✓

	services and facilities.		
<b>Does the Policy have regard to the Community Strategy for the area?</b>	Yes. The UDP is in conformity with the Herefordshire Community Strategy – a Sustainable Future for the County, as detailed in Chapter 3, paragraph 3.1.3 and 3.1.4 of the UDP.		✓
<b>Is the policy in general conformity with the regional spatial strategy?</b>	Yes. In conformity with RSS phase 1& phase 2, part A of policy RR3 – Market Towns which states that market towns have a key role in helping to regenerate rural areas, as a focus for sustainable economic and housing development and by providing services and other facilities.		✓
<b>Is the policy effective for any part of Herefordshire where significant change in the use or development of land or conservation of the area is envisaged?</b>	Yes. The policy relates to the provision of a new housing estate.		✓
<b>Is the policy necessary and does not merely repeat national or regional policy?</b>	No. The policy is not necessary as funding for the community facilities has been secured through a section 106 agreement in relation to the development of the site for housing.		X
<b>Is the policy topic based for which the government will have particular regard?</b>	Yes. The policy supports infrastructure necessary to support housing.		✓
	<b>CONCLUSION</b>		<b>DELETE POLICY</b>

**DCNW2009/0093/F - PROPOSED AGRICULTURAL STORAGE BUILDING AND KENNELS AT BRILLEY WOOD, BRILLEY, WHITNEY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 6JE**

**For: Miss L.A. Jenkins & Mr W.Pinkney per Mr A Jenkins, 12 Broad Street, Hay-on-Wye, Herefordshire, HR3 5DB**

**Date Received: 12th January 2009      Ward: Castle      Grid Ref: 26245, 48513**  
**Expiry Date: 9th March 2009**

Local Member:    Councillor J W Hope, MBE

**Introduction**

The Northern Area Planning Sub-Committee considered this application on 8<sup>th</sup> April 2009. Members resolved to refuse the application, contrary to the recommendation. The decision was accordingly referred to the Head of Planning and Transportation to determine if it should be reported to the Planning Committee for further consideration.

During the debate the main issue of concern expressed by Member was the possible noise issues associated with a hunt kennels. An acoustic survey was provided by the applicants and accepted by the Councils Environmental Health Officer. There was no other technical information provided. Members additionally proposed two further reasons for refusal which were smell and the impact on the character of the area.

The application report assessed the proposal against national policies, and the relevant policies contained within the Herefordshire Unitary Development Plan. The Head of Planning and Transportation is concerned that a refusal on the basis set out at the meeting may not be sustainable at appeal. None of the statutory consultees has seen fit to object to the proposal.

Accordingly the Head of Planning and Transportation has referred the application to this Committee for decision.

**1. Site Description and Proposal**

- 1.1 The application seeks planning permission for an agricultural storage building to be used as a hunt kennels to house the Golden Valley hound pack at Brilley Wood. The Hounds are currently housed at Sheepcote in Clifford where they have been since 1947. The new building will replace an existing agricultural building on the site that has fallen into disrepair.
- 1.2 Brilley Wood is located to the south of the unclassified C1072 highway within the parish of Brilley. The access to the site is situated immediately to the south west of the junction where Chapel Road meets the C1072. A single unmade track leads down from the highway to the house and existing building. The land that surrounds the property is in the ownership of the applicant and is used for the grazing of horses and sheep. The

Further information on the subject of this report is available from Miss R Jenman on 01432 261961

house itself has recently undergone significant alteration and extension by virtue of planning permitted under DCNW2007/1706/F.

- 1.3 The siting of the proposed building was originally shown to be on the site of the existing building. However due to the existing building having been built on the footpath, the location of the building is now proposed to the north of that of the existing building, which will allow the footpath to be reinstated once the existing building has been demolished. The proposed building measures 20.5 by 14.5m with a height of 5.7m. The building will be constructed of a concrete block wall, with timber cladding above and a dark blue fibre cement sheet roof.
- 1.4 Attached to the southwest elevation of the building there is an open yard measuring 9.5 x 14.5m, which is surrounded with a 1.8m high wall constructed out of the natural concrete blocks. This area is divided into three parts. The two outer areas are shown as open yards where the hounds will be allowed in the daytime, whilst the middle area will be used for the loading and unloading of the hounds. There is enough room for a vehicle to pull into the yard and for the gates to be closed during the loading and unloading of the hounds. Amended plans show a vehicle will approach the loading/unloading yard via a hardcore access track, which runs down the southwest wall of the building.
- 1.5 The building itself is divided in to two parts, with an agricultural storage in one half and the kennels in the other. There is a total of 5 kennels shown, each with a raised bed/sleeping area and a run. In addition there is 5 isolation kennels that will be used when hounds are ill or when females give birth. It is understood that the hounds stay on their beds until 8.30am, unless they are being exercised. During the day they have access to their runs, which are linked by gates. The hounds will be closed in on their purpose built beds during the night and are fed mid morning in the yard. It is the intention of the applicant to feed the hounds on dried food.
- 1.6 In a report submitted by Mr William Pinkey, the applicant, it is stated that 'the kennels are washed down twice daily with the waste being disposed into a drain located in the middle of the building and from there it will be dispersed into a new septic tank and reed bed which are located south of the building'. Mr Pinkney has been the the kennel huntsman for the Golden Valley Hunt for the last 8 years. It is his full time job to which he needs to tend to the hounds seven days a week. In his statement submitted to the local authority in support of the application security has been highlighted as a priority. Living on site means that Mr Pinkney can give the hounds around the clock care and supervision.

