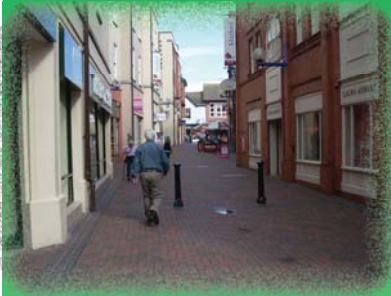


# Shaping Our Place 2026



Local Development Framework



# Annual Monitoring Report 2008/2009

December 2009





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## EXECUTIVE SUMMARY

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

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

The report covers the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009. Figure 1 below shows the overall progress of UDP policies during the reporting period and includes a comparison with previous years.

<b>Key:</b>
☺ = Policy achieving target
☹ = policy making good progress towards achieving target
☹ = policy not achieving the target

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

UDP Objective	Description	Progress towards the relevant policies				
		08/09	07/08	06/07	05/06	04/05
H(1)	To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire, collectively forming the allocation set out in Regional Spatial Strategy (RSS)	☹	☺	☺	☺	☹
H(2)	To provide the re-use of previously developed land and buildings for housing purposes, in preference to the use of Greenfield land	☺	☺	☺	☺	☺
H(3)	To promote the more efficient use of land for residential developments	☹	☹	☹	☹	☹
H(4)	To fulfil the needs for additional affordable dwellings in the county	☹	☹	☹	☹	☹
H(5)	To promote a sustainable pattern of development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and the larger rural settlements	☺	☺	☺	☺	☺

UDP Objective	Description	Progress towards the relevant policies				
		08/09	07/08	06/07	05/06	04/05
E(1)	To ensure a balance of employment opportunities throughout the county, through the provision of a portfolio of employment sites to reflect the differing development needs of businesses and to give a choice in terms of size, location, quality and use class	☺	☺	☺	☺	☺
E(2)	To encourage the use of previously developed land for employment purposes in preference to greenfield land	☺	☺	☺	☹	☺
E(3)	To avoid the loss of existing employment land and premises to other uses	☺	☺	☹	☺	☺
T(1)	To promote a sustainable pattern of residential development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and larger rural settlements, taking account of relative accessibility by public transport and the availability of services	☹	☺	☹	☹	New Indicator – no data for 04/05
TCR(1)	To ensure that central shopping and commercial areas continue as the main focus of shopping, employment, services and facilities in Hereford and the market towns, where they are well served by public transport and readily accessible by the community as a whole by means other than the private car. To safeguard and improve local village centres that are readily accessible by walking and cycling	☹	☺	☺	☺	☹
RL(1)	To promote opportunities for new and improved recreation, leisure and sports facilities in sustainable locations	☺	☹	☺	☺	☺
M(1)	To ensure the continued supply of primary extraction aggregates for the local construction industry and to satisfy the wider aggregate needs arising in the region	☺	☺	☺	☺	☺
M(2)	To ensure the use of secondary aggregates and recycling	☹	☹	☺	☺	☹

UDP Objective	Description	Progress towards the relevant policies				
		08/09	07/08	06/07	05/06	04/05
W(1)	To achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of the waste hierarchy, the proximity principle and regional self-sufficiency	☺	☺	☺	☺	☺
NHH(1)	To conserve and enhance the natural heritage of the county and avoid, wherever possible, adverse environmental impacts of development. To minimise any unavoidable adverse environmental impacts by means of measures to mitigate or compensate for any loss or damage, including restoration or enhancement, provision of replacement features and future management	☹	☹	☹	☹	☹



## **Section 1: INTRODUCTION**

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

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

### **Herefordshire AMR 2009 Content and Format**

- 1.3 This AMR is concerned with the assessment of policies contained in the UDP, adopted in March 2007. Given that the UDP will cease to be a saved plan in March 2010, future monitoring will be aimed at assessing progress towards LDF targets. A revision to the LDS was completed in January 2009 and a further revision to the LDS, which updates the list of documents to be included in the LDF, will be published early in 2010.
- 1.4 This AMR follows the same format as last years report, incorporating changes in accordance with best practice.

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

- 1.5 As the AMR is monitoring the UDP rather than the Local Development Framework (LDF) it does not have “smart policy objectives or targets”. Smart policy objectives will need to be established to monitor the LDF.
- 1.6 Throughout this report updates have been given on deficiencies in the monitoring information. Where such gaps in data are identified, the AMR continues to set out steps that could be taken to improve future data collection. As the evidence base being established for the LDF is developed it will provide useful and accurate data to measure policies and therefore, deficiencies in information and data are likely to reduce.

## Section 2: LOCAL DEVELOPMENT FRAMEWORK PREPARATION

### Monitoring the Local Development Scheme

#### Introduction

- 2.1 This section reports on progress in achieving the timetable and milestones set out in the Council's Local Development Scheme (LDS) operative from January 2008.
- 2.2 Each proposed Local Development Document identified in the LDS is listed below, with a brief review of progress in meeting the milestones and timetable in the reporting period, 2008/2009. Where slippage in the original timetable is identified, this is explained further in Appendix 3 and includes an indication of the revised programme. Timetable revisions will be incorporated in the annual review of the LDS.

#### Summary of progress

- 2.3 Figure 2 below summarises the achievement of the Local Development Scheme, January 2009. All of the documents achieved their milestones. The Historic Landscapes SPD which was included in the 2008 SPD is not being taken forward and has been removed from the table below.

**Figure 2: Local Development Scheme 2009 Achievements**

<b>Key:</b> ☺ = LDS timetable target achieved ☹ = LDS timetable target missed ☺ = LDS timetable target achievement uncertain	
<b>Document</b>	<b>2008/2009</b>
Core Strategy	☺
Hereford Area Action Plan DPD	☺
Archaeology and Development SPD	☺

## Section 3: HOUSING

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

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

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

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

#### 3.2 Target H(1)

Meet UDP requirement of 12,200 dwellings to be provided within the period 1996-2011.

#### 3.3 Core Indicators H(1)

Housing trajectory showing;

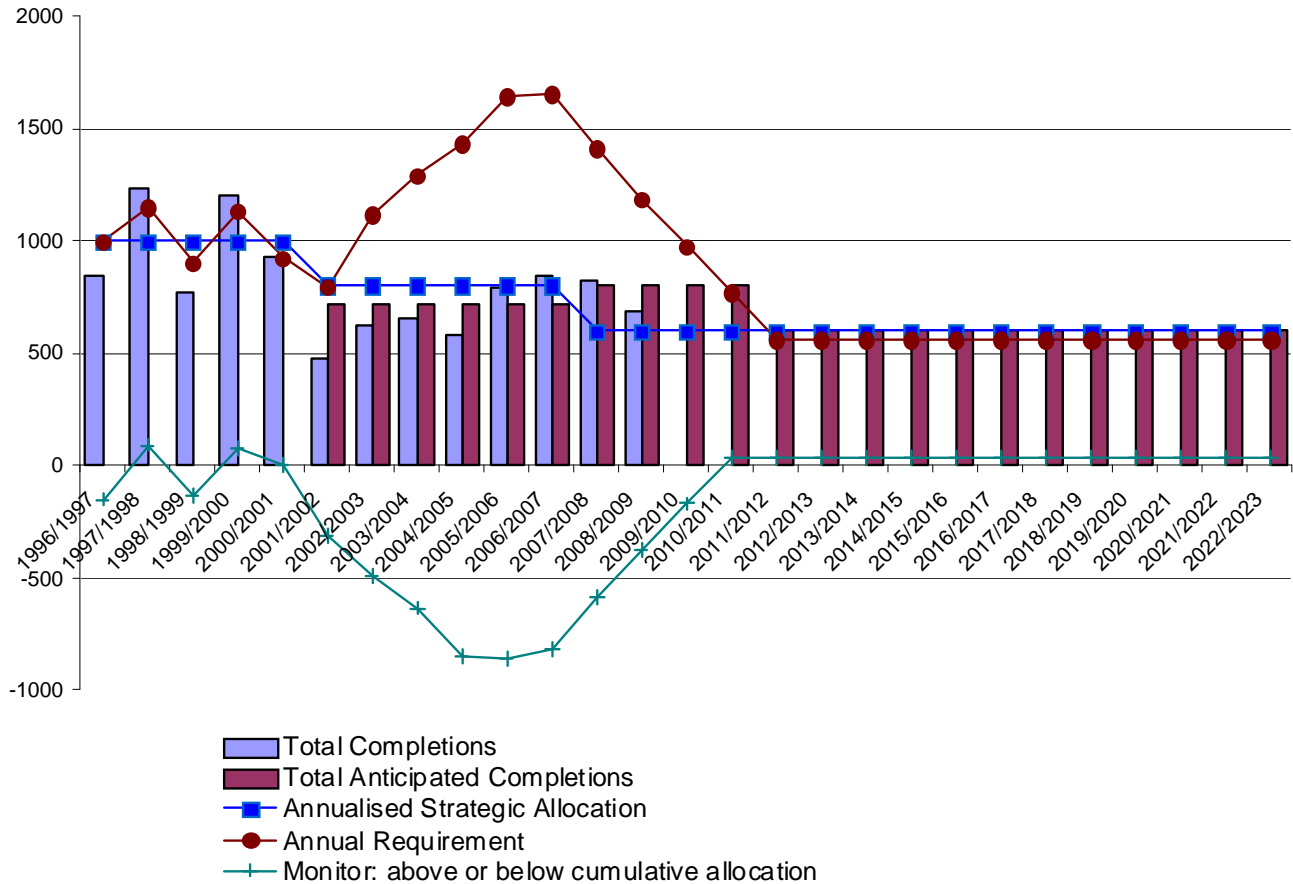
- Net additional dwellings since the start of the UDP period (1996)
- net additional dwellings for the current year
- projected net additional dwellings over a 10 year period
- the annual net additional dwelling requirement
- annual average number of net additional dwellings needed to meet overall housing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

3.4 Figure 3 shows the housing trajectory as at the beginning of April 2009. It shows the actual housing completions that have taken place during the UDP period between beginning of April 1996 and end of March 2009. The graph also shows the annualised strategic allocation up to 2023. This rate is based upon the annual average rate of housing provision for Herefordshire as set out in Table 1 of the Regional Spatial Strategy (RPG11, June 2004). This will be the last year the trajectory will reflect the UDP targets. In future years the graph will change to reflect the Local Development Framework of Herefordshire Council which is likely to be within the context set by the housing requirements contained within RSS phase 2 Panel Report for Herefordshire. This requirement equates to 900 dwellings per annum. Appendix 4 sets out the 5-year housing supply situation for Herefordshire in accordance with the requirements of PPS3 and the RSS Panel Report and accords with the information set out in the Herefordshire Strategic Housing Land Availability Assessment (SHLAA).

3.5 The graph shows that the rate of housing completions between 2001/2 and 2004/5 was below that required to achieve UDP housing targets. The recent release of a number of UDP sites resulted in an increase in the rate of

housing completions in the County during 2005 through to 2007-8. However, during this reporting period 689 dwellings were completed in Herefordshire. This is below the anticipated completion target of 808. This shortfall is not unexpected due to the current economic climate.

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



(Source: Herefordshire Council 2009)

### Objective H(2)

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

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

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

#### 3.7 Targets H(2)

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

addition there is a national target to achieve 60% of new housing on previously developed land (PPS3).

3.8 Core Indicator H(2)

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

3.9 Figure 4 provides a breakdown of this year's housing completions, indicating those on previously developed land. It shows that the proportion of new dwellings built on previously developed land is substantially higher (80%) than that required by national targets (60% of new housing on previously developed land).

