



Herefordshire Council

LOCAL DEVELOPMENT SCHEME

Fourth Review · **January 2009**

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1. Introduction

The Local Development Scheme

This is the Council's Local Development Scheme - a guide to the documents setting out the Council's planning policies.

The Scheme lists existing planning policy documents and explains how the Council will organise and manage its forward planning work over the next three years as it continues to establish a Local Development Framework for Herefordshire.

This edition of the Scheme replaces that published in January 2008. Following the adoption of the Unitary Development Plan in March 2007, the new Scheme reflects the need to respond at the local level to proposals for housing and other growth in the County arising from the Regional Spatial Strategy. These emerging proposals also reflect the Council's continuing participation in the New Growth Point programme, comprising a partnership with Government to ensure the delivery of sustainable growth.

The Scheme will be kept up to date through regular reviews as these are required and to maintain a three year forward programme.

What's in the Scheme

In the Scheme you will find:

- A section explaining some of the terms used in the Local Development Framework system (section 2);
- A section setting out all the documents which form or will form part of the Local Development Framework in the period covered by this Scheme (section 3). The Scheme includes a schedule and profiles setting out the main stages in the preparation of the set of documents which will, together, form the Local Development Framework and replace the Unitary Development Plan;
- A section dealing with Supplementary Planning Guidance, explaining how this will relate to the Development Plan Documents (section 4); and
- A supporting statement, which explains how all these documents work together and how the Council will manage their preparation (section 5).

National, regional and local contexts

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

At national level, the Government's Planning Policy Statements set out policies on key land use matters. The Planning Act 2008 has made significant changes to the arrangements for Local Development Schemes. In particular Supplementary Planning Documents no longer form part of the formal Local Development Scheme whereas, in order to use the new facility of the Community Infrastructure Levy, a Charging Schedule must be included. Various commencement orders for the Act are expected at the beginning of 2009 which will define what work can be done based on the new Act.

At regional level, the Regional Spatial Strategy (RSS) was published as Regional Planning Guidance for the West Midlands (RPG11) in June 2004. The RSS forms part of the statutory Development Plan and initially covered the period to 2021. The RSS is undergoing a phased series of reviews and Phase 2 of the review, which includes housing, employment, centres, transport and waste aspects extends the plan period to 2026. The Phase 2 proposals will be the subject of an Examination in Public in April and May 2009 and form an essential context for Herefordshire's Local Development Framework.

Other regional policy documents, such as the Regional Housing and Economic Strategies, have spatial dimensions and will need to be taken into account. The Regional Economic

Strategy is also under review. The Regional Sustainable Development Framework provides an overall context for the consideration of sustainability issues in plan making.

At local level, the Council's spatial planning policies in the Local Development Framework are being aligned with the priorities set out in the Herefordshire Community Strategy. Joint working through a task group comprising senior Council Members and Partnership representatives ensures an integrated approach. The Local Area Agreement was launched in October 2008 and provides the delivery plan for these strategies. The Local Development Framework has an important role to play in achieving the spatial elements of the outcomes defined in the Agreement.

The Local Development Framework must also reflect and integrate with other local plans and strategies including the Local Transport Plan and the Economic Development and Housing Strategies.

2. The Local Development Framework

This section is a brief guide to some of the main terms used in this Scheme.

The Local Development Framework (LDF) provides for the Council to prepare a series of Local Development Documents (LDDs).

There are several types of LDDs. The most important are Development Plan Documents (DPDs), with a key role in the determination of planning applications. Supplementary Planning Documents (SPDs) are no longer required to be in the Local Development Scheme but draft proposals for the likely programme of SPDs is included in Section 4 below for information. They offer further detail in support of DPD policies and proposals. Finally, there is the Statement of Community Involvement (SCI), which sets out how the Council will involve the community.

These and other terms are explained below.