**2. Policies**

National Planning Policy

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

Herefordshire Unitary Development Plan 2007

- Policy S1 - Sustainable Development
- Policy S2 - Development Requirements
- Policy DR1 - Design
- Policy DR2 - Land Use and Activity
- Policy DR4 - Environment

Further information on the subject of this report is available from Miss R Jenman on 01432 261961

Policy DR13	-	Noise
Policy E11	-	Employment in the smaller settlements and open countryside
Policy LA2	-	Landscape character and areas least resilient to change
Policy LA5	-	Protection of trees, woodlands and hedgerows

### 3. Planning History

- 3.1 DCNW2008/1965/S - Proposed replacement agricultural building. Full planning permission was found to be required.
- 3.2 DCNW2007/1706/F -.Proposed renovation improvements and extension of existing cottage. Approved 26th July 2007.
- 3.3 DCNW2007/0750/F - Proposed renovation, improvements and single and double storey extensions to existing cottage. Refused 1st May 2007.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Ramblers Association: Objects to the development on the grounds that the existing building is already obstructing the Public Rights of Way.
- 4.2 Open Spaces Society: Object to the application as the location is not suitable for the kennelling of hounds due to the number of residential houses nearby and the public footpaths are in close proximity to the proposed building.

#### Internal Council Advice

- 4.3 Rights of Way Officer: "The amended plans clearly shows that the building will now not obstruct the footpath. However, I am concerned about the impact of the proposal on the continued use and enjoyment of the footpath by members of the public".
- 4.4 Environmental Health Officer: A 'Noise Impact Assessment' was requested by the Council to determine the potential level of noise generated by the hounds. This was completed over a 3 day period from 5:00pm on Friday 13<sup>th</sup> March 2009 – 5:00pm on Monday 16<sup>th</sup> March 2009. Measurements of the noise from the existing kennels were recorded at 10 minute intervals, as was the existing background noise level at Brillley Wood. It was discovered that over the weekend period the noise from the hounds would be expected to be quieter than the background noise except on Sunday evening when the hounds were excited into barking when background noise had fallen to a low level. The report has indicated that complaints are unlikely. The Environmental Health Officer has raised no further objection to the proposal.
- 4.5 Traffic Manager: No objection
- 4.6 Ecology Officer: Protected species have been found to be present in the area. With no survey having been submitted to assess the presence for protected species it is suggested that before planning permission is granted the applicants should submit a wildlife protection and enhancement scheme for the site.

Further information on the subject of this report is available from Miss R Jenman on 01432 261961

**5. Representations**

- 5.1 Brilley Parish Council: Recommended refusal of the application for the following reasons:
1. Noise and disturbance to nearby residential properties.
  2. Close location to adjoining farms/fields with livestock.
  3. Safety concerns for public footpaths through the land, especially for families.
  4. Access to the site is on dangerous bend.
  5. Possible pollution to two streams/Wye river course.
- 5.2 42 objections have been received from 30 households from the immediate locality as well as some from outside of the Brilley area. In addition to these letters a petition containing 167 signatures objecting to the proposal has been submitted.

The key issues of concerns raised can be summarised as follows:

- The hounds will create unreasonable noise.
  - Concerns over the unpleasant smells created from a kennels.
  - If approved would lead to a further application for a 'flesh house' which would lead to further smells.
  - Concerns over pollution to near by water courses.
  - The proposal could create a danger to neighbouring livestock.
  - Access and surrounding highway infrastructure inadequate for the additional traffic.
  - Impact on the surrounding footpaths.
  - Loss of value to surrounding dwellings to the application site.
  - The exercising of hounds on the roads would be a hazard to pedestrian and to the traffic.
  - Intrusive addition to the community.
- 5.3 A letter of support has been received from Mrs Bishop at Sheepcote, where the hounds are presently kept.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

**6. Officer's Appraisal**

- 6.1 It is considered that the principle issues for consideration in this application are as follows:
- Principle of Development
  - Siting, scale and design of the proposed building
  - Impact of the proposal upon the surrounding residential properties
  - Impact of the proposal upon the public footpaths and surrounding area

Principle of Development

- 6.2 The proposed kennels is for the Golden Valley Hunt. They have been at their existing site at Sheepcote in Clifford since 1947, which is owned by a Mrs Bishop. Prior to 1947 the hounds were located at Whitney Court. Following the death of Mrs Bishop's husband in 2001, it is understood that the Hunt was asked to find an alternative site to

house the hounds. The agent has confirmed that over the last 8 years the Hunt has investigated other properties and locations, none of which have been suitable for the proposed development due to land availability and availability of supervision. The advantage of locating the hounds at Brilley Wood is the on site supervision provided by Mr Pinkney, the Kennel huntsman.