**Figure 4: Housing Completions**

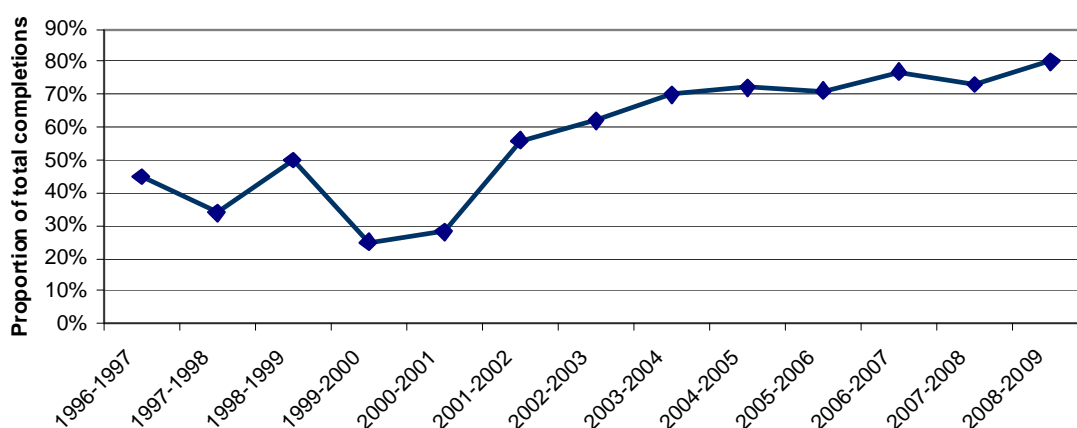
	Actual Completions 07-08	Proportion of Total 07-08	Actual completions 08-09	Proportion of Total 08-09
Former Residential	220	27%	<b>203</b>	<b>30%</b>
Former Employment	86	10%	<b>22</b>	<b>3%</b>
Other Brownfield	300	36%	<b>325</b>	<b>47%</b>
<b>Total Brownfield</b>	<b>606</b>	<b>73%</b>	<b>550</b>	<b>80%</b>
Greenfield	223	27%	<b>139</b>	<b>20%</b>
<b>Total Completions</b>	<b>829</b>	<b>100%</b>	<b>689</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land monitoring 2009)

3.10 Local Indicator H(2)

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

**Figure 5: Percentage of Completions on Previously Developed Land (1996-2009)**



(Source: Housing Land monitoring 2009)

3.11 Figure 5 shows that the growth in the proportion of dwellings completed on previously developed land has increased significantly since 2001. The Council has exceeded the Government's target since 2002-3 and for the last seven years has achieved the UDP target of 60%. In addition to the completions, there were 3466 commitments as at April 2009, 2014 of which are on previously developed land (58%).

**Objective H(3)**

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

3.12 UDP Policies relating to Objective H(3)

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

3.13 Targets H(3)

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

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

3.14 Core Indicator H(3)

The percentage of new dwellings completed at:

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

3.15 Figure 6 sets out the density of completions for development in Herefordshire over last three years. It can be seen that the percentage of dwellings built below 30 dwellings, at 41% is a decrease on the previous year (44%). In respect of the target set in policy H15, there were 233 dwellings completed over the reporting period on sites over 1 hectare in the urban areas of Hereford and the market towns. These were built at an average density of 40 per hectare, thus meaning that the UDP target is being achieved.

**Figure 6: Density of Completions**

	2006-07		2007-08		2008-09	
	Number	Proportion of Total	Number	Proportion of Total	Number	Proportion of Total
Less than 30 dwellings /ha	308	37%	312	44%	<b>292</b>	<b>41%</b>
30-50 dwellings /ha	304	36%	200	28%	<b>185</b>	<b>26%</b>
Over 50 dwellings /ha	228	27%	201	28%	<b>235</b>	<b>33%</b>
<b>Total</b>	840	100%	713	100%	<b>712</b>	<b>100%</b>

## Objective H(4)

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

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

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

### 3.17 Target H(4)

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

### 3.18 Core Indicator H(4)

The number of affordable housing completions during the reporting period.

3.19 Figure 7 sets out the 2008/2009 affordable housing completions broken down into social rented and intermediate housing, the 208 completions for the year represents a considerable increase over the previous year (141) and provides the highest level recorded in the monitoring process. Between 1996 and 2008/09, 1430 affordable homes were completed at an average of 110 dwellings per annum. Although this is less than the rate required to meet the UDP target of 2,300 affordable dwellings by 2011, it is anticipated that the number of affordable housing schemes coming forward will increase as UDP allocations are developed. However, the provision of affordable housing in both urban and rural areas of Herefordshire is an issue of concern and will be subject to continued monitoring.

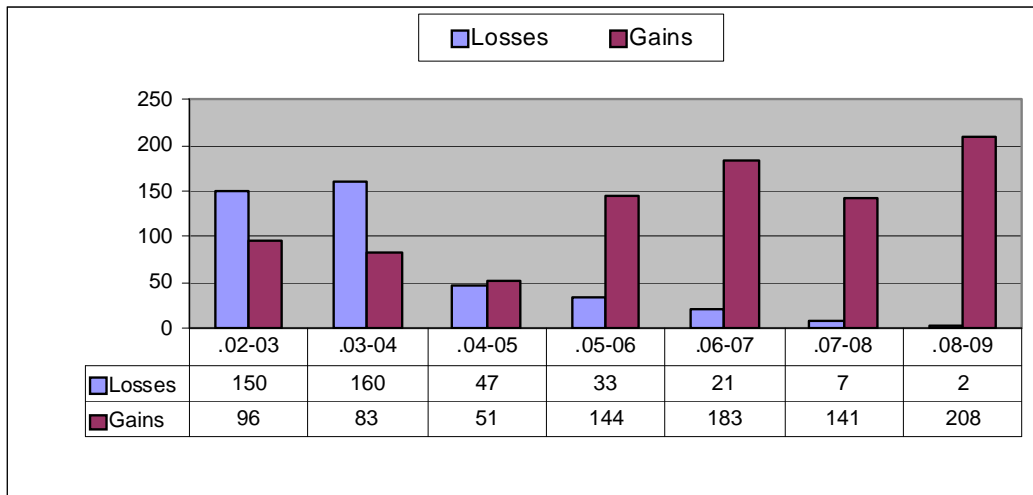
**Figure 7: Affordable Housing Completions 2008/2009**

	<b>Number</b>
Social Rented	125
Intermediate	83
<b>Total</b>	<b>208</b>

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

3.20 The national 'Right to Buy' policy has had an effect on affordable housing numbers in the years since local government reorganisation in 1998. Figure 8 covers available information over the past seven year period and shows that the total loss of affordable homes amounts to 420. Only 2 of which were lost in this reporting period through Right to Buy. In the last five years the gains have outnumbered the losses.

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



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

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

### **Objective H(5)**

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

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

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

#### **3.22 Target H(5)**

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

#### **3.23 Local Indicator H(5)**

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

3.24 The table in Figure 9 shows that over the UDP period, the distribution of housing completions is close to that anticipated in policy S3. Housing completions in Hereford and the market towns are 1% lower than the target, with slightly higher proportions being completed in the rural area. The Plan proposes a target of 12,200 dwellings up to 2011. Figure 9 shows that as at



**Figure 9: Completions (1996-2009) based on the UDP Settlement Strategy**

<b>Location</b>	<b>Actual Completions 1996-2009</b>	<b>Percentage of Total Completions</b>	<b>1996-2011 UDP Target (Policy S3)</b>
<b>Hereford City</b>	<b>2856</b>	<b>27%</b>	<b>----</b>
Leominster	625	6%	----
Ross-on-Wye	653	6%	----
Ledbury	1044	10%	----
Bromyard	425	4%	----
Kington	181	2%	----
<b>Market Towns Total</b>	<b>2931</b>	<b>28%</b>	<b>----</b>
<b>Combined Hereford City &amp; Market Town</b>	<b>5787</b>	<b>56%</b>	<b>57%</b>
<b>Main Villages Total</b>	<b>2672</b>	<b>26%</b>	<b>26%</b>
Smaller Settlements	673	7%	----
Other Rural Areas	1263	12%	----
<b>Combined Smaller Settlements &amp; Rural Areas</b>	<b>1936</b>	<b>19%</b>	<b>17%</b>
<b>County Total</b>	<b>10395</b>	<b>100%</b>	<b>100%</b>

*(Source: Herefordshire Council Housing Land monitoring)*

### 3.25 Gypsy and traveller sites

The Provision of new Gypsy and Traveller sites is recognised in policy H7, of the Unitary Development Plan (UDP) (March 2007), as one of the exceptional circumstances where development may be permitted outside of a defined settlement if in accordance with policy H12. Historically, this authority has not monitored Gypsy and Traveller site completions and the UDP does not set any targets for the provision of Gypsy and Traveller sites. However, due to the requirement by Central Government to produce a Gypsy and Traveller Accommodation Assessment (GTAA) and the need for the Local Development Framework to set targets for site provision, AMRs will now need to monitor site provision. A GTAA has been completed for the County as part of a wider study (including Shropshire, Telford and Wrekin and Powys). The findings of the GTAA will now be taken forward in setting targets for the LDF. The GTAA identified a need for 83 pitches by 2012. In the last reporting year 2007/2008 a two-family gypsy site was given permission.

3.26 For this reporting year, April 2008 – March 2009, there has been no formal Gypsy or Traveller applications approved. However, there have been enforcement reports on two sites that have been identified as Gypsy or Traveller sites in excess of 10 years and are therefore considered tolerated and immune from enforcement action. These two sites include:

**Figure 10: Gypsy and Travellers Enforcement Report**

Site Address	Number of pitches
Shobdon Quarry site, Shobdon	10
Burghill Road site, Burghill	3

(Source – Gypsy and Traveller Enforcement report 2009)

3.27 Following these figures the pitch need is now 68 pitches by 2012, and a further 26 from 2012 – 2017.

**Figure 11: Current Local Authority Sites**

Site	Pitches (occupied)		Comments
	Res	Transit	
Romany Close, Grafton	9 (8)	0	Newly refurbished
Watery Lane	11 (11)	0	Stable site, few pitches ever available
Madley	0	17 (0)	Disused transit site.
Tinkers Corner, Bosbury	7 (6)	0	
Openfield, Bromyard	14 (2)	0	2 tenants remaining following vandalism. Possibility of refurbishment with fewer pitches
Croft Lane, Luston	10 (8)	0	Site was occupied by New Travellers, now mixed
Pembridge, Turnpike	6 (0)	0	Refurbished following vandalism.

(Source: Herefordshire Council Local Authority site vacancies - updated October 2009)

### 3.28 Housing Quality

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

### 3.29 Shortfalls in Housing Information

There are various improvements that have been made to develop the efficiency of data collection, thereby progress the assessment of development plan policies. The Authority has implemented and installed new software which is envisaged to provide robust and accurate data for the purpose of monitoring and reporting of land use.

### 3.30 Conclusion

Housing completions and the level of housing available in the County in April 2009 were sufficient to suggest that the housing trajectory is such that the UDP housing target will be achieved by 2011. However, the current downturn in the housing market may well have an impact on the housing trajectory in future years. Levels of housing completions on PDL continue to exceed regional and national targets. In respect of affordable housing in the County the number of completions has increased over previous years but remains below the rate necessary to achieve the UDP target.

## Section 4: EMPLOYMENT

### Objective E(1)

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

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

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

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

#### 4.2 Target E(1)

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

#### 4.3 Core Indicators E(1)

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

4.4 Figure 12 shows the amount of land developed for employment use in the monitoring period 2008-2009, and also provides a breakdown by use class type. The total area of employment land completions in Herefordshire in this reporting period is 12.36 ha and of this the total floorspace is 35,846m<sup>2</sup> – this includes small sites below 0.4 ha. Figure 10 below is consistent with the way that the UDP has been monitored in previous AMRs, however it should be noted that the breakdown of the use class categories mentioned here, differ from that of the regional return.