AMR	Annual Monitoring Report	The Council's annual report to Government on progress in preparing the documents set out in the LDS, and on how far planning policies are being achieved.
CIL	Community Infrastructure Levy	A new provision brought in by the Planning Act 2008 which sits alongside Planning Obligation Agreements and enables development land value to be invested in infrastructure necessary to implement the Core Strategy
CIL – CS	Community Infrastructure Levy - Charging Schedule	The Charging Schedule sets out the basis and amount of CIL and is a document in the LDF although it is not a Development Plan Document as such.
HRA	Habitats Regulations Assessment	An assessment undertaken in accordance with European legislation to assess the impacts of a plan or policy on designated sites of ecological interest.
LDF	Local Development Framework	A portfolio of LDDs which collectively set out the spatial strategy for the Council's area, balancing land use pressures arising from economic, social and environmental demands.
LDD	Local Development Document	DPDs, SPDs and the SCI are all Local Development Documents, collectively forming the LDF.
LDS	Local Development Scheme	The Scheme sets out a 3 year programme for preparing DPDs.
PP	Parish Plans	These are not formally part of the Local Development Framework but are, none-the-less important to the Sustainable Community Strategy and may include issues common to both the SCS and the LDF. Where appropriate SPDs will refer to them.
RSS	Regional Spatial Strategy	Provides a spatial framework to inform the preparation of LDDs and Local Transport Plans by local authorities, and of other strategies and programmes that have a bearing on land use, in order to deliver a coherent framework for regional development.
SA	Sustainability Appraisal	An assessment of the economic, social and environmental impacts of the policies and proposals in DPDs.

SCI	Statement of Community Involvement	Explains to local communities and other stakeholders how and when they will be involved in the preparation of LDDs. Herefordshire's SCI was adopted in 2007.
SCS	Sustainable Community Strategy	Drawn up by local partnerships to show how local areas will address social, economic and environmental issues. The Herefordshire Community Strategy was published in June 2006 and re-launched as a Sustainable Community Strategy in 2008.
SEA	Strategic Environmental Assessment	An assessment of the environmental impacts of the policies and proposals in DPDs.
SPD	Supplementary Planning Document	These give more detail about the policies and proposals in DPDs. Following the Planning Act 2008 they are no longer Development Plan Documents but they are included in the Local Development Framework.
SPG	Supplementary Planning Guidance	These were previously prepared to offer more detailed guidance to the Unitary Development Plan. The remaining SPGs will be superseded by SPDs as the Local Development Framework system is progressed.
VDS	Village Design Statements	These have the same status as Parish Plans but tend to be focussed on local design issues – and can therefore be influential in “Place shaping” at the local level.

3. Local Development Documents

Herefordshire Unitary Development Plan

The Herefordshire Unitary Development Plan (UDP) was adopted in March 2007. The UDP was prepared to ensure consistency with Government Planning Policy Statements. The Plan was also consistent with the Regional Spatial Strategy (RSS) for the period up to 2011 (the end date of the UDP). This particularly applies to the provision of housing overall and the Plan's housing strategy; to the Plan's employment policies, intended to help achieve rural renaissance, and to plan housing, city centre and transport proposals designed to support and reflect Hereford's role within the Strategy. Similarly the Plan's general policies on matters such as design, transport and the environment reflect principles set out in the Strategy. Throughout, the UDP has a strong emphasis on the delivery of sustainable development in the County, reflecting both the RSS and the Community Strategy for Herefordshire.

"Saved" Policies

The UDP has the status of a Development Plan Document. It will be operative as part of the Framework for a three year period from the date of adoption. After the three year period expires in March 2010 only the policies which have been formally "Saved" will continue in effect. During 2009 the formal process of identifying the Saved Policies will take place, taking into account the close links that exist between UDP policies, the RSS and the Sustainable Community Strategy, and the need to ensure effective planning control while successor documents to the UDP are put in place.

Progress on Local Development Documents

A full review of progress over the last year is included within the Annual Monitoring Report for 2007/08. In summary:

- The Core Strategy "Developing Options" consultation took place from June to August 2008 and elicited nearly 1,000 responses from stakeholders around the County.
- Supplementary Planning Documents for Polytunnels Development and for the Model Farm development in Ross were adopted.
- The Annual Monitoring Statement for 2007/08 was prepared and submitted.
- The Growth Point bid for funds was renewed
- The Strategic Housing Land Availability Assessment commenced with the initial study published in 2008.
- Continuing work took place to establish the evidence base of the next generation of DPDs

Following changes in the Local Development Regulations (in June 2008) and the Planning Act 2008 (which received Royal Assent at the end of November 2008) revised arrangements will come into effect for Development Planning work. Thus the statutory elements of the Local Development Scheme for 2009 will comprise of the following documents:

1. The Core Strategy
2. The Hereford Area Plan (to include specific allocations for Hereford in its role as a Settlement of Significant Development)
3. A Market Towns and Rural Areas Plan (to include specific allocations for the County outside Hereford and its immediate environs).