- 6.3 There are no adopted policies relating directly to kennel buildings. Boarding Kennels for short-term occupation are normally considered under employment policies, as the end use is a business. The Golden Valley Hunt Kennels is not however a commercial business as such and in planning terms its use is considered to be "sui generis". The agricultural building is proposed for dogs, which are in the private ownership of the Hunt.
- 6.4 Brilley Wood is located within a rural landscape where the majority of land that surrounds the property being used for grazing animals. It is also the home of the Kennel Master. Hunt Kennels are traditionally found in rural areas, usually at sites that they have occupied for years. On this basis the principle of the building in this location is considered to be accepted with the acceptability or otherwise of the proposal resting upon the details of the application.
- 6.5 A number of the neighbours have made reference to the limit placed on "intensive livestock units" more than 400 m from a "protected building". Paragraph 6.5.21 in the Herefordshire Unitary Development Plan states that "Intensive livestock units are those for the permanent indoor housing of pigs, poultry or cattle and also those for housing such livestock indoors for only part of the time if a slurry system is to be adopted". A hunt kennels is not considered to fall into this category.
- 6.6 The policies to be considered are listed above at 4.1 and significant weight will be given to the land use and activity policy LA2 and E11, which consider employment proposals in the open countryside together with the general development control policies.

#### Siting, scale and design of the proposed building

- 6.6 Brilley wood is located in an area of open countryside for planning purposes as there is no development boundary around this part of Brilley. The application site is set back off the highway down a single track which leads to the dwelling and existing outbuilding. The property and outbuilding are visible from points along surrounding highways. There are a number of footpaths running through the site.
- 6.7 The applicant has confirmed that the building will house a maximum of 25 couples (50 dogs). The building is similar in character and appearance to a modern agricultural building, with walls being part concrete panels and part clad and a profile sheet roof. The building is consider to have been carefully designed to remain in keeping with the character of the rural area and as such the proposal is considered to be an appropriate design in accordance with the requirements of Local Plan Policies DR1 and LA2
- 6.8 Originally the proposed building was sited in the same position as that of the existing building. However due to the existing building having been built over the footpath, the proposed building is now sited north of the existing one. It is considered that the proposed siting and design relate well to the existing dwelling and characteristics on site with the hedgerow to the north and dwelling to the east offering some screening of the building from the highways.



Drainage

- 6.9 The original plans proposed a new septic tank and reed bed system was to be installed to dispose of the 'washdown' from the kennels. However, in the Pollution Prevention guidelines produced for Stables, Kennels and Catteries, the Environmental Agency recommend that a private sewage system plant must only be considered as a last option for treating foul sewage from kennel buildings and recommends a sealed cesspool instead with no overflow. Amended plans have been received replacing the proposed septic tank with a cesspit as recommended. It is proposed that wash down from the kennels is directed to the cesspool via a drain in the center of the building. A licensed contractor for off-site disposal will then remove the contents of the cesspool. This will follow the advise from the Environmental Agency and ensure that the none of the waste from the kennels enters into the surrounding land or mix with the domestic foul waste.

Impact of the proposal upon the surrounding residential properties

- 6.10 Herefordshire Unitary Development Plan Policy DR2 considers land use and activity. All development proposals are required to be located and designed so as not to prejudice the amenity or continued use of adjoining land and buildings. The proposed use of the building as a hunt kennels has the potential to have a detrimental impact on the neighbouring amenities if not carefully controlled. There are several residential properties within 400 metres to the site, with the closest being Montpelier Cottage, which is to the west of the proposed site at a distance of just over 200 metres. There are a number of matters, which need to be considered in respect of the impact the development will have on neighbouring properties:
- 6.11 **Noise** - Policy DR13 in the Herefordshire Unitary Development Plan considers noise. An assessment of the existing noise pollution was requested by the case officer during the application to assess the potential noise pollution at Brilley Wood. The assessment was carried out at Sheepcote where the Golden Valley Hounds are currently housed, over a 3-day period. The assessment found that at all times the dogs were found to be below background noise with one exception on the Sunday evening when background noise had dropped to 25 dB LA90.
- 6.12 The Kennel Huntsman lives at Brilley Wood, therefore would be on hand should the need arise to quieten the hounds. Also having the Kennel Huntsman living on site with the hounds allows for maximum supervision. The Environmental Health Officer is satisfied that the report has indicated that complaints will be unlikely. It should be noted that if the development goes ahead and the Environmental Health department received complaints alleging noise nuisance then it would be investigated and if required action taken under the Environmental Protection Act 1990 as regards Statutory Nuisance.
- 6.13 **Smell** - A significant level of objection has been received relating to the smell that is commonly associated with a hunt kennels, which results from a 'flesh house'. There is not one proposed in the application and the applicant has confirmed it is not there intention to install one. The animals will be fed on dry food.
- 6.14 **Dog Exercising** - Significant levels of objection have been raised relating to the exercising of the dogs on the local road network. The information submitted by the Kennels Master with regard to the existing daily operations of the kennels indicates that the hounds are not exercised on the roads everyday, and certainly not in the hunting season, which runs from the first Saturday in November and finishes early

Further information on the subject of this report is available from Miss R Jenman on 01432 261961

March. However it is proposed that the hounds will be exercised on the roads during the summer months. Exercising hound dogs on the local highway network is a method commonly used by most hunt kennels.