**Figure 12: Employment Completions 2007-2009 by Type**

	B1a	B1c	B2	B8	Other employment uses	TOTAL
<b>Floorspace (m<sup>2</sup>) of Completions 2008-2009</b>	8066.5	4567.5	18,649.5	4462.5	100	35,846m <sup>2</sup> (12.36ha total area)

(Source: Herefordshire Employment Land monitoring 2009)

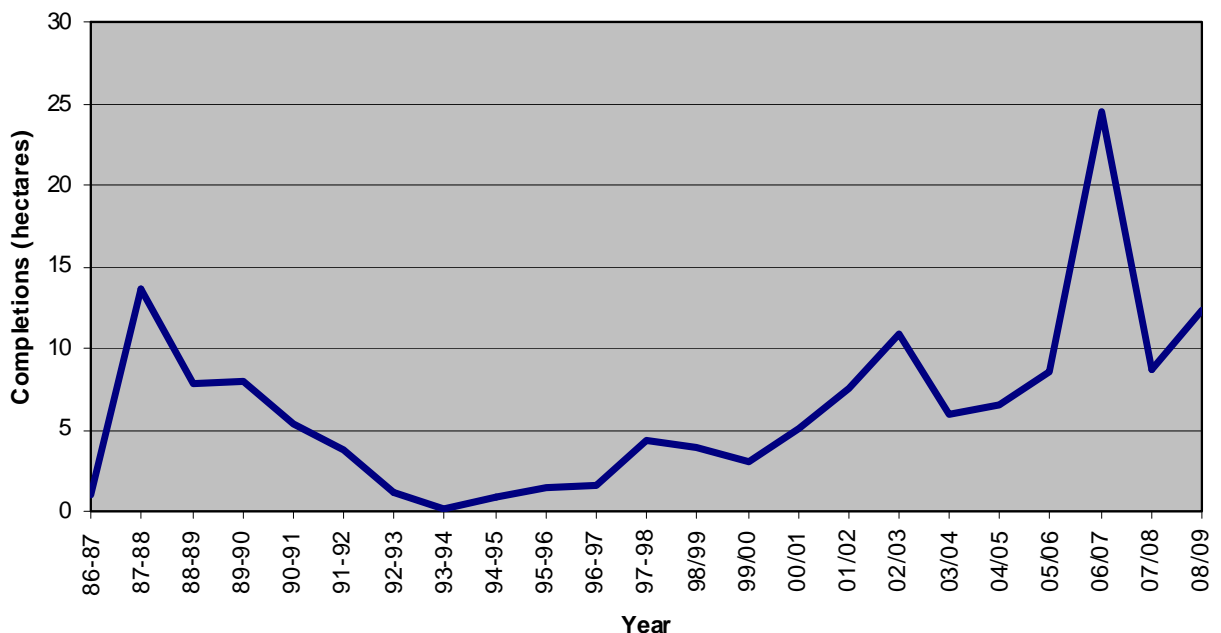
#### 4.5 Local Indicators E(1)

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

- (i) Employment completions 1986-2009;
- (ii) Geographical distribution of employment land completions.
- (iii) Current supply of employment land.

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

**Figure 13: Completions of Employment Land 1986-2009**



(Source: Herefordshire Employment Land Study 2009)

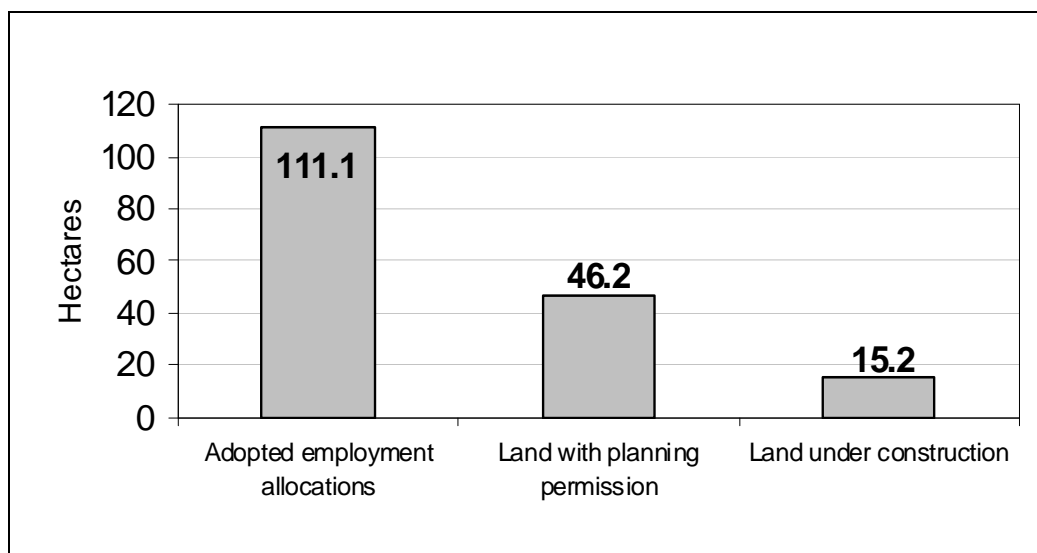
4.7 The Plan's overall development strategy was developed alongside the strategic approaches being undertaken through Objective 2 and the Rural Regeneration Zone. Through these programmes, regeneration activity will be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas. There have been a total of 10.22ha (82.7%) of completions in the Rural Regeneration Zone (RRZ) as identified in RPG11 (the RRZ covers most of the County, apart from the urban area of Hereford). During the UDP period (1996-2009) just over 104 ha of employment land have been completed.

#### **Supply**

4.8 Herefordshire currently has some 172.5 ha of land available for employment use on 98 sites. This land is either allocated for employment uses within the UDP (111.1 ha), which benefits from unimplemented planning permissions

(46.2 ha) or is currently under construction (15.2 ha). Figure 14 illustrates these findings. However, the Employment Land Review, undertaken as part of the LDF evidence base, has looked in more detail at the site areas of employment land proposals which may result in a reduced supply figure in the 2010 AMR.

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



(Source: Herefordshire Employment Land monitoring 2009)

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

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

B1/B2	36.55 ha
B1/B2/B8	69.24ha
B1/B8	20 ha
B1a	6.32 ha
B1a/c	0.2 ha
B1c	5.06 ha
B1b	1.8 ha
B2	5.65 ha
B2/B8	15.09 ha
B8	12.59 ha
<b>Total</b>	<b>172.5 ha</b>

(Source: Herefordshire Employment Land monitoring 2009)

## Objective E(2)

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

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

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

### 4.11 Targets E(2)

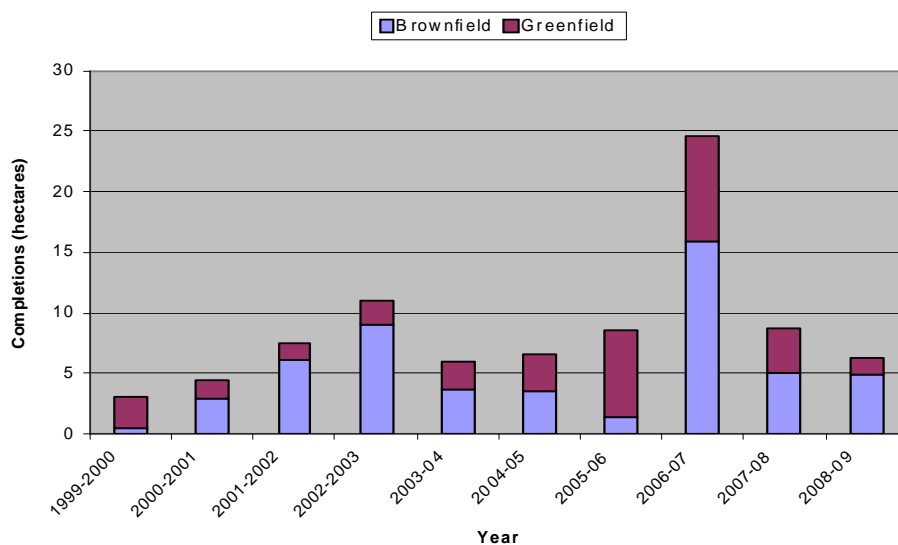
There are no specific targets set out in the UDP for the amount of employment land to be developed on previously developed sites, however re-using previously developed land before greenfield land is central to the aims of sustainable development.

### 4.12 Core Indicator E(2)

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

4.13 There is no data on the amount of employment by type on previously developed land for this monitoring period; however information on overall completions is available. 63% of all completed employment development over the past year was on previously developed land as shown in Figure 16.

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



(Source: Herefordshire Employment Land monitoring 2009)

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

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

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

S4 Employment

E5 Safeguarding employment land and buildings

#### 4.15 Targets E(3)

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

#### 4.16 Core Indicators E(3)

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

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

4.17 0.79ha of employment land was granted planning permission for other uses during the monitoring period. Of the total 0.79ha loss, 0.14ha was reallocated to residential use, 0.09ha to retail use, and 0.56 ha to Sui Generis.

#### 4.18 Conclusion

Completions on employment land are higher than reported last year and show that the employment land target has now been achieved. As a proportion of the overall total of employment land available in the county, the loss of 0.79ha of land over the monitoring year is not considered significant.

## Section 5: TRANSPORT

### Objective T(1)

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

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

S3 Housing

H1 Hereford & the market towns: settlement boundaries & established residential areas

H2 Hereford & the market towns: housing land allocations

H4 Main villages: settlement boundaries

H5 Main villages: housing land allocations

#### 5.2 Targets T(1)

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

Hereford City: 29%

Market Towns: 28%

Main Villages: 26%

Rural Areas: 17%

#### 5.3 Core Indicators T(1)

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

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

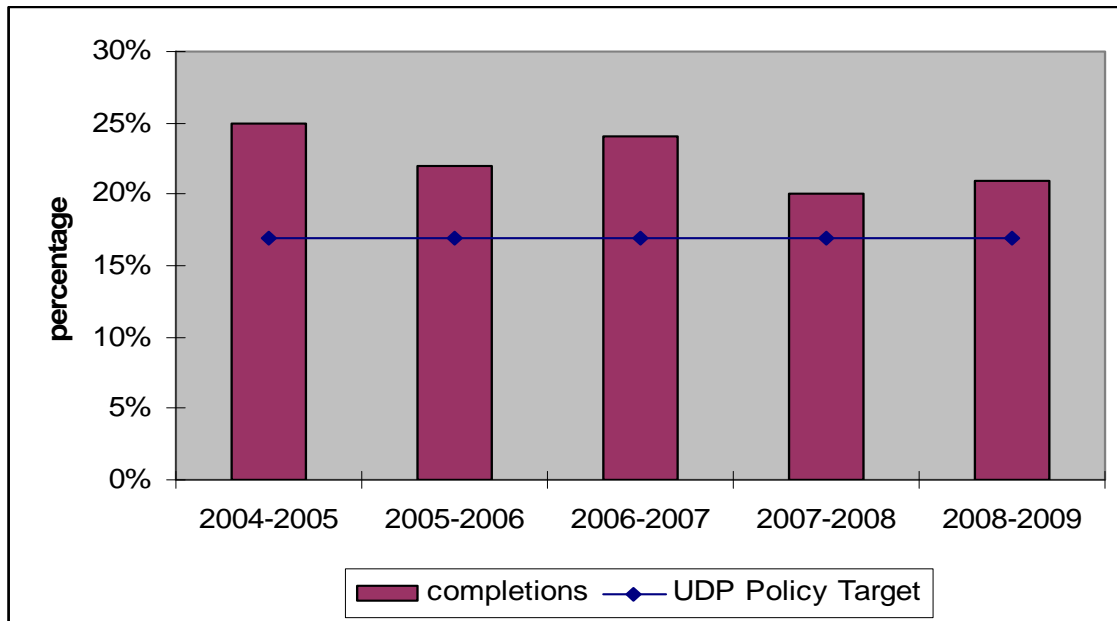
5.5 Whilst information on the precise criteria as set out in the core indicator T(1) may not be gathered, in terms of 30 minutes from a GP etc, it is accepted that the major centres of Herefordshire (Hereford, Leominster, Ledbury, Kington, Ross-on-Wye and Bromyard) provide essential services and new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



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

- 5.6 The following data has been collected in relation to the hierarchical settlement housing strategy as set out in the Plan and is considered to be similar in its aims of considering how well the UDP policies are achieving sustainable development patterns. Figure 18 provides a mapped representation of completions during the reporting period over a GIS layer of public bus and rail services within 30 minutes of one or more of the main centres of Herefordshire.
- 5.7 The housing chapter of this report reveals that the wider rural areas continue to accommodate more new housing developments than anticipated between 1996-2011. This is represented by application sites plotted outside of the green shaded area of the map (fig 18) which represents public transport route times to Hereford and the 5 market towns.
- 5.8 Figure 17 shows yearly comparisons of housing completions which continue to be built outside of Hereford and the main market towns and is above the UDP policy target of 17%. It is considered the preparation of the Local Development Framework (LDF), will enable the distribution of new development and the policies which control them to be reconsidered.