The **Core Strategy** will be accompanied by a **key diagram** to indicate general locations for the principal proposals. The other two Plans will include specific allocations and will each be

accompanied by relevant proposals map which has its own status as part of the development plan. The three documents together will deal with the Place Shaping concept. The Core Strategy will deal with Place Shaping at the strategic level, explaining how the County as a whole is expected to be developed up to 2026. The two allocations documents described below will do so at the local level (particularly by defining the detailed allocations of the plan).

Hereford Area Plan. This will give effect to Hereford's status as a New Growth Point, and address the emerging RSS phase 2 review proposals for Hereford as a Settlement of Significant Development. Because the RSS provides specific guidance in terms of the balanced growth requirements at Hereford, a start can be made on this document whilst the Core Strategy is still in preparation. Its early preparation will confirm the feasibility of delivering growth, whilst the area-wide approach will allow the implications of growth proposals in a historic market town setting to be assessed comprehensively, including the identification of the necessary infrastructure. The Plan will seek to ensure that growth is accommodated in a way which recognises, supports and shapes Hereford's 'sense of place'.

Market Towns and Rural Areas Plan. Outside Hereford, the key theme is "Rural Regeneration" and it is very important that the role of the Market Towns and their relationship with surrounding rural areas is developed in a manner consistent with the Sustainable Community Strategy. Consequently a DPD will be needed to set out spatial planning policies required for the market towns and the wider rural areas. Pending its preparation and adoption, the saved policies and proposals of the UDP will provide the basis for detailed planning control in these areas, together with the Core Strategy (once adopted), the RSS and national planning policies.

Documents Outside the Local Development Scheme

The change in the status of SPDs means that they are no longer part of the Local Development Scheme, however, they remain important elements of the Local Development Framework as a whole.

It is proposed that the SPG "Design and Development Requirements" 2004 is updated as a county-wide statement of design standards which are expected of development. This will enable the document to be updated in the light of the new requirements (pursuant to the Planning Act 2008) to give specific consideration to climate change and design quality, to reflect more recent planning practice, and to provide a link between the place shaping elements of Parish Plans/Village Design Statements and the Local Development Framework. In this way the Place Shaping agenda can be delivered at the strategic level by the Core Strategy, at community level by the two allocations DPDs, and at a site specific level in this new SPD. It will take the form of a "Design Code" and apply to the whole county.

Other SPDs concerning historic landscapes, and archaeology and development may also be progressed as resources allow.

The Community Infrastructure Levy Charging Schedule will also be progressed as a document within the Local Development Framework as part of the implementation programme for the Core Strategy.

Three year programme for Local Development Documents

The programme of forward planning work for the next three years from April 2009 comprises the following documents in the Local Development Scheme:

- Core Strategy
- Hereford Area Plan
- Market Towns and Rural Areas Plan

And the following other documents outside the Local Development Scheme

- Community Infrastructure Levy Charging Schedule

- Design Code for Herefordshire SPD
- Development Briefs as required for individual sites

The proposed timetable for the Development Plan Documents is set out in detail in the Schedule, Programme and Profiles on the subsequent pages of this document. The programme assumes that work on the Phase 2 review of the RSS, essential to establishing a strategic context for the Council's Core Strategy, proceeds to a conclusion during 2010.

The programme also takes account of the conformity requirements arising under the planning system, particularly in that the Core Strategy needs to be established ahead of other Development Plan Documents; and reflects the need to give priority to the development of the evidence base for the LDF in providing a sound foundation for Local Development Documents.

Proposals Map

The Proposals Map currently comprises the UDP Proposals Maps. The Map will be updated over time as new Local Development Documents are adopted.

Implementation Plan

A specific element of the three main DPDs identified above will be an Implementation Plan to explain how the key policies and proposals are expected to be delivered during the plan period(s).

Parish Plans and Village Design Statements

Parish Plans and Village Design Statements are not part of the Local Development Framework but are very important at a local level. Part of the purpose of the proposed Design Code for Herefordshire is to create a (non-statutory) chain of conformity between the Local Development Framework and Parish Plans and Village Design Guides.