- 6.15 The Kennel Master has confirmed that when hounds are exercised during the summer it will be done early morning or late in the summer evening making sure to avoid peak traffic. This is done with two handlers either on foot, bikes or horses. The Kennel Master has confirmed that the hounds do not split up and the handlers have control over the pack at all time with every attempt to pull them over to one side of the road if a vehicle wants to pass. Neighbours have raised concerns regarding the route of the exercising, however the planning authority has no control over the use of the highway.

Impact of the proposal upon the public footpaths and surrounding area

- 6.16 The existing building has been there for many years and until this application was submitted it had gone unnoticed that it was built on top of the footpath. Walkers have diverted the path around the building. A significant amount of the objections received have expressed concerns with the closeness of the building to the public rights of way. The removal of the existing building will see the legal alignment of the footpath be reinstated. The amended plans show a stock proof fence to be erected on the northern side of the footpath. In the unlikely event that a dog gains access outside of the building unaccompanied this will prevent the animal coming into direct contact with any passing walker.
- 6.17 The open yard where the dogs are let out to exercise during the day is surrounded by a 1.8m high concrete wall, which will prevent the dogs being able to see any of walkers using the footpath and like wise the walkers not being able to view the hounds. Having regard for policies T6 and DR3 in the Herefordshire Unitary Development Plan that relate specifically to walking and movement, the proposed development is not considered to impact on the use of the footpath. It is suggested that signs are erected on the footpath warning walkers that they are passing a kennels.

Impact on protected species

- 6.18 The area has been designated as an area with the potential for protected species, in particular the Great Crested Newts. No survey has been submitted with the application. The planning ecologist has expressed concerns with the potential for the species being present on the site, however has noted that there is no pond within the applicants land. Therefore it is recommended that prior to permission being granted, a wildlife protection and enhancement scheme for the site be submitted by the applicants. The applicants have confirmed that they are willing to produce a scheme.

Conclusion

- 6.18 Planning Policy Statement 7 sets out the Government's national policies on different aspects of land use planning in England specifically for that relating to rural areas. It states that 'all development in rural areas should be well-designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness'. The issues that have been considered in this application are finely balanced. However it is considered that the proposed scheme represents an appropriate form of development in this open countryside location. As such it is recommended that the application be approved subject to the conditions outlined below.

Upon completion of a wildlife protection and enhancement scheme that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. B03 (Amended plans )

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3. The building hereby approved shall only be used as a kennel for hunt hounds and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The local planning authority wish to control the specific use of the premises, in the interest of local amenity and to comply with Policy DR2 of the Herefordshire Unitary Development Plan.

4. I31 (Restriction on use to house/rear livestock)

Reason: To safeguard residential amenity and to comply with Policies DR4 and E13 of Herefordshire Unitary Development Plan.

5. When the premises currently known as Brilley Wood, ceases to be occupied by the kennel huntsman in charge of the hounds kennelled in the building hereby permitted, the use of the said building as a kennels to house hunt hounds shall cease and thereafter shall be used only for the purpose of agricultural storage and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The nature of the development is such that it is only considered acceptable in this location if there is on site supervision for the kennels and to comply with Policy S1 of the Herefordshire Unitary Development Plan

6. The building hereby approved shall be used to kennel no more than 50 hunt hounds at any one time.

Reason: In order to safeguard the residential amenity and to comply with Policy S2 of the Herefordshire Unitary Development Plan.

7. I18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

8. I22 (No surface water to public sewer)

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding so as to comply with Policy DR4 of Herefordshire Unitary Development Plan.

9. I28 (No discharge of foul/contaminated drainage)

Reason: To prevent pollution of the water environment and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

10. The existing agricultural building on the site shall be demolished and removed permanently from the site within one-month of the commencement of the development hereby permitted in accordance with a scheme of work submitted to and approved in writing by the local planning authority.

Reason: To safeguard the character and amenities of the locality and to comply with Policy DR1 of the Herefordshire Unitary Development Plan.

11. G09 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

12. Prior to development commencing details of the signs on the footpath shall be submitted to and approved in writing by the Local Planning Authority. The signs shall be constructed in accordance with the approved plans and thereafter retained.

Reason: In order to comply with the requirements of Policies DR3 and T6 of the Herefordshire Unitary Development Plan.