**Figure 17: Percentage of dwelling completions in smaller settlements and rural areas**



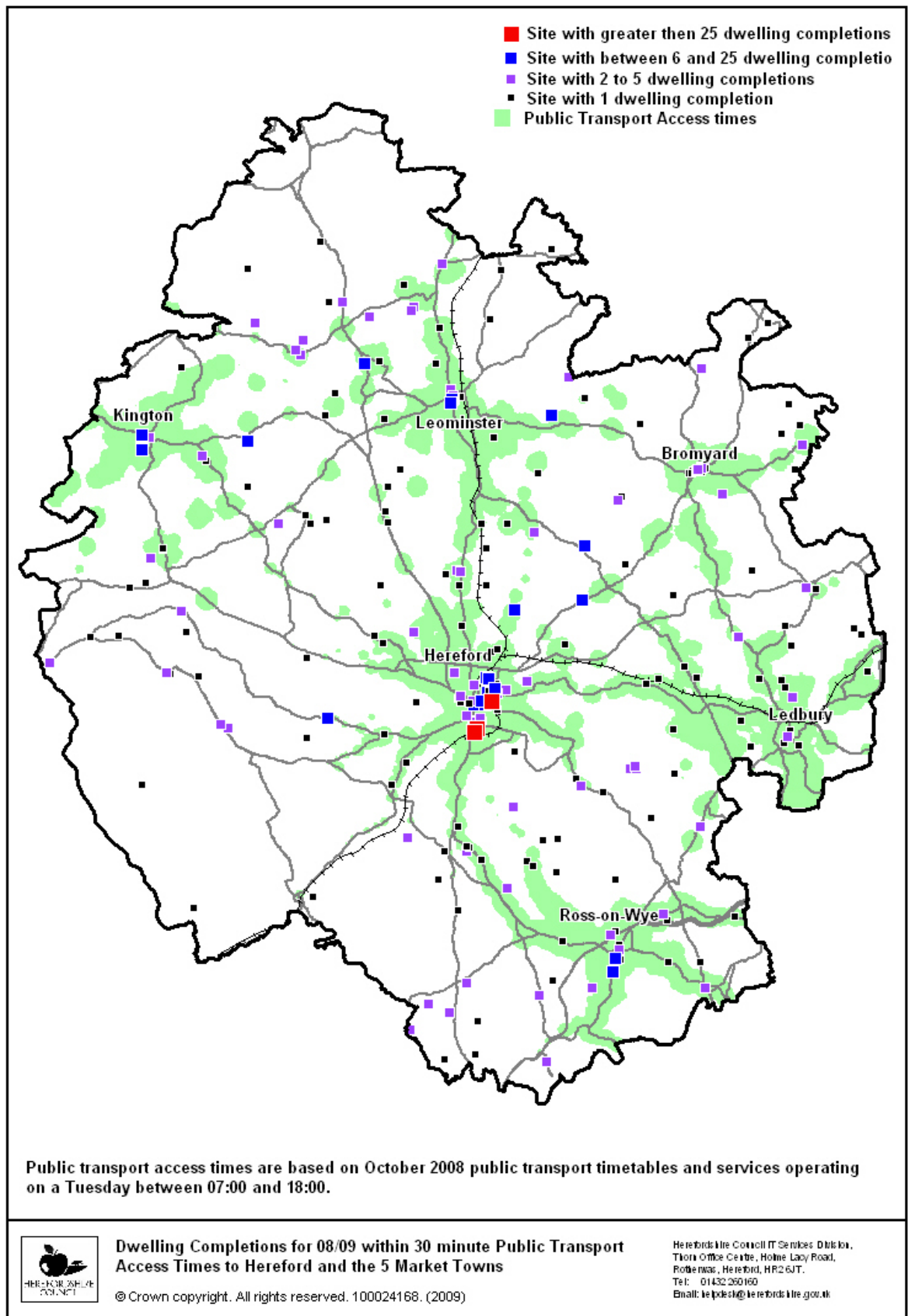
Limitations

- 5.9 During 2008-09 bus patronage increased by 9.3% from the previous year and is now at its higher level since 2003-04. The largest increase occurred in rural areas with a 12.9% passenger increase which in turn assist in supplying a sustainable mode of travel to the residents in these areas. Nevertheless, policies contained within the UDP regarding location of development must not

### Shortfalls in Transportation Information

- 5.10 The general issue of transportation is being addressed through the LDF which will introduce smart targets and indicators. This in turn will reduce shortfalls in information and gaps in data.

**Figure 18 : Dwelling Completions for 08/09 within 30 Minute Public Transport Time to Hereford and the 5 Market Towns**



## Section 6: TOWN CENTRES AND RETAIL

### Objectives TCR(1)

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

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

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

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

#### 6.2 Targets TCR(1)

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

#### 6.3 Core Indicators TCR(1)

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

6.4 For the reporting year of 2008/2009 there were 16,195sqm comparison retail completions. This included the B&Q store (7710sqm), and the former B&Q store (6186 sq m), that has been subdivided into separate units, which are currently vacant and available for let. Although the former B&Q store are included as completions no new floorspace was created. Also within this year

6.5 For this monitoring year 1,118sqm of comparison retail commitments have been identified, as have 1313sqm of convenience retail commitments.

6.6 Conclusion

The vast majority of retail floorspace completed during the year 2008-9 has taken place within Hereford which is consistent with the aims of UDP policies.

## Section 7: Recreation and Leisure

### Objective RL(1)

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

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

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

#### 7.2 Targets RL(1)

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

#### 7.3 Core Indicators RL(1)

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

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

#### 7.5 Core Indicators RL (1)

- (i) Amount of completed hotel and leisure development.

There were no hotel completions in Herefordshire during this monitoring round, which can be partially attributed to the current economic downturn. There were however, fifteen leisure completions; details are given in figure 19 below:

**Figure 19: Hotel and Leisure completions 2008/2009**

<b>Use Class</b>	<b>Planning Application Number</b>	<b>Address</b>	<b>Description</b>
D2	DCCW2008/0681/F	Deerhaven, Wormsley, Hereford, Herefordshire, HR4 8NB	Proposed horse arena
D2	DCSE2008/3004/F	Stable Cottage, Brockhampton, Herefordshire, HR1 4TQ	Change of use from agricultural to cricket pitch
D2	DCNE2008/2313/F	Birch Farm, Ridgeway Cross, Cradley, Malvern, Herefordshire, WR13 5JD	Proposed change of access, proposed manage and replacement stables
D2	DCNW2008/1381/F	Oakcroft, Bircher, Leominster, Herefordshire, HR6 0BL	Proposed horse riding arena
D2	DCNW2008/1301/F	Lower Hurst, Weobley, Hereford, Herefordshire, HR4 8QY	Extension to existing kart track
D2	DCNC2008/2169/F	St. Michaels, Edwyn Ralph, Bromyard, Herefordshire, HR7 4LT	Proposed change of use to equestrian with construction of manage and post-rail fencing
D2	DCCE2008/2892/F	Hereford Sixth Form College, Folly Lane, Hereford, Herefordshire, HR1 1LU	New sports facility to provide external floodlit games courts
D2	DCNC2008/0448/F	Land adjacent to The Woodlands, Risbury, Leominster, Herefordshire, HR6 0NN	Proposed manage for equine exercise being an all weather area.
D2	DCNC2008/1020/F	Nuttage Farm, Bringsty Common, Bringsty, Herefordshire, WR6 5UP	Proposed horse manage
D2	DCNE2008/1886/F	Laddin Cottage, Little Marcle, Ledbury, Herefordshire, HR8 2LB	Equestrian Manage
D2	DCNW2008/2812/F	Part of field no. 8758 Lyonshall, measuring 58m (field) x 40m rear of Queen's Mews x 38m rear of Stores Road	Change of use from agricultural to public recreational open space

D2	DCCW2008/1734/F	Hawkersland Farm, Marden, Hereford, Herefordshire, HR1 3ER	Proposed horse manage (40m x 20m)
D2	DCCW2008/2412/F	Nash Hill, Marden, Hereford, Herefordshire, HR1 3ES	All weather riding arena
D2	DCNE2008/1244/F	Tack Farm Equestrian Centre, Ullingswick, Hereford, Herefordshire, HR1 3JQ	Retrospective planning application for the creation of a surfaced show jumping arena
D2	DCSE2008/2421/F	Land 6 acre at Forest Green, Walford, Nr. Ross on Wye, Herefordshire. (SW of Peacehaven HR9 5RF)	Change of use from agricultural to equestrian

#### 7.6 Core Indicators RL (1)

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

There was one hotel and leisure completion in a town centre location during this monitoring round. This relates to the new sports facility at Hereford Sixth Form College.

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

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

#### **Open Spaces**

- 7.8 Herefordshire Council has completed an initial audit of open space, in line with PPG17 and is now considering the findings. A working group has been set up to take forward these findings into improving the quality and accessibility of open space, sports and recreation facilities across the county.
- 7.9 Herefordshire was split into nine geographical areas for the audit. Within each of these areas, open space, sports and recreation provision has been assessed in terms of quantity and quality, focusing on the settlements as defined in the hierarchical approach set out in the UDP, along with strategic facilities, such as Queenswood Country Park.
- 7.10 The main findings of the audit concern quality and accessibility of the existing provision. Deficiencies in the different types of provision vary across the 9 areas. These findings are to be carried forward through the preparation of 'action plans' and 'strategic priorities' identified both on a countywide level,



and with regard to the nine geographical areas used in the audit. As yet, specific details have not been confirmed.

7.11 Core Indicators RL(1)

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

Herefordshire Council uses the Green Flag standards as a method of rating its sites. In the 2006 audit, Green Flag standards were incorporated into the methodology used by the auditors. The data is currently being scrutinised, although of the site appraisals analysed, 13 of the 66 (20%) facilities classified as 'natural or semi-natural greenspaces' in the PPG17 methodology, met or exceeded the Green Flag standard. In addition, 24 of the 37 (65%) facilities classed as 'parks', met or were above the Green Flag standard.

**Future work**

7.12 The audit of open space, sport and recreation has allowed for better and more appropriate use of resources, and informed issues such as planning obligations and section 106 agreements. Development briefs, where appropriate can also take account of these findings and incorporate appropriate open space and facilities. The PPG17 audit will also form the basis of evidence to support the preparation of the LDF.

7.13 The council has formally commenced work on a Public Open Space Strategy and associated Action Plans for Playgrounds, Outdoor Sports and Amenity Space. These are due to be published before the next monitoring round.

## Section 8: MINERALS

### Objective M(1)

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

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

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

#### 8.2 Targets M(1)

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

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

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

- Sand & Gravel: 2.8% of regional production (0.283mt pa for 2001-2016)
- Crushed Rock: 7.3% of regional production (0.424mt pa for 2001-2016)

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

- (a) requested annually (by calendar year)
- (b) in arrears (the most recent figures available are for production in 2007 and reported in this AMR)
- (c) provided on a confidential and voluntary basis. All returns are collected by MPAs and forwarded to the RAWP Secretary for agglomeration, in a way that protects commercial sensitivity, for subsequent publication in the RAWP annual reports (most recent report, 2007).

#### 8.6 Core Indicators M(1)

- (i) Production of primary land won aggregates.

The West Midlands Regional Aggregates Working Party (WMRAWP) draft annual report 2007 reports that the latest sale figures for Herefordshire, combined with Worcestershire for confidentiality, are as follows:

- Sand and gravel sales of 194,500 tonnes per annum (about 69% of the annual apportionment)
- Crushed rock sales of 300,000 tonnes per annum (about 62% of the combined annual apportionment for Herefordshire and Worcestershire).

The 2008 WMRAWP survey has yet to be received and results of that report will hopefully be ready for next years AMR.

#### 8.7 Local Indicator UDP policy M3

(i) criteria for new aggregate mineral workings

This section has been added since the previous AMR to highlight new permissions received during the reporting period. There were no new permissions granted within this period.

#### 8.8 Local Indicator UDP policy M5

(i) safeguarding mineral reserves

The WMRAWP annual report states the reserves of minerals in the region and the latest available report for 2007 states that Herefordshire's primary aggregates reserves are as follows:

- |                 |                                 |
|-----------------|---------------------------------|
| ▪ Sand & Gravel | 5.1 million tonnes              |
| ▪ Crushed Rock  | 7.7 million tonnes (estimated)  |
| ▪ Total         | 12.8 million tonnes (estimated) |

*(Source: WMRAWP Annual Report 2007)*

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

To encourage the use of secondary aggregates and recycling.

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

S9 Minerals

M6 Secondary aggregates and recycling

#### 8.10 Targets M(2)

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

#### 8.11 Core Indicators M(2)

(i) Production of secondary/recycled aggregates.

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

### **Limitations in Minerals Information**

- 8.12 A local system of monitoring has developed method to assess general production levels. This provides evidence which will aid policy development in future development plan documents. The assessment of the effectiveness of policies using this new information will be more relevant in monitoring the LDF monitoring rather than the UDP.

## Section 9: WASTE

### Objective W(1)

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

9.1 This objective is broad and overarching, relating to all policies within the waste chapter of the UDP. The UDP sets out a number of additional more specific objectives in paragraph 12.2.2 that are available at the following link: [http://www.herefordshire.gov.uk/docs/Forwardplanning/12\\_WASTE\\_.pdf](http://www.herefordshire.gov.uk/docs/Forwardplanning/12_WASTE_.pdf)

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

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

#### 9.3 Targets W(1)

No specific targets are set in the UDP for the production, treatment or disposal of waste. However, objectives outlined in paragraph 12.2.2 of the UDP provide an overview of how it is intended for waste management to be carried out over the Plan period.