Joint working

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

Schedule of Local Development Documents to be Prepared

Document title	Status	Description	Chain of conformity	Key elements of Stakeholder Involvement	Last round of formal public consultations	Submission to Secretary of State	Adoption
Development Plan Documents which form part of the Local Development Scheme							
Core Strategy	Development Plan Document (DPD)	Sets out the vision and objectives for the LDF, together with the spatial strategy.	Must be in general conformity with the RSS	(Issues and Options – September 2007) (Developing Options: June – August 2008)	August – October 2009	June 2010	March 2011
Hereford Area Plan	Development Plan Document (DPD)	Sets out proposals for the delivery of sustainable housing and other growth at Hereford, including regeneration proposals within the urban area.	Core Strategy	Issues Consultation August – October 2009	September – October 2010	June 2011	March 2012
Market Towns and Rural Areas Plan	Development Plan Document (DPD)	Sets out proposals for the delivery of sustainable housing and other growth in the parts of the County outside Hereford with an emphasis on Rural Regeneration.	Core Strategy	Issues Consultation August – October 2010	September - October 2011	June 2012	March 2013
Documents outside the Local Development Scheme but part of the Local Development Framework							
Design Code for Herefordshire	Supplementary Planning Document (SPD)	Provides further planning guidance place shaping at the community level	Core Strategy	January – February 2010	August – September 2010	N/A	April 2011
Community Infrastructure Levy Charging Schedule	Implementation document for the Core Strategy	Provides clear guidance on securing the means to implement infrastructure projects necessary for the overall strategy	Core Strategy	June – July 2010	October – November 2010	N/A	April 2011

Programme for Local Development Documents (continued)

	2009/10												2010/11												2011/12												2012/13											
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
Market Towns and Rural Areas Plan																																																
Evidence gathering and Option drafting	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Issues and Place Shaping consultation	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Preparation of key options	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Public participation on key options	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Preparation of submission DPD	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Publication of Submission Document	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Submission	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Pre-Examination meeting	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Examination	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Receipt of Report	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		
Adoption	█			█			█			█			█			█			█			█			█			█			█			█			█			█			█			█		

Development Plan Document profiles

Core Strategy

Document details

Role and subject	Sets out the vision and objectives for the Local Development Framework, together with a spatial strategy, illustrated on a key diagram, for the period up to 2026 (in line with the current review of the Regional Spatial Strategy).
Geographic coverage	County wide
Status	Development Plan Document
Chain of conformity	Must be in general conformity with the Regional Spatial Strategy

Timetable

Commencement and evidence gathering	September 2006 – August 2007 Evidence base subject to review and updating
Issues and options consultations	September – October 2007
Developing Options consultation	June – August 2008
Public consultation on key options	August – September 2009
Preparation of submission DPD	October 2009 – March 2010
Publication of Submission Document	April 2010
Submission	June 2010
Pre-Examination meeting	August 2010
Examination	October 2010
Receipt of Report	January 2011
Adoption	March 2011

Arrangements for production

Lead service	Forward Planning, Planning Services
Management arrangements	Council to approve Key Options consultation document; consider changes and approve submission DPD and to adopt, all following proposal by Executive.
Resources	In house resources and existing budgets supplemented by Housing and Planning Delivery Grant. Consultancy support in developing aspects of the evidence base.
Involving stakeholders and the community	As defined in the Statement of Community Involvement

Hereford Area Plan

Document details

Role and subject	Sets out proposals for the delivery of sustainable housing and other growth at Hereford, including regeneration proposals within the urban area and infrastructure requirements
Geographic coverage	Hereford and immediately adjoining parts of the County
Status	Development Plan Document
Chain of conformity	Core Strategy

Timetable

Commencement and evidence gathering	June 2008 – August 2009
Issues and options consultation	September – October 2009
Preparation of key options	November 2009 – August 2010
Public participation on key options	September – October 2010
Preparation of submission DPD	November 2010 – May 2011
Publication of Submission document	April 2011
Submission to Secretary of State	June 2011
Pre-Examination meeting	August 2011
Examination	October 2011
Receipt of Report	January 2012
Adoption	March 2012