**Informatives:**

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

2. N19 - Avoidance of doubt - Approved Plans

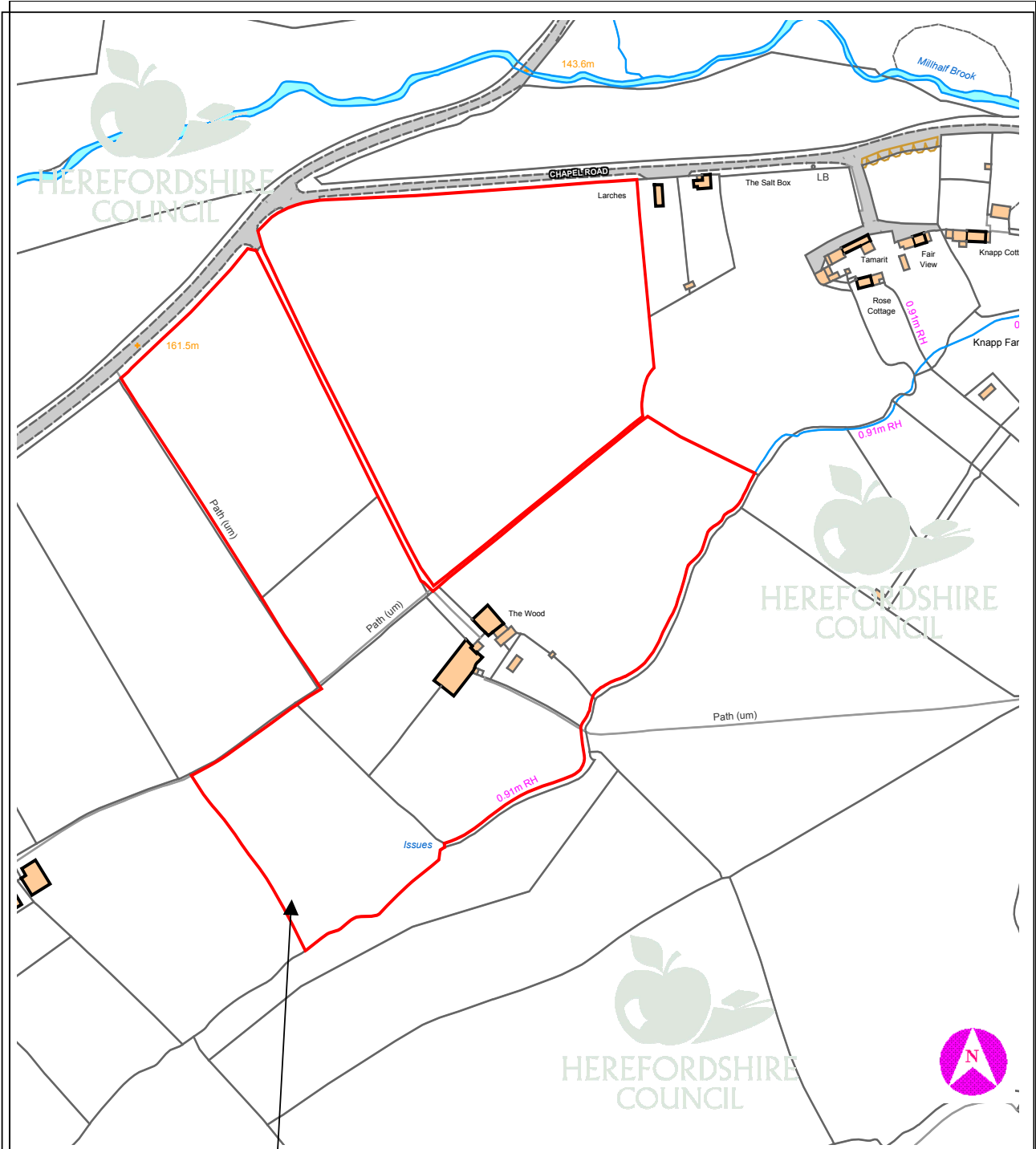
Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.

Further information on the subject of this report is available from Miss R Jenman on 01432 261961



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**APPLICATION NO:** DCNW2009/0093/F

**SCALE:** 1 : 2500

**SITE ADDRESS :** Brilley Wood, Brilley, Whitney-on-Wye, Hereford, Herefordshire, HR3 6JE

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Further information on the subject of this report is available from Miss R Jenman on 01432 261961





**DCNW2009/0275/F - PROPOSED NEW SCHOOL, PRE-SCHOOL, ASSOCIATED WORKS AND LANDSCAPING ON LAND TO THE SOUTH OF RYE GRASS COTTAGE, STAUNTON-ON-WYE, HEREFORDSHIRE, HR4 7LT.**