#### 9.4 Core Indicators W(1)

- (i) Capacity of new waste management facilities by type; and
- (ii) Amount of municipal waste arising by management type, and the percentage each management type represents of the waste managed.

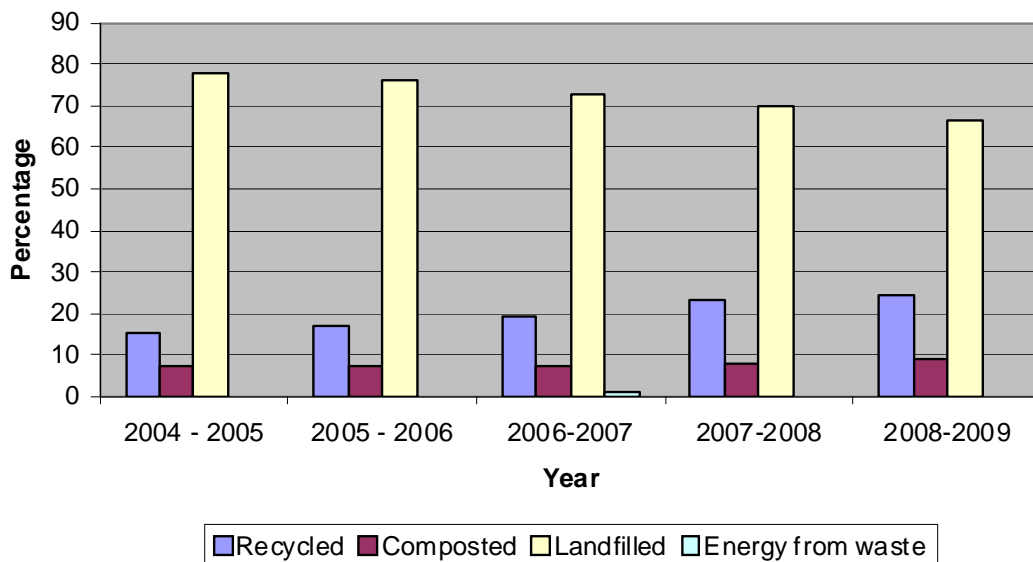
**Figure 20: New waste management facility planning permissions granted 2008-09**

Address	Description	Wastes to be managed	Annual throughput capacity, (tonnes to nearest 1,000, unless states otherwise)
Upper House Farm, Moreton on Lugg	Green waste composting site	Municipal green waste	12,000
The Hortons, Thornbury, Bromyard	Sewage treatment facility	Septic tank waste	>6,000 cu. m
Animal Funeral Services, Lyonshall	Building for an animal incinerator and waste transfer facility	Veterinary, clinical, photographic chemicals, animal waste,	18
Wellington Quarry, Wellington	Facility for secondary aggregates recycling and transfer	Construction and demolition waste, waste soil	43,000
Coddington Court School, Coddington Nr Ledbury	Reed bed sewerage system	Domestic sewage	< 9,000 cu. m

## Limitations in waste information

- 9.5 A feasibility study undertaken by the Environment Agency to provide details of Waste Management License (WML) applications deemed exempt from requiring a WML will assist in identifying those operations although exempt from WML requirements may still require planning permission and aid in capturing those operations that would ordinarily slip through the planning system. This identification process would then assist in achieving a number of the more specific objectives set out in the UDP paragraph 12.2.2.
- 9.6 Core Indicators W(1)  
 (ii) Amount of municipal waste arising by management type and the percentage each management type represents of the waste managed:

**Figure 21: Percentage trends of household waste by management type 2004-2008/9**



(Source: Herefordshire Council Waste Management Section)

- 9.7 Figure 21 represents the percentages of household waste, by waste management type in the county over the last monitoring period. In previous reporting years municipal waste has not been fully reported on but we have used household waste data as a proxy. Household waste recycled has increased on last year from 19,712t to 20116.35t (24.34%), composting has increased from 8% to 8.9% (7,358.81t) and land filled household waste has decreased significantly from 60,634t to 55187.23t (66.76%). It is envisaged that waste going to landfill will decrease even further in future years now a new recycling service has come into operation in November 2009.

## Shortfalls in Waste Information

- 9.8 In future municipal waste will be reported on to give an overall picture of the recycling and landfill trends for the County.

## Future Work

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

9.10 Encouragement from Defra has resulted in some interest from farmers wishing to install anaerobic digesters (AD) on farms to process slurry, manure and litter. These could have the following significant benefits:

- Generating renewable energy and heat to be exported to the grid;
- Reducing transportation of farm waste;
- Avoiding the spreading of raw slurry and manure on fields;
- Reducing odour from spreading and slurry storage;
- Reducing nitrates in Nitrate Vulnerable Zones (NVZ);
- Reducing methane to CO<sub>2</sub>, thereby helping to tackle climate change.

The final product ('digestate') may be solid, liquid, or both. It may be spread on land as a fertiliser but does not have the unpleasant odour issues associated with muck-spreading. However, at present planning permission for installations is still necessary and, since electricity generation falls within the Environmental Impact Assessment Regulations, each proposal must be screened. Digesters need the right mix of materials ('feedstock'), which may include non-waste factors such as purpose-grown biofuel. Maize and miscanthus grass are key biofuel crops. There are moves in government to include farm AD as Permitted Development, however many installations could accept material not originating within the farm, including food waste. This poses some serious problems in terms of adequate control. The boundaries between what is classed as 'waste' and what is not are becoming blurred as new technology seeks to address the need to reduce waste disposal. This will make future reporting much more difficult. If processes are not classified as 'waste' it will not be possible to monitor capacity or throughput in the traditional manner, or even to identify permissions granted. This will apply to a number of new processes and waste materials, not just farm waste. Discussions on this issue are continuing, including with the Environment Agency and other stakeholders, but so far no solution appears to be forthcoming.

## Section 10: DEVELOPMENT REQUIREMENTS

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

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

Objective (DR5): seek planning obligations to achieve community, transport and environmental benefits where those benefits are reasonable, necessary, relevant and directly, fairly and reasonably related to the proposed development.

- 10.1 UDP Policies relating to Objective
  - S2 Development Requirements
  - DR6 Water Resources
  - DR5 Planning Obligations

### 10.2 Target

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

- 10.3 The core indicator records applications granted against the Environment Agencies advice on water quality grounds is included in this year's AMR.

### 10.4 Core indicator

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

- (i) Development that adversely affects water quality.

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

## Planning Obligations

- 10.5 Section 106 of the Town and Country Planning Act 1990 (as amended) enables local planning authorities to secure planning obligations with the grant of planning permission.

- 10.6 Policy DR5 provides the framework for seeking planning obligations. The Council adopted a Supplementary Planning Document on Planning Obligations in April 2008. This document provides advice to developers and applicants on the use of planning obligations in the planning application process in Herefordshire. It specifically provides guidance on how the Council will implement Policy DR5 and identifies the types of community infrastructure where developer contributions will be sought as part of the proposed development.

- 10.7 Planning Obligations, sometimes called “Section 106 Agreements”, are legally binding agreements entered into between a local authority and a developer and are an established and valuable way of bringing development in line with the objectives of sustainable development. Any new development may require mitigation to make it acceptable. Such mitigation could be subject of an obligation involving a contribution. The Council have deemed it necessary for contributions to be sought from all new residential units (unless exceptions apply) and industrial/commercial developments above certain size thresholds and where a need is identified.
- 10.8 For the reporting period a total of 97 planning applications were approved subject to a Section 106 agreement. The total potential monetary value of those contributions was £3,939,493.00. Appendix 5 provides a breakdown of agreed planning obligations at parish level and details the community infrastructure that those contributions will support. This is the first year that details of the value of contributions have been included within the AMR.



## Section 11: NATURAL HERITAGE

### Objective NHH (1)

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

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

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

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

#### 11.2 Targets NHH (1)

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

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

#### 11.3 Core Indicators NHH (1)

Change in areas and populations of biodiversity importance, including:

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

### Local Biodiversity Action Plan (LBAP) Update

11.4 The Herefordshire LBAP is being revised. This work is nearing completion and has targets for each habitat or species action plan (HAPs and SAPs) from Natural England, the Forestry Commission and the Environment Agency

(Wales). The targets will be more compatible with the emerging LDF. Further information on how the Council is addressing biodiversity can be found in its Biodiversity Strategy 2007-2010 at: [http://www.herefordshire.gov.uk/docs/Environment/Biodiversity\\_Strategy\\_110907.pdf](http://www.herefordshire.gov.uk/docs/Environment/Biodiversity_Strategy_110907.pdf). A national biodiversity reporting website is now in place for each County called the Biodiversity Action Reporting System (BARS). This can be found at [www.ukbap-reporting.org.uk](http://www.ukbap-reporting.org.uk)

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

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

### Species

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

### Habitats

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

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

11.7 Change in Priority Habitats (by type)

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

- 11.8 The Council has, however seen some loss of hedgerows as a consequence of Hedgerow Removal Notices. Those for which permanent removal was accepted were permitted on the basis of achieving safety benefits or because they were not deemed to be important under the criteria specified in the Hedgerow Regulations 1997. The extent is not quantified in this report as they were not as a result of the granting of planning permission.

11.9 Core Indicator NHH (1)

(i) change in priority species (by type)

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

11.10 Core Indicator NHH (1)

(ii) There has been no change in the areas of designated nature conservation sites as a consequence of planning permissions granted in 2008/9.

### **Limitations in Natural Heritage Information**

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

- 11.12 New systems are having to be evaluated in relation to identifying and monitoring the impact of planning proposals on biodiversity as a consequence of the Town and Country Planning (General Development Procedure)

(Amendment) (England) Order 2008 which introduced 'Planning Application Requirements' and the submission of biodiversity information. The implications of this for recording and monitoring change have yet to be evaluated. The Council's Planning Ecologist responded to consultations on 300 planning applications in 2008/9. This is not a complete record of how many applications, if approved, might affect biodiversity and priority habitats and species in particular.

### Future Work

- 11.13 A more comprehensive approach in terms of monitoring all applications for any potential impact on biodiversity; habitats and species in particular, is still required. This remains a medium term challenge that is being looked at as part of monitoring for the emerging LDF. Progress will be reported on in future AMRs.
- 11.14 Green Infrastructure Strategy is being prepared as part of the LDF process and part of the evidence base is available. Figure 22 provides a brief update on additional monitoring requirements for habitats and species from last years AMR and indicates where further work is still needed.
- 11.15 Herefordshire Partnership (the Local Strategic Partnership) has included NI197 (management of local wildlife sites) within the Herefordshire Local Area Agreement (LAA). As a consequence a monitoring regime for this purpose is being established. The aim is to increase the quality of such sites. Changes resulting from the grant of planning permission in relation to such sites, especially where it is possible to achieve management plans for them through planning conditions may be an influencing factor. The principle of no net loss in such sites will also be an issue for that National Indicator.

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

Tasks	Action & Timescale	2008/2009 update
Council GIS, Conservation Section and HBRC to ensure that priority habitat and selected species data, when available, is plotted onto the Council's IT systems.	Ongoing.	Green Infrastructure study may be able to provide a significant amount of data previously difficult to obtain. The extent of its use will depend upon the subsequent strategy that is being prepared.
Council to continue to promote existence of Biodiversity Supplementary Planning Guidance (updated November 2005).	Promotion strategy is now in place. Training sessions for development control officers has been implemented and a standard presentation has been developed for groups outside the council. SPG to be made available on Council website in 2009	Process is being maintained
Forward Planning Section to devise means of monitoring planning permissions.	Availability of resources remains an issue	A method needs to be devised. In the light of changes to the application procedures.

## Section 12: RENEWABLE ENERGY

### Objective CFS (1)

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

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

S11 Communities Facilities and Services

CF4 Renewable Energy

#### 12.2 Targets CFS (1)

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

#### 12.3 Local Indicators CFS (1)

(i) Applications for renewable energy

Figure 23 represents the applications received this reporting period for renewable energy schemes in Herefordshire. The figure is up significantly on the previous year from 17 to 30 applications, nearly an increase of 100%. Last year the status and energy produced were recorded if known, however it has not been possible to complete this element of monitoring this year.