Arrangements for production

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

Market Towns and Rural Areas Plan

Document details

Role and subject	Sets out proposals for the delivery of sustainable housing and other development in the County outside the immediate environment of Hereford, focussing on rural regeneration.
Geographic coverage	Whole of the County not covered by the Hereford Area Action Plan
Status	Development Plan Document
Chain of conformity	Core Strategy

Timetable

Commencement and evidence gathering	June 2009 to August 2010
Issues and options consultation	September – October 2010
Preparation of key options	November 2010 to August 2011
Public participation on key options	September to October 2011
Preparation of submission DPD	November 2011 to March 2012
Publication of Submission Document	April 2012
Submission to Secretary of State	June 2012
Pre-Examination meeting	August 2012
Examination	October 2012
Receipt of Report	January 2013
Adoption	March 2013

Arrangements for production

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

4. Supplementary Planning Documents and Guidance

Supplementary Planning Guidance to the UDP

Supplementary Planning Guidance is no longer prepared under the arrangements for the Local Development Framework. However, there are a number of such documents which remain in use under the transitional arrangements, and which provide supplementary guidance to the UDP. These are:

- Design and development requirements SPG (until it is replaced by the Design Code for Herefordshire)
- Reuse and adaptation of rural buildings SPG
- Biodiversity SPG
- Landscape Character Assessment SPG

In addition, a number of local communities have brought forward Village Design Statements and Parish Plans, which have been adopted as interim SPG to the UDP:

Supplementary Planning Documents

Since 2004 Supplementary Planning Documents (SPD) have replaced Supplementary Planning Guidance (SPG) as a means of setting out the Council's planning policies at the level below that of adopted DPDs.. Notwithstanding their change in status since the Planning Act 2008 they remain Local Development Documents and are material planning considerations when considering proposals for development.

By December 2008 the following SPDs had been adopted and are in effect. They are available on the Council's website.

Title of SPD	Date of Adoption
Land at Former Whitecross School : Development Brief	June 2006
Land at Shobden : Development Brief	September 2006
Edgar Street Grid : Development Brief	November 2007
Planning Obligations	February 2008
Model Farm, Ross-on-Wye, Development Brief	October 2008
Polytunnels	December 2008

5. Supporting statement

How the Local Development Documents work together

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

Evidence base

The Council has a sound basis of evidence to use in developing its Framework. Much of this has been built up and refined over a period of time, while in other subject areas specific studies have been commissioned and are underway. The evidence base comprises the following principle resources and technical studies:

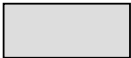
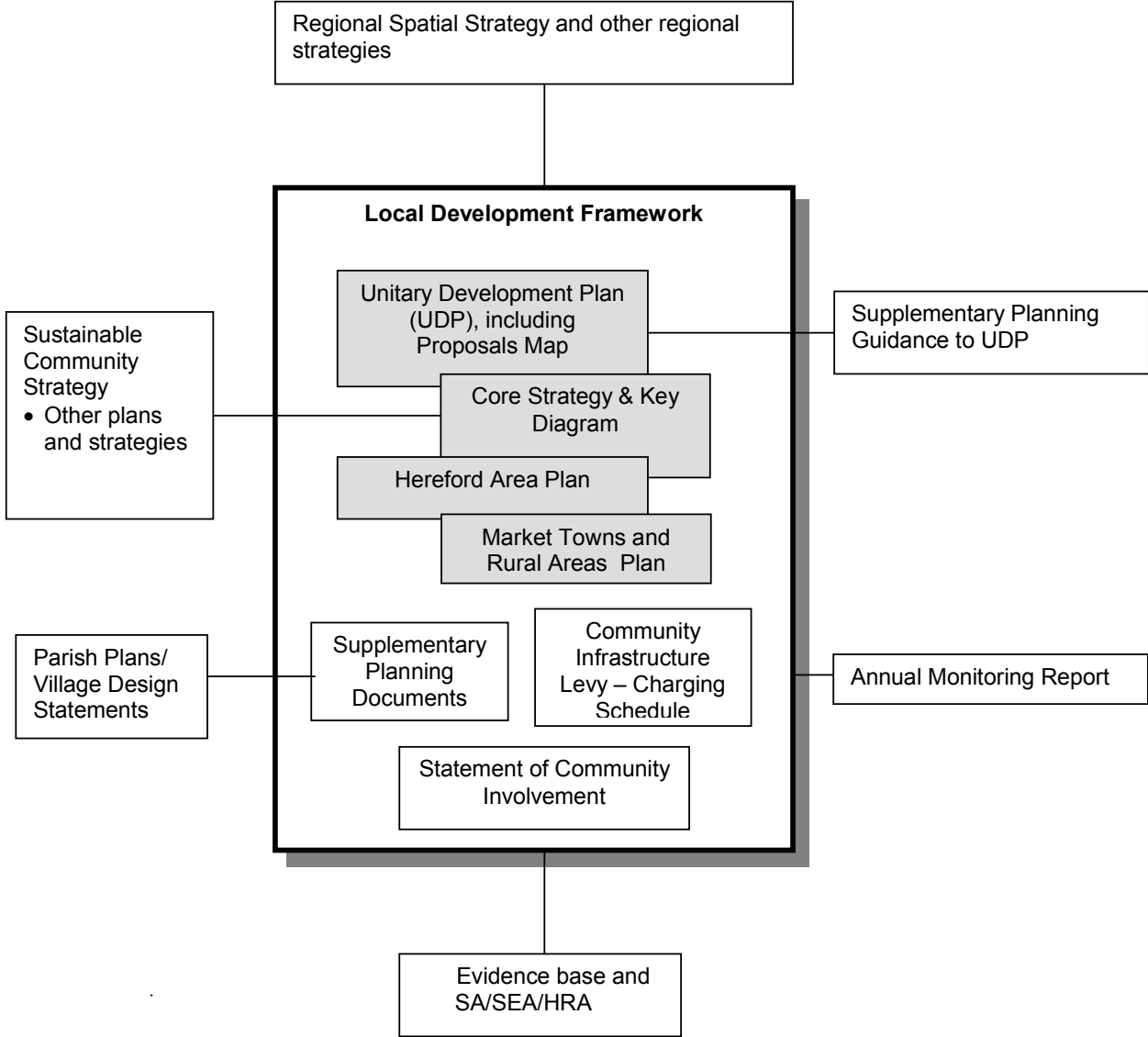
Title	Current edition	How the evidence base will be managed
Annual Monitoring Report (incorporates housing and employment land studies)	2007-2008 (submitted December 2008)	Annual review
Housing Needs Studies	County wide study 2005, followed up by studies for individual settlements as resources permit	Rolling programme of studies based on settlements
Strategic Housing Land Availability Assessment	Study in preparation	Monitored through annual housing land study and periodic review
Sub-regional Housing Market Assessment	Main Study complete – but further work anticipated in respect of viability (and related) issues - using consultants	Periodic review
Water Study, comprising assessment of water supply, treatment, infrastructure and flooding (PPG25 Strategic Flood Risk Assessment)	Strategic Flood Risk Assessment completed in 2008. Water Cycle Study in preparation using consultants	Periodic review
National Land Use Database (NLUD)	2006 submission to national database	Annual review
Employment Land Review	Study in preparation using consultants	Periodic review
Retail study (PPS6 Assessment)	Study in preparation using consultants – due for completion in 2009	Periodic review
Green Infrastructure Study	Study in preparation using consultants – expected study completion in 2009	To be developed into a Green Infrastructure Strategy (subject to Growth Point funding)
Open space study (PPG17)	Initial study completed – further work being developed to create a strategy – expect completion during 2009	Periodic review
Hereford Multi Modal Model Study - Transportation Assessment for Hereford and environs	Previous studies being reviewed and updated with new survey data from 2008.	To be completed during 2009.
Minerals and Waste Study	Consultants due to report by March 2009	Annual return to Regional Planning Body

Title	Current edition	How the evidence base will be managed
Gypsy and Traveller Accommodation Assessment	Study published in 2008. Latest revisions due to be published during 2009	Annual monitoring of planning decisions
Landscape Character Assessment and Urban Characterisation Assessment	Draft SPG published in 2004 to be undated, Urban Characterisation report due in 2009	Periodic review
Regional monitoring of offices, retail, hotels/leisure, minerals and waste	Regional Planning Guidance Annual Monitoring report, 2006	Annual return to Regional Planning Body

The evidence base is being further developed as part of continuing work on the Local Development Framework and further studies will be undertaken or commissioned as required. In particular, bids to Government have been made in October 2007 and September 2008 to access New Growth Point funding in a number of areas, addressing transportation, green infrastructure and other environmental issues raised. This source of funding will allow studies to go forward to assist with the delivery of sustainable housing growth, through the Hereford Area Plan in particular.