**For: Governors Staunton-on-Wye Primary per  
Architype LTD, Upper Twyford, Hereford,  
Herefordshire, HR2 8AD**

**Date Received: 13th February 2009    Ward: Castle    Grid Ref: 36260, 45061  
Expiry Date: 15th May 2009**

Local Member: Councillor J W Hope, MBE

**1. Site Description and Proposal**

- 1.1 The application site is located adjacent to but outside of the development boundary, on the south-western fringe of the settlement at Staunton-on-Wye.
- 1.2 The site consists of 1.64 hectares of arable land.  
To the north and east of the site are detached dwellings of various scale and design. Some of the dwellings to the north being separated from the site by the C1090 public highway. Adjacent to the southern boundary is the A438 public highway. To the west of the application site is agricultural land. Between some of the dwellings located to the north-west, and the application site, is a public footpath known as Coffin Lane, this footpath runs towards the centre of the village linking up with a public highway, on the opposite side of which, is the present primary school (140 metres east of the application site). This is a three-storey, Grade II, listed building of the Victorian era.
- 1.3 The application site is outside of any recognised landscape designations. The Conservation Area is within close proximity to the site, its nearest boundary being on opposite side of School Lane.
- 1.4 Planning permission is sought for a new primary school (for 90 pupils), and facilities for pre-school use, (26 places), to replace the existing primary school which is considered seriously inadequate for modern day education facilities, the classrooms being arranged over three floors with no lift provision, therefore failing to meet with disabled access standards, classrooms being poorly ventilated, with unsatisfactory natural light provision and the building's listed status meaning up-grading is restricted.
- 1.5 The application proposes a new single-storey building with a gross internal floor area of 811 square metres (654 square metres for school use and 157 square metres for pre-school use). Provision is also made for cycle store, refuse and recycling, which will all be housed in small external structures.
- 1.6 It is proposed to construct the building using natural materials, these will include local stone, timber cladding and timber windows and doors for the external construction and a 'green roof' constructed externally of sedum and grass with wild flower varieties within its turf.



- 1.7 The application also proposes extensive landscaping in order to integrate the building into the surrounding rural environment. The proposal includes school vehicle and pedestrian access and drop-off points within its own grounds to the north-east of the application site, outdoor sport facilities which will include individual recreational access for early year playground, pre-school provision and areas for interaction between all ages.

Landscaping of the site also includes orchard plantings, native hedging to improve existing hedging (which will be retained) alongside the western and southern boundaries (the northern boundary contains an existing native hedge which is proposed for retention). Also proposed is a wild flower meadow creation within close proximity to the school building in order to help enable pupil understanding of the natural environment, as well as woodland planting to the south of the application site, adjacent to the A438 public highway, this area also contains a pond area in order to encourage a natural wildlife habitat, access to this area will be restricted by means of fencing provision for security and safety reasons.

## 2. Policies

### 2.1 National Policies

- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement 7: Sustainable Development in Rural Areas
- Planning Policy Guidance 13: Transport
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 24: Planning and Noise

### 2.2 Herefordshire Unitary Development Plan

- S1 - Sustainable development
- S2 - Sustainable requirements
- S11 - Community facilities and services
- DR1 - Design
- DR2 - Land use and activity
- DR3 - Movement
- DR4 - Environment
- DR13 - Noise
- T11 - Parking provision
- T13 - Traffic management schemes
- T14 - School travel
- LA2 - Landscape character and areas least resilient to change
- LA3 - Setting of settlements
- LA5 - Protection of trees, woodland and hedgerows
- LA6 - Landscaping schemes
- NC1 - Biodiversity and development
- CF5 - New community facilities
- NC8 - Habitat creation, restoration and enhancement
- NC9 - Management of features of the landscape important for fauna and flora

### 3. Planning History

- 3.1 NW2004/0080/O - Site for the building of a replacement Primary School - Approved 16th June 2004.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 The Ramblers Association raise no objections, however, comment is made that the adjacent public right of way remains open at all times.
- 4.2 Sport England raise no objection and comment that they are impressed by the design of the school building and the ethos behind it.

#### Internal Council Advice

- 4.3 The Forward Planning Manager raises no objections
- 4.4 The Public Rights of Way Manager raises no objections, subject to an appropriate condition attached to any approval notice subsequently issued in respect of the surface of the adjacent Coffin's Lane public right of way.
- 4.5 The Transportation Manager raises no objections subject to standard conditions being attached to any approval notice subsequently issued with regard to access and turning areas, wheel washing (during construction) and travel plans.
- 4.6 The Children and Young People's Directorate supports the application stating the current school facilities in Staunton-on-Wye are unfit for purpose.
- 4.7 The Planning Ecologist raises no objections.
- 4.8 The Landscape Planning Manager raises no objections indicating the proposed layout and associated landscaping to be exemplary for a development scheme of this nature located on the edge of a village settlement.

### 5. Representations

- 5.1 Staunton-on-Wye Parish Council has responded to the application raising no objections, commenting that the design is good. However, they have raised concerns in relationship to highway access to the site and commented that careful consideration be given to an appropriate surface for the adjacent Coffin Lane, which serves as a public right of way adjacent to the northern boundary of the application site.
- 5.2 Brobury with Monnington-on-Wye Parish Council have also echoed the comments made by Staunton-on-Wye Parish Council
- 5.3 Eight letters in support of the application have been received from:
- Mr Phillips, Ryegrass Cottage, Staunton-on-Wye
  - Dr Rob Sykes and Dr Oliver Penny, on behalf of the Weobley and Staunton-on-Wye Surgeries
  - Suzy Jack (via e-mail)

- Sarah Girling, Fallsbrook, Byford
- Dr Bryan Beach, Church House, Staunton-on-Wye
- B F Robertson, 1 The Rucketts, Staunton-on-Wye
- Martin and Diana Powell, Lower House, Staunton-on-Wye
- Ms O Parker, Cromford House, Staunton-on-Wye

Comments made can be summarised as follows:

- Car parking proposals for users of the school are much improved in consideration of existing arrangements.
- Proposed school design is good.
- Proposal is a welcome addition to the village, which will benefit enormously the local community.