**Figure 23: Renewable Energy Approvals 2008/2009**

Application Number	Development Proposal	Site Location
DCNW2008/0284/F	Application includes the installation of solar panels.	Little Quebb Farm, Eardisley, Hereford, HR3 6LP
DCNW2008/0321/F	Proposed erection of a 9.3 metre high wind turbine for electricity generation.	Hollywell Cottage, Eardisley, Hereford, HR3 6LS
DCNC2008/0291/F	Application includes a 5kw wind turbine (Complete).	Plot 5, Brunel Road, Leominster Enterprise Park, Leominster, HR6 0LD
DCNW2008/0463/F	Application includes the provision of solar panels.	Lady Hawkins School, Park View, Kington, HR5 3AR
DCSE2008/0768/F	Proposed installation of four 1.3 metre solar thermal collectors to be located onto the rear side southerly inclines roof surface.	46 Edde Cross Street, Ross-on-Wye, HR9 7BZ
DCSW2008/1081/F	Retrospective planning application which includes a wind turbine. (Complete).	The Brooks, Pontrilas, Hereford, HR2 0BL

DCCW2008/1385/F	Installation of a residential wind turbine.	The Granary, Mansell Lacy, Hereford, HR4 7HQ
DCNC2008/1238/F	Erection of a 15 metre wind turbine.	Barnfield, Pudleston, Leominster, HR6 0RB
DCSW2008/1511/F	Proposed generator and heat recovery unit building.	Swinmore Poultry Unit, Canon Bridge, Madley, Hereford, HR2 9JD
DCNE2008/1559/F	Proposed solar panel.	12 Canon Frome Court, Canon Frome, Ledbury, HR8 2TD
DCSE2008/1764/F	Application includes installation of solar evacuated tubes, photo voltaic panels and wood pellet boiler to provide sustainable sourced energy supplies.	Little Canwood, Checkley, Hereford, HR1 4NF
DCNW2008/1954/F	Application includes installation of solar panels.	Arboyne House, Eardisley, Hereford, HR3 6NH
DCSE2008/1792/F	Installation of small wind turbine.	Little Kingstone, Weston Under Penyard, Ross-on-Wye, HR9 7PQ
DCSW2008/2187/F	Installation of domestic wind generator.	Pen Y Lan, Hardwicke, Hay-on-Wye, Hereford, HR3 5TA
DCSW2008/2058/F	Installation of small domestic wind turbine.	Little Llanafon Farm, Dorstone, HR3 6AT
DCCE2008/2062/F	Erection of a 1.5kw wind turbine on a 15 metre tower.	Land at Caplor Farm, Fownhope, Hereford, HR1 4PT
DCSW2008/2133/F	Erection of wind turbine on a 15 metre tower.	Longwood, Abbeydore, HR2 0AG
DCNE2008/2184/F	Proposed installation of combined heat and power (CHP) unit.	Tesco Stores, Orchard Lane, Ledbury, HR8 1DQ
DCCE2008/2408/F	Application includes ground source heating shed.	Bannut Tree Barn, Upper Cross Farm, Dinedor, Hereford, HR2 6PF
DCCW2008/2218/F	Application includes solar roof panels on east elevation.	The lodge, Bishopstone, Hereford, HR4 7JG
DCCW2008/2616/F	Application includes the installation of trenches to provide ground source heating.	St. Andrews Church, Bridge Sollars, Hereford, HR4 7JH
DCNW2008/2714/F	Proposed wind turbine to provide energy for agricultural business.	Stocken Farm, Lucton, Leominster, HR6 9PJ
DCSW2008/2979/F	Installation of small domestic wind turbine.	Wood House, Abbeydore, Hereford, HR2 0AL

DCSW2008/3021/F	Installation of small domestic wind turbine.	Bannut Tree, Abbeydore, Hereford, HR2 0AG
DCSE2009/0004/F	Application includes installation of ground source heat pump.	The Walled Garden, Coughton, Ross-on-Wye, HR9 5ST
DCSW2008/1917/F	A free standing array of 12 solar photovoltaic panels 3200mm x 4800m and 2400m in height, mounted on a tanalised wooden frame, with willow hurdles on non-solar elevation.	Woodlands Farm (House), Blakemere, Hereford, HR2 9PY
DCSW2008/2735/F	The erection of a wind turbine installation and the mounting of some P.V. array panels on the school.	Garway Primary School, Garway, HR2 8RQ
DCSW2008/1513/F	Installation of energy cabin to house biofuel boiler and external works to improve access and lighting.	St. Peter's Church, Church Lane, Peterchurch, HR2 0RT
DCSE2008/2742/F	Application includes change of heating to ground source heat pump with insulation and energy conservation measures.	Crossington Farm, Upton Bishop, Ross-on-Wye, HR9 7UE
DCSE2008/0526/F	Proposed erection of wind turbine on a fifteen metre monopole.	Great Howle Farm, Lowle Hill, Ross-on-Wye, HR9 5SL

### AMR Update

12.4 In last years AMR it was reported that 17 applications were received for renewable energy schemes. Figure 24 provides an update for these outstanding applications during this reporting period, where information is available.

**Figure 24: Outstanding Renewable Energy Applications since 2005**

Application Number	Development Proposal	Site Location	Status of Application
DCCW2005/3683/F	Erection of a 15m wind turbine.	Whitecross High School, specialist sports college, Three Elms Road, Hereford, Herefordshire, HR4 0RN	Not started. Capable of producing 15kw of energy, 6% of the energy supply required by the school. Updated 08/09.
DCCW2006/2845/F	Off Grid turbine on a small holding approved 18 <sup>th</sup> Oct 2006.	Hawkersland Burmarsh Marden	Under construction. Unknown 08/09.
DCCW2006/3908/F	2m diameter wind turbine to provide electricity on small project by the Bulmer Foundation approved 7 <sup>th</sup> Feb 2007.	Upper House Farm Westhope	Not started. Updated 08/09

DCSW2007/0612/F	Erection of wind turbine.	Farmhouse Farm, Abbeydore, Herefordshire, HR2 0AL	Not started Updated 08/09.
DCNE2007/1806/F	Proposed garden room and installation of two solar panels.	The old bell Harcourt Road, Mathon, Malvern, Worc, WR13 5PG	Not started. – Unknown 08/09.
DCNW2007/2124/F	Erection of 2 solar panels on a steel post on a concrete base.	Open countryside land, Nr Croft Castle, Leominster, Herefordshire	Not started. Unknown 08/09.
DCSW2007/2944/F	Proposed wind turbine.	Llancillo Hall Farm, Llancillo Hall, Pandy, Abergavenny, Herefordshire, NP7 8HH	Not started – updated 08/09 Planning Dept Segen (Louise) 01524 590590 – 08/09
DCNC2007/2604/F	Change of use from warehouse/storage to distillery and biofuels plant. Erection of tower on building to house distillery column. Clad lean-to at NE side of building. New access road.	Rosemaund Farm, Rosemaund Drive, Preston Wynne, Herefordshire, HR1 3PG	Not started 08/09. Not likely to start for another 2 years – check in 2011/2012.
DCNW2007/3671/F	Proposed wind turbine and plant room/field barn to supply Middle Barn with power.	Middle Barn, Green Lane, Titley, Kington, Herefordshire	Complete. Updated 08/09
DCNC2008/0291/F	Proposed new industrial building, including 5kw wind turbine.	Plot 5, Brunel Road, Leominster Enterprise Park, Leominster, Herefordshire, HR6 0LD	Not started. Buyers of the site are not going to implement the wind turbine element of the application, remove from next years report.
DCNW2008/0321/F	Proposed erection of a 9.3metre wind turbine for electricity generating.	Hollywell Cottage, Eardisley, Hereford, Herefordshire, HR3 6LS	Not Started Unknown 08/09.

12.5 The following figure 25 shows an application reported as not started in previous reports, however this is an error. The application was made in



retrospect and has therefore been complete since the application was made in 2006. Future reports will not show this as an outstanding application.

**Figure 25: Applications Reported in Error**

DCNC2006/1720/F	Retrospective application for erection of electricity generating wind turbine approved 28 <sup>th</sup> Sept 2006	Ledwyche Farm Bleathwood, Little Hereford, SY8 4LF	N/S 06/07.
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### Limitations and Future Work

- 12.6 Last years monitoring report included a step change in renewable energy application monitoring with the inclusion of the status of each application in terms of not started, under construction or complete. In addition, if the applications were complete, efforts were made to record the total Kilowatts produced from the various technologies. Unfortunately it has not been possible to undertake for this years monitoring round, however, efforts will be made in future years.
- 12.7 The ideal scenario would be to establish what the carbon saving would be from renewable energy schemes across the authority area. This is a long term aspiration as it is problematic in relation to consistent reliable information. Since changes in the general permitted development order, householders no longer have to apply for planning permission for some types of renewable energy technologies, dependant on a variety of criteria. This will make it difficult to determine carbon savings from renewable sources.
- 12.8 In developing the Local Development Framework the Core Strategy policy direction work undertaken to date is highlighting a number of issues. These are :
- national and regional policy agendas are striving to reduce carbon dioxide emissions.
  - renewable energy has an important role in enabling this reduction.
  - the need for Herefordshire to be prepared for a call for sites which could facilitate alternative energy production.
- 12.9 To date no detailed studies have been undertaken regarding the appropriate locations or renewable energy technologies appropriate to Herefordshire. Therefore, at this stage a Core Strategy policy could not include locations but could indicate general areas where various technologies could be investigated further. The Core Strategy will also seek to include policies to assist in the reduction of energy use via design standards (Code for Sustainable Homes) and targets for the use of renewable energy sources within new developments. The design element of the Local Distinctiveness Policy in the Core Strategy and the proposed Design Code SPD, would also include measures to assist in energy efficiency and potential renewable energy technologies incorporated on/within buildings.
- 2.10 Future AMRs will seek to outline how the monitoring of these plans and policies in respect of renewable energy can be best achieved.

## Appendix 1 : Glossary

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

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

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

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

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

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

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

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

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

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

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

**Local Development Framework (LDF):** the name for the portfolio of *LDDs* and related documents. It consists of *DPDs*, *Supplementary Planning Documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *AMR*. It may also include *LDOs* and simplified planning zone schemes. Together all these

documents will provide the framework for delivering the spatial planning strategy for a local authority area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Regional Context**

- 2.1 The UDP was prepared in the context of the West Midlands Regional Spatial Strategy. The West Midlands Regional Spatial Strategy (RSS) is part of the national planning system. It provides a long term land use and transport planning framework for the Region. It determines (amongst other things) the scale and distribution of housing and economic development across the Region, investment priorities for transport and sets out policies for enhancing the environment. Also incorporated into the RSS is the Regional Transport Strategy.
- 2.2 The RSS was first published in June 2004 and has statutory status, all Local Development Plan Documents must conform to its principles, policies and proposals. In approving the document, the Secretary of State identified a number of policy issues to be addressed in revisions of the document. The revisions are being brought forward on a multi-track basis. The first phase focused on a 'Black Country Sub-Regional Study' was completed in 2008. Phase 2 includes housing figures, employment land, transport and waste. A preferred option was submitted to the Secretary of State in January 2008 and a panel report, following an examination in public, was published in September 2009. Work on Phase 3 commenced to look at: critical rural services, recreational provision, regionally significant environmental issues and provision of a framework for Gypsy and Traveller sites. However, following the Sub-national review of economic development and regeneration the Government proposes to bring together Regional Spatial Strategies and Regional Economic Strategies into a single Regional Strategy. Therefore, it has now been agreed that the phase 3 issues will be progressed through the single Regional Strategy rather than the RSS Phase 3 revision.
- 2.3 The Regional Economic Strategy produced jointly by Advantage West Midlands (AWM) has recently been updated. The strategy intends to deliver sustainable economic development and growth in the West Midlands.
- 2.4 Herefordshire's economic vulnerability is reflected in and recognised by its inclusion in a wide range of European, national and local funding initiatives. The UDP's overall strategy was developed alongside the strategic approach being taken through Objective 2 and the Rural Regeneration Zone.
- 2.5 A Regional Housing Strategy was published in 2005. It covers the period 2005-2021. Two primary aims of the strategy are; to give confidence to developers that the West Midlands is committed to develop and support vibrant housing markets within the context of the Urban and Rural Renaissance policies of the RSS; and to develop sustainable housing and sustainable communities. Both the UDP and the Council's Housing Strategy 2005/2008 were developed against a background of joint working at Regional level.

## Geography

- 2.6 Figure 26 below shows the County of Herefordshire in relation to parts of the region. Herefordshire covers an area of 217,973 ha.