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

The Local Development Framework for Herefordshire



Development Plan Documents



Local Development Documents

Sustainability appraisal, strategic environmental assessment and Habitats Regulations Assessment

Local Development Documents have to be prepared with a view to contributing to the achievement of sustainable development – the simple idea of seeking a better quality of life for everyone, now and for future generations. Planning authorities also have to meet the requirements of the European Union Directive on strategic environmental assessment (SEA). Sustainability appraisal (SA) is a systematic and iterative appraisal process, incorporating the requirements of the SEA Directive. The appraisal process has an important role to play in the production of Local Development Documents, ensuring that policies reflect sustainable development principles by providing information on the potential social, environmental and economic effects of policies.

To ensure that a consistent approach is taken to SA throughout the Local Development Framework process, the Council has prepared a General Scoping Report which defines an overall framework for sustainability appraisal. This will be used as a baseline in all subsequent appraisals to be conducted on Local Development Documents.

SA is an integral part of the production of DPDs. At specific stages in the process of producing these documents appraisal reports will be produced, for instance, to accompany the submission of DPDs to the Secretary of State.

In addition to SA and to meet the requirements of the European Habitats Directive, the Council will undertake a Habitats Regulations Assessment (HRA) of DPDs where it is determined that they are likely to have significant effects upon the conservation objectives of a site designated as a European site of nature conservation interest (Special Protection Areas) and Special Areas of Conservation. While recognising that SA and HRA are two distinctively separate processes, the Council will undertake them in conjunction with one another in accordance with Government guidance. In accordance with this guidance, outputs for HRA will be clearly distinguishable and reported on separately.

Delivering the Framework

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

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

The need to recognise the link between land use planning policy and the Sustainable Community Strategy has long been recognised in Herefordshire. The UDP is already set firmly within the overall SCS approach. These close links will be continued and strengthened as the LDF is established. The SCI for instance builds on existing community consultations undertaken by the Herefordshire Partnership.

Council procedures for approval

The Local Development Framework forms part of the Council's overall Policy Framework as defined in the Constitution. The Executive (Cabinet including the Leader of the Council) has responsibility for proposing elements of the Policy Framework to Council, with the Cabinet Member (Environment and Strategic Housing) having responsibility for planning and land use matters (excluding development control). The following responsibilities for approving different documents within the Framework reflect the varying conformity arrangements, and the fact that documents differ both in the extent to which they define policy and are used in the determination of planning applications.

Development Plan Documents: Council, following proposal by Cabinet

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

Statement of Community Involvement and Local Development Scheme: Cabinet, following consultation with Planning Committee.

Monitoring and review

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

Each year a report will be submitted to the Council's Cabinet via the Planning Committee that will:

- Specify to what extent the timescales set out in the LDS for the production of LDDs are being met
- Review the extent to which policies within LDDs are being achieved, focussing initially on key policy areas where information is available and where national, regional or local targets have been set.
- In particular, the AMR will report on the number of dwellings built in Herefordshire during the period covered by the Report and relate this to relevant LDD policies
- Consider whether any policies need amendment because they are not working as intended or are not achieving sustainable development objectives and, if so, suggest ways to achieve this
- Consider the need to review the LDS in the light of the AMR. The Scheme will be revised each time the list of Local Development Documents changes, either by addition of a new proposed Document or through significant revision to the timetable for the preparation of a Local Development Document.

Monitoring is undertaken within the Forward Planning Team of the Council. In addition, the Herefordshire Partnership carry out a monitoring exercise against the ambitions and aims of the Sustainable Community Strategy. This is published as a regular "State of Herefordshire" Report. Over time, the monitoring of planning policies set out in the AMR will need to be aligned with that carried out on the Sustainable Community Strategy, reflecting the role of the LDF as the key delivery mechanism for those Strategy ambitions with a spatial dimension.

6. Contacts for Further Information

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