5.4 One letter of objection has been received from Paul Stephenson, Vine House, Staunton-on-Wye.

- The letter states concerns about the impact traffic using the site will have on the surrounding area and that no new full traffic impact assessment accompanies the current application. Concerns are also raised that the proposed building is not in keeping with other buildings in the village. The letter however does clearly state that, in principle, a new school for Staunton-on-Wye is favoured.

5.5 A letter in support of the application has also been received from Pippa Lloyd, Headteacher at Staunton-on-Wye Primary School. This letter can be summarised as follows:

- There are currently 69 children at the school which has a capacity for 70 pupils split between 3 classes, current sporting facilities are poor and the proposed new school will provide much better sports provision for pupils of the school, as well as other much improved facilities.
- The proposed new school has a strong emphasis on the outdoor learning environment, which is an important ethos of the school.
- The facilities proposed will also be available for the local community in a friendly environment.

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

## 6. Officer's Appraisal

6.1 The key issues in respect of this application are:

- Principle of the development
- Public highway access
- Design and layout

### Principle of the Development

6.2 The application proposed a new school on a site adjacent to the settlement boundary. Policy CF5: New Community Facilities; supports such a location for development which would result in the provision of new or improved community facilities, of an appropriate scale that does not have significant impact upon amenity of neighbouring

residents with provision for safe and convenient pedestrian access together with appropriate provision for car and cycle parking and operational space. It must be stressed that no objections have been received to the principle for a new school in Staunton-on-Wye.

### **Public Highway Access**

- 6.3 Concerns have been raised about public highway access to the site, by a member of the public, as well as a comment from one of the supporters to the application.
- 6.4 The applicants, in support of their application, have submitted a supplement to a transport assessment submitted in support of the previous Outline application for a school on site granted planning permission on 16<sup>th</sup> June 2004.
- 6.5 The supplementary transport assessment indicates that traffic and speed surveys and access to the school is satisfactory in terms of capacity, and in line with the original more detailed transport assessment carried out by traffic consultants, Halcrow, and that the proposed new primary school can be satisfactorily accessed by all relevant modes of transport.
- 6.6 The Council's Transportation Manager has responded to the application stating that in his opinion the proposed development is acceptable in relationship to highway issues, subject to appropriate standard conditions being attached to any approval notice subsequently issued.
- 6.7 It is noted members of the public in support of the application have welcomed the proposed on site car parking provision, indicating this is an improvement in consideration of the existing parking arrangements.

### **Design and Layout**

- 6.8 The application proposes a new school complete with overall energy and environmental principles as a key consideration.
- 6.9 The new structure is single-storey using external construction materials that will blend into the surrounding landscape, using mainly stone, glass and timber cladding for the external walls under a 'green' sedum and grass roof. The overall aim to allow as much natural daylight into the complex with strong consideration to the outdoor environment.
- 6.10 The layout of the school is organised around the school's needs and in accordance with current relevant school design and layout standards.
- 6.11 Strong emphasis has been put on the creation of outdoor play and recreational facilities within a green environment consisting of a grass and wildflower meadow, orchard, production garden patch, woodland and pond area and a willow coppice, which will aid drainage of an adjacent sports pitch and surrounding area.
- 6.12 Overall the proposal is for a school with strong 'green credentials' that will blend into the surrounding natural environment, the site being located on the south-western fringe of the village.
- 6.13 It is acknowledged that the building's external structure is not typical of the surrounding built environment (predominantly brick), however in consideration of the site topography, contours and the fact that the proposal is for a single-storey structure in a

rural environment, on balance the proposed development is considered acceptable, appearing to have gained overall wide local public support.

## 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. **B01 (Development in accordance with the approved plans )**

**Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.**

3. **C01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

4. **F01 (Restriction on hours of working )**

**Reason: To safeguard the amenities of the locality and to comply with Policy DR2 of Herefordshire Unitary Development Plan.**

5. **G02 (Retention of trees and hedgerows )**

**Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan.**

6. **Prior to any development on site details will be submitted and approved in writing by the Local Planning Authority of planting numbers, sizes or species to be planted and fencing colour and specifications.**

**Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan.**

7. **G11 (Landscaping scheme - implementation )**

**Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.**

8. **I32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities and to comply with Policy DR14 of Herefordshire Unitary Development Plan.**

9. H13 (Access, turning area and parking )

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

10. H21 (Wheel washing )

**Reason:** To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

11. H30 (Travel plans )

**Reason:** In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

12. Prior to any development on site details will be submitted and approved in writing to the Local Planning Authority, with regards to the public footpath surface alongside the entrance to the application site known as Coffin Lane (a pedestrian route to the school).