**Figure 26: Herefordshire geographic context with the West Midlands**



- 2.7 The main geographical feature of the County is the River Wye, which enters Herefordshire near the Welsh town of Hay-on-Wye, flows east to Hereford and then southwards, leaving the County at the Wye Gorge, downstream of Ross-on-Wye. Most parts of the County are drained by the Wye river system, although parts of the east and south east are in the Severn Valley and the north is drained by the River Teme, a tributary of the Severn.
- 2.8 The County's landscape is one of rolling hills and wide river valleys interspersed with small villages. The eastern edge of the County borders with Worcestershire that runs along the line of the Malvern Hills, which rise to over 400 metres above sea level. The Black Mountains in the south west of the County form another elevated area.

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

## Population

2.10 The most recent estimate of the population of Herefordshire is 179,300. This is the Office for National Statistics' (ONS) 2008 mid-year estimate, published in August 2009. This represents an increase of 900 people (0.5%) since 2007. This increase was made up of a net migration of around 600 people from other parts of the UK and 200 from overseas (because of rounding, these figures do not add up to 900). This was the first time in 13 years that there were as many births as deaths, both 1,900.

2.11 Herefordshire has the 4th lowest overall population density in England (0.8 persons per hectare), and the population is scattered across the 842 square miles of the county. Just under a third of residents live in Hereford city; just over a fifth in the five market towns (Leominster, Ross, Ledbury, Bromyard & Kington). This means that nearly half of the population lives in villages, hamlets and isolated dwellings in rural areas. Figure 27 below shows a breakdown of the County's population showing the number of people living in Hereford and the market towns, based on 2008 mid year estimates.

**Figure 27: Herefordshire's Urban Population**

Hereford	Leominster	Ross-on-Wye	Ledbury	Bromyard	Kington
55,700	11,100	10,100	9,900	4,700	3,200

*(Source: 2008 MYE)*

2.12 The Total Fertility Rates (i.e. the average number of children that would be born per woman if women experienced the age-specific fertility rate of this year throughout their child-bearing lifespan) for the 2007 calendar year is 2.07 for Herefordshire, which is higher than the rates for England and Wales (1.91) and the West Midlands region (2.04).

2.13 The population of Herefordshire grew by 2.5% between 2001 and 2008: an increase of 4,400 people from 174,900. This is lower than the rate of population growth seen in England and Wales as a whole (4.0%).

2.14 As Figure 28 below illustrates, there have however, been more dramatic changes within age groups. Changes have generally been in the same direction as nationally, except for the decreases in the number of under 5s and 35-44s seen in Herefordshire.

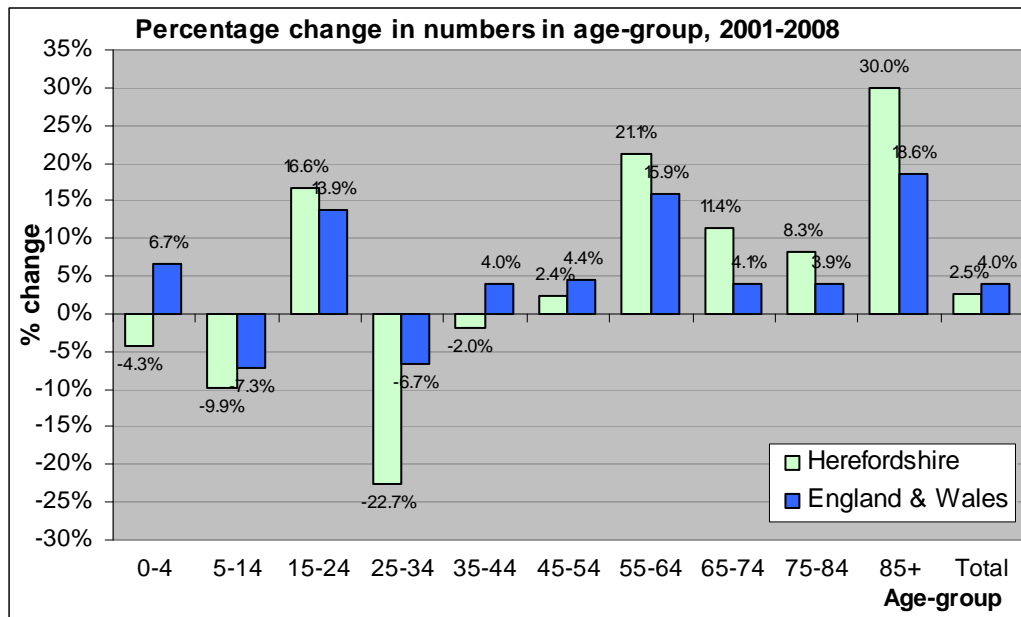
2.15 The increases in the numbers of people in the over-65 age groups in Herefordshire have been notably higher than the equivalent national increases. Most dramatically, the number of people aged 85 and over in Herefordshire has increased by 30.0%, which represents an increase of 1,200 people.

2.16 The number of 25-34 year-olds in Herefordshire fell by 22.7% (4,600 people) over the period – more than three times the national decrease. The same

amount of absolute change was seen in the 55-64 year age group, with an increase of 4,600 people.

2.17 The net effect of the changes within the working age population was an overall increase of 1,100 people of working age in Herefordshire between 2001 and 2008. This translates to a growth of 1.1%, although this is lower than the equivalent national increase (4.6%).

**Figure 28: Population change (%) by age group in Herefordshire and England & Wales, mid-2001 to mid-2008**



Source: Population Estimates Unit, ONS © Crown Copyright.

## Employment

2.18 Employment rate is measured by calculating the percentage of working age population that are employed (full time, part time and self-employed). Working age population is defined as 16-59 for females and 16-64 for males. The data presented here comes from the Annual Population Survey (APS). Herefordshire has a high employment rate compared to both the West Midlands region and England as a whole. In 2007-08, Herefordshire had an employment rate of 78% compared to 72% in the West Midlands and 75% in England. Most of Herefordshire's English neighbours have similar high levels of employment. Note that these figures are not recent enough to have been affected by the economic downturn.

2.19 The narrow economic base inherited from pre-industrial times largely persists in Herefordshire. Whilst it can be argued that Herefordshire still has a dependency on food production and processing and rural resource management, where previously administrative services and tourism have also been evident, the potential economic vulnerability has resulted in a decrease in these areas. With continued diversification in Hereford and the market towns into more specialised manufacturing and service sectors (including wholesale retail and repair services and health and social work) these are now the sectors employing the most people in Herefordshire.

- 2.20 Outside agriculture, more employment is in declining sectors and less in growth sectors than the national economy. The business size profile is characterised by a few large employers, mainly in the food processing sector, very few medium sized enterprises and a great number of small firms.
- 2.21 Figure 29 shows a breakdown of employment by sector using Annual Business Inquiry (ABI) data, the latest for which was 2006. Due to the way that this data is collected the table excludes information on the self-employed. The wholesale, retail and repair trades sector employs the most people in Herefordshire (19% of all employees), followed by manufacturing (15%), health and social work (12%) and real estate, renting and business activities (12%). These four sectors account for 57% of employees.
- 2.22 As previously stated, the data collected does not include self-employed people. At the time of the 2001 census there were 17,119 people self-employed in Herefordshire (20% of the working population), an important factor in Herefordshire since more people are self-employed here than in other areas. Furthermore, the ABI underestimates the number of employees working in the agriculture, hunting and forestry sector as farmers are classed as proprietors (self-employed) rather than employees.

**Figure 29: Employment by Sector (excluding self employed)**

Industry	Herefordshire		West Midlands	England
	No.	%	%	%
A : Agriculture, hunting and forestry	6,900	9%	1%	1%
B : Fishing	0	0%	0%	0%
C : Mining and quarrying	100	0%	0%	0%
D : Manufacturing	11,200	15%	14%	11%
E : Electricity, gas and water supply	0	0%	0%	0%
F : Construction	4,000	5%	5%	5%
G : Wholesale and retail trade; repair of motor vehicles, motorcycles and personal and household goods	14,300	19%	17%	17%
H : Hotels and restaurants	5,300	7%	6%	7%
I : Transport, storage and communication	2,600	3%	6%	6%
J : Financial intermediation	900	1%	3%	4%
K : Real estate, renting and business activities	8,800	12%	16%	18%
L : Public administration and defence; compulsory social security	2,600	3%	5%	5%
M : Education	6,600	9%	10%	9%
N : Health and social work	9,300	12%	11%	12%
O : Other community, social and personal service activities	3,400	4%	5%	5%
P : Private households with employed persons	0	0%	0%	0%
Q : Extra-territorial organisation and bodies	0	0%	0%	0%
<b>Total employees</b>	<b>76,100</b>			

*Figures are rounded to the nearest 100. (Source: ABI 2007 full & part-time employees)*



- 2.23 In August 2009, 3,064 people were unemployed and claiming benefit in Herefordshire. This number has been relatively stable since March 2009, but compared to July 2008, before any increase associated with the economic downturn was seen, the claimant count was up 104%. The unemployment rate in August 2009 was 3.0%, compared to 5.5% in the West Midlands region and 4.2% in England as a whole.
- 2.24 In 2008, Herefordshire had annual gross median work-based earnings of £20,304, lower than the West Midlands region (£23,407) and England (£25,190). In addition, employees in the County work longer hours than their regional and national counterparts.

## Housing

- 2.25 The 2001 Census classified housing tenure into four categories: owned outright, buying, rented privately and rented from local authority/housing association. Figure 30 shows the percentage of households with different types of tenure in the County as compared to the region and to England and Wales. Herefordshire has a higher proportion of houses which are owned outright – this would be expected to follow from the County’s age distribution, with its higher than average number of older people (particularly the over 60’s) who are likely to have paid off a mortgage.
- 2.26 The proportion of socially rented properties in Herefordshire is lower than the average. Since November 2003 when the Council transferred its housing stock, all the socially rented units are rented from Registered Social Landlords (RSLs) (housing associations). Although 26 RSLs have a presence in the County it is primarily 6 RSLs who between them, own the bulk of Herefordshire’s social housing. Most social housing is found in Hereford and the market towns, but four rural parishes (Colwall, Kingstone, Credenhill and Weobley) had over 100 units of social housing (in 2001) and 51 parishes have 20 units or more.

**Figure 30: Housing Tenure**

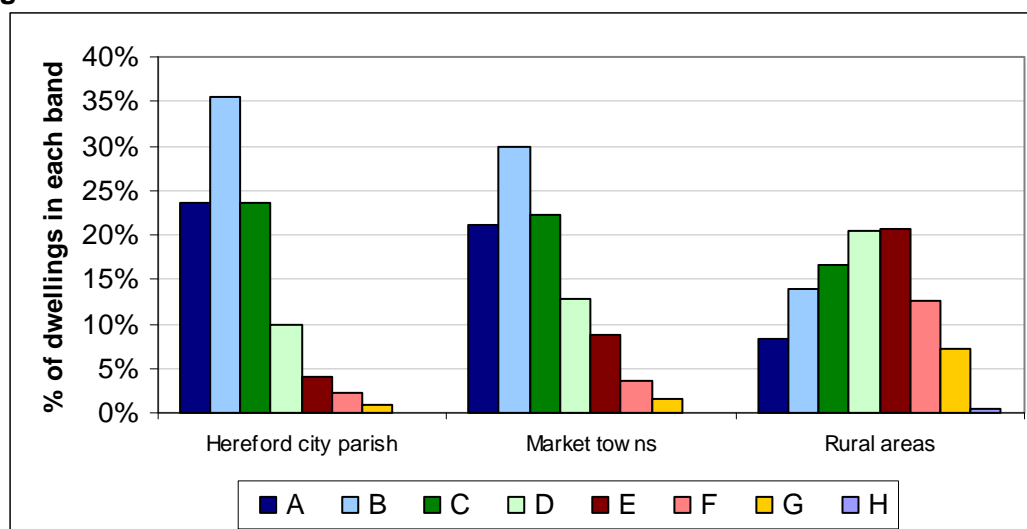
Tenure	Herefordshire	West Midlands Region	England & Wales
Owned outright	36%	30%	29%
Owned with a mortgage or loan	35%	39%	39%
Shared ownership (i.e. part rent / part mortgage)	0.86%	0.67%	0.64%
Socially rented from a Housing Association or from the Council	15%	21%	19%
Privately rented or ‘other’ (includes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

(Source: 2001 Census)

- 2.27 The 2008 ratio of lower quartile house price to lower quartile income (the “affordability ratio”) was 9.1. Herefordshire has the 5<sup>th</sup> highest ratio amongst authorities in the West Midlands. (Source: CLG)

2.28 The distribution of Council Tax bands can be seen in figure 31 below. In Hereford and the market towns, the greatest proportion of properties are in band B, while rural parishes have more in bands D and E.