**Reason:** In the interests of the amenity of footpath users and amenity of surrounding dwellings and to comply with Policy DR3 of the Herefordshire Unitary Development Plan.

13. The recommendation as set out in Section 3 of the Ecologist Report dated 13th January 2009 shall be followed unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of the biodiversity of the surrounding area and to comply with Policies NC8 and NC9 of the Herefordshire Unitary Development Plan.

**Informatives:**

1. N15 - Reason(s) for the Grant of Planning Permission
2. N19 - Avoidance of doubt – Approved Plans
3. HN01 - Mud on highway
4. HN04 - Private apparatus within highway
5. HN05 - Works within the highway
6. HN10 - No drainage to discharge to highway
7. HN22 - Works adjoining highway

8. **HN26 - Travel Plans**

9. **HN28 - Highways Design Guide and Specification**

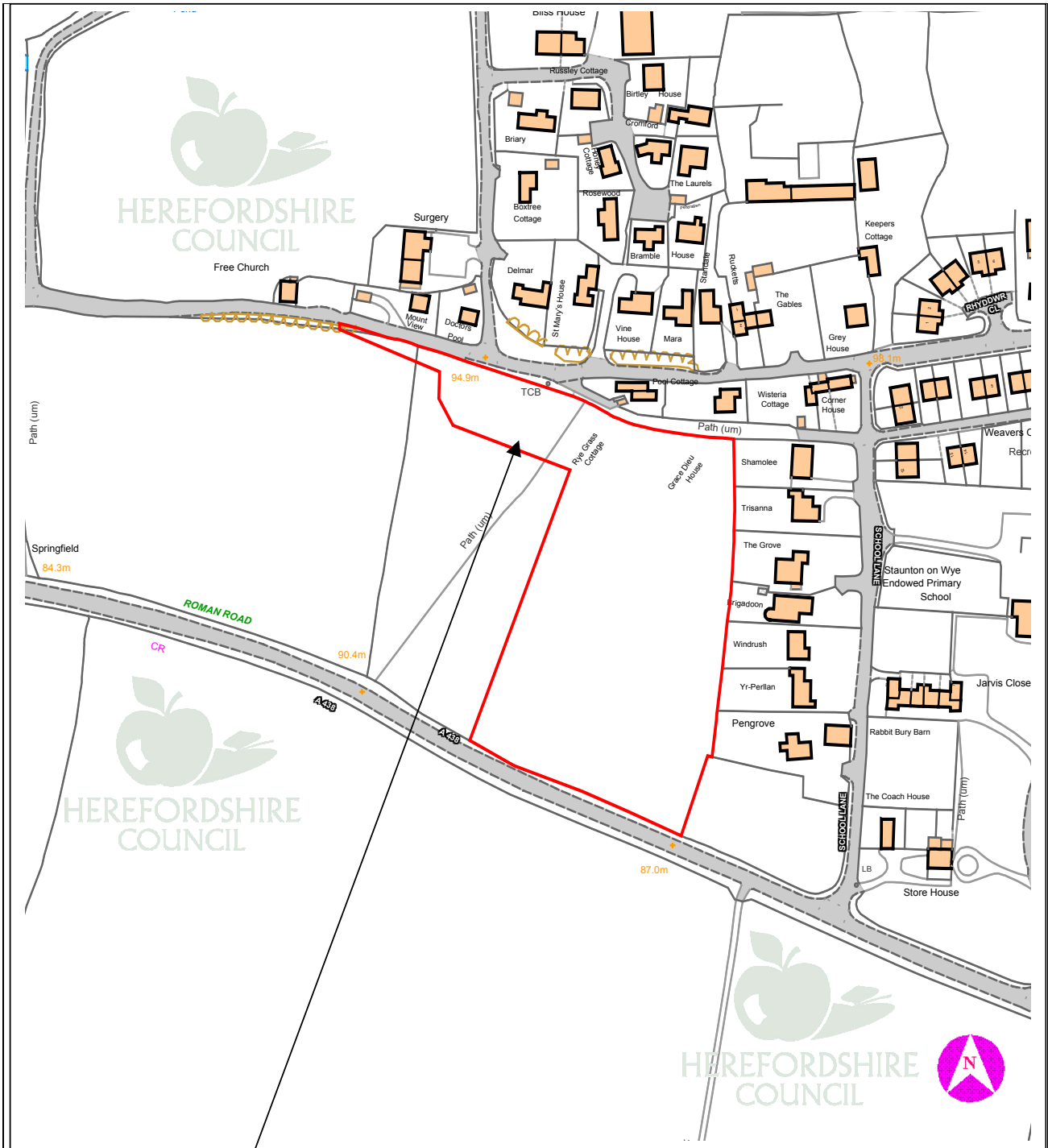
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNW2009/0275/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Land to the south of Rye Grass Cottage, Staunton-on-Wye, Herefordshire. HR4 7LT.

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