**Figure 31: Distribution of Council Tax Bands in Herefordshire October 2008**



(Source: Herefordshire Council 2008)

## Skills

2.29 Figure 32 and 33 provide data on levels of literacy and numeracy in Herefordshire compared with regional and national statistics. The results are grouped into low, lower and very low, as used by the Basic Skills Agency. 'Low' means on the borderline of functional literacy and numeracy. Those falling within this category may need little, if any instruction to reach the national average. 'Lower' denotes those who have some skills, although these may be weak. This group may have difficulties in coping with some of the everyday literacy and numeracy requirements. 'Very Low', most adults in this group need intensive instruction to bring them up to the basic level.

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

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

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

(Source: Basic Skills Agency 2001)

2.31 In Herefordshire the five areas with the highest levels of poor literacy are Belmont (36%), Merbach and Castle (both 35%), St. Martins (32.5%) and Golden Cross (31.7%). According to the West Midlands Household Survey

2002, 93% of respondents in Herefordshire have neither numeracy nor a literacy deficiency. This compares favourably with the average for the region, which was 89%. (Source: *Herefordshire Economic Assessment 2005-2007*)

**Figure 33: Estimated Literacy Levels Locally, Regionally and Nationally**

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

(Source: *Basic Skills Agency 2001*)

### Deprivation

2.32 The Indices of Deprivation (ID) 2007 from CLG are used widely to identify areas of deprivation. Deprivation levels have been calculated by combining a number of indicators across seven domains into a single score and rank for each Super Output Area in England. The seven domains are income; employment; health and disability; education; skills and training; barriers to housing and services; living environment deprivation and crime.

2.33 When looking at the overall ID there are 8 SOAs in Herefordshire within the 25% most deprived in England; 6 of these are in Hereford (centre and south of the River Wye) and 2 in Leominster. 1 of the areas in Hereford City also falls within the 10% most deprived in England. (Source: *CLG, 2007*)

### Environment

2.34 Herefordshire contains a wealth of listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas. These add to the special built quality and environmental character of many areas of the County and their protection and enhancement is recognised as an important ingredient for economic and neighbourhood renewal. Figure 34 provides a breakdown of the numbers of such historic environments.

**Figure 34: Herefordshire's Historic Environment**

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

(Source: ≈English Heritage & Herefordshire Council)

2.35 Herefordshire is considered to be the West Midlands' most rural county and boasts a quality of landscape that is nationally acclaimed. Herefordshire has two landscape areas of national significance, the Wye Valley Area of Outstanding Natural Beauty (AONB) in the south and Malvern Hills AONB in the east. Both are supported by management plans, which seek to conserve landscape character through various forms of land management. The UDP, through its policies, looks to complement the management plans, reconcile

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

- 2.36 The UDP policies have been informed by a systematic assessment of landscape character, rather than reliance on local designations to give added protection to important areas of landscape not covered by national designations. Policies ensure that development proposals throughout the County will need to clearly demonstrate that their design and layout incorporate opportunities to conserve, restore and enhance distinctive landscape character and, where necessary and appropriate, any prominent landscape features. Proposals must also pursue environmental and maintenance arrangements to ensure environmental benefits are maintained over time.
- 2.37 Herefordshire is host to many important habitats and species. The importance of the nature conservation and geological resources is reflected in the number and variety of international, national and local designated sites. Figure 35 identifies the types and numbers of such designations across Herefordshire. Sites of Importance for Nature Conservation (SINCs) continue to be represented and have the same level of protection as Special Wildlife Sites (SWSs).

**Figure 35: Conservation Designations in Herefordshire**

Special Areas of Conservation (SACs)	Sites of Special Scientific Interest (SSSIs)	National Nature Reserves (NNRs)	Special Wildlife Sites (SWSs)	Sites of Importance for Nature Conservation (SINCs)	Local Nature Reserves (LNRs)	Regionally Important Geological Sites (RIGS)
4	77	3	709	56	7	117

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

- 2.38 Herefordshire also contains areas of archaeological importance. It is recognised that archaeological remains are a valuable but fragile part of our heritage; once destroyed they can never be replaced. Maintaining this resource is an important part of the Council's commitment to conservation. The UDP's policies aim to protect and enhance archaeological sites and their wider settings. In addition to a large number of nationally designated Scheduled Ancient Monuments, the county also contains non-scheduled but nationally important archaeological sites and those of regional and local importance. Such areas are afforded protection through UDP policies.
- 2.39 The archaeological importance of Hereford city centre was recognised by the designation in 1983 of a large part of the central area as an Area of Archaeological Importance (AAI). Designation confers on developers and their agents the duty of giving prior notification of new proposals to Herefordshire Council, which has a statutory right to enter the site to make records concerning all development.

- 2.40 The council are also striving to conserve geological diversity, known as geodiversity. It has supported the development of a Geodiversity Action Plan For Herefordshire by the Herefordshire and Worcestershire Earth Heritage Trust, which following consultation in 2007, will be published in 2009. Funding was obtained from the Aggregates Levy Sustainability Fund (administered by Natural England) to carry out an audit of geodiversity sites in Herefordshire in 2007-8 and this is still currently underway. An update on this will be provided in the next AMR.

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

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

#### **Introduction**

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

#### **Core Strategy**

- 3.3 Work on the Core Strategy began in September 2006. Early consultation on issues to be addressed was undertaken in June 2007, with a more formal consultation on this aspect in September 2007. The publication of a Developing Options Paper was undertaken in the summer of 2008. The LDS in January 2008 did not anticipate any of the statutory "milestones" being reached during 2008/09 although it did anticipate submission of the Core Strategy to the Secretary of State by June 2009 (i.e. outside the timeframe covered by this AMR). In fact this did not prove possible and further revisions of the LDS have taken place in January and December 2009 to reflect this.

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

- 3.4 This document was added to the LDS in 2008. Work on evidence gathering for this document began in May 2008. Key milestones will be reported on in subsequent AMRs. In response to the Developing Options consultation on the Core Strategy in summer 2008, a further DPD, the Market Towns and Rural Areas Plan, has been added to subsequent editions of the LDS to provide an equivalent allocations DPD for the rest of the County.

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

- 3.5 Work on these documents began as planned in January 2007, although competing pressures within the conservation section have affected progress. The Archaeology and Development SPD was adopted in November 2009. A Historic Landscapes SPD was included within the LDS but it has now been decided that this document will not be taken forward.

#### **Future Work**

- 3.6 The LDS is being reviewed in response to both this AMR and changing circumstances generally including changes in legislation and the continuing development of regional planning policy. Timetable revisions were incorporated into the January 2009 LDS and further changes are anticipated

after the publication of this AMR. In particular, detailed timetables will be set out for the Hereford Area Plan and Market Towns and Rural Areas Plan, and specific provision will be made for two other documents: the Design Code SPD and, depending on regulations expected to be published in April 2010, a Charging Schedule for the Community Infrastructure Levy. This latter document will be required if regulations change the way the Council seeks developer contributions for essential infrastructure

## Appendix 4: Herefordshire Five Year Housing Supply April 2009

### Introduction

- 4.1 Under the provisions of PPS3 the council is required to demonstrate it has a five year supply of readily deliverable sites for new housing provision.
- 4.2 The previous AMR assessed the five year land supply against the housing requirements of the Unitary Development plan. This year the assessment has been undertaken through the production of the Council's Strategic Housing Land Availability Assessment (SHLAA) (October 2009) and in line with the Department of Communities and Local Government (CLG)'s advice note taking into account the findings of the panel report into the West Midlands Regional Spatial Strategy (RSS) which was published in September 2009.
- 4.3 The CLG advice note makes clear that 5 year housing land supply assessments should include sites under construction in addition to:
- Sites that have planning permission which have not been implemented
  - Sites that are allocated for housing in the development plan
  - Specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period and which have made significant progress through the planning process

### Deliverable sites

#### 4.4 Under Construction

As at 2009 436 dwellings were under construction with 400 expected to be built in 2009/10 and the remaining 36 dwellings delivered the following year as shown in figure 37.

#### 4.5 UDP allocations

Those UDP housing allocations without planning permission have been reviewed through the SHLAA process and included as deliverable sites where appropriate. Only one allocated site in Leominster has been deleted from this study as it is not now considered deliverable. Remaining UDP sites have the potential to deliver 814 dwellings over the next 5 years. This is demonstrated in figure 37

#### 4.6 Planning Permissions

The SHLAA has identified current planning permissions that have a reasonable prospect of delivering housing within the next 5 years and net yield figures have been used. A lapse rate of 5% and a superseded rate of 8% has been applied with a build out rate skewed to the latter end of the five year period to account for current economic conditions in line with the RSS Panel Report (September 2009). All sites with planning permissions are listed in Appendix 9 of the SHLAA and identify the potential net supply of 1,965 dwellings for the 5 year period 2009–2014. These are summarised in figure 36



**Figure 36:** Assumed delivery of sites with planning permission not yet commenced by location 2009 - 2014

Planning permissions at 1 <sup>st</sup> April 2009 by location	2009/10	20010/11	2011/12	2012/13	2013/14	Gross <sup>1</sup> Total 2009/14	Net <sup>2</sup> Total 2009/14
<b>Hereford</b>	106	133	187	116	105	744	647
<b>Bromyard</b>	6	7	14	7	7	47	41
<b>Kington</b>	7	12	15	12	7	61	53
<b>Ledbury</b>	1	2	4	2	1	12	10
<b>Leominster</b>	50	115	166	117	50	572	498
<b>Ross-on-Wye</b>	20	30	50	31	20	174	151
<b>Rural Areas</b>	60	131	164	150	60	649	565
<b>Total<sup>3</sup></b>	<b>250</b>	<b>430</b>	<b>600</b>	<b>435</b>	<b>250</b>	<b>2,259</b>	<b>1,965</b>

**Figure 37:** Potential number of dwellings that could be completed on deliverable sites 2009 - 2014

Summary of deliverable sites 2009 - 2014	2009/10	20010/11	2011/12	2012/13	2013/14	Total 2009/14
<b>Sites under construction</b>	400	36				436
<b>Sites with permission not yet commenced</b>	250	430	600	435	250	1,965
<b>UDP allocations without planning permission</b>		150	150	150	364	814
<b>Total<sup>4</sup></b>	<b>650</b>	<b>616</b>	<b>750</b>	<b>585</b>	<b>614</b>	<b>3215</b>
<b>RSS Panel Report indicative average annual rate</b>	235	235	795	795	795	x

<sup>1</sup> Gross total represents overall increase in housing stock

<sup>2</sup> Net total represents overall increase in housing stock taking into account new dwellings plus and gains and losses through change of use and conversions/demolitions

<sup>3</sup> Including 5% lapse rate and 8% superseded rate

<sup>4</sup> Including 5% lapse rate and 8% superseded rate.

**Figure 38:** Deliverable sites by location 2009–2014

Location	Sites with Planning Permission	Allocations	Sites under construction	Total
Hereford	647	319	215	1,181
Bromyard	41	127	0	168
Kington	53	0	50	103
Ledbury	10	0	5	15
Leominster	498	30	13	541
Ross-on-Wye	151	180	17	348
Rural Areas	565	158	136	859
<b>Total</b>	<b>1,965</b>	<b>814</b>	<b>436</b>	<b>3,215</b>

### RSS Housing Requirements

- 4.7 The RSS provides the basis for determining the current 5 year supply of land. Taking the panel report Herefordshire is expected to deliver 18,000 houses between 2006 and 2026. Between 2006 and 2009, 2,180 houses net were built leaving a remainder of 15,820 dwellings to be provided over the remaining plan period. This relates to 931 dwellings a year for the remaining plan (refer to figure 39 below).

**Figure 39:** RSS Housing Requirements

	Dwellings	Average dwellings per annum
<b>RSS panel report 2006–2026 requirement for Herefordshire</b>	18,000	900
<b>Net additions to stock – 2006 – 2009</b>	2,180	727
<b>Residual requirement for 2009 - 2026</b>	15,820	931
<b>RSS panel report 2006–2011 requires 530 pa to be built minus net additions to stock of 2,180</b>	470	x
<b>RSS panel report 2011–2014 requires 795 pa to be built</b>	2,385	x
<b>Requirement for 5 years 2009–2014</b>	2,855	571

- *5 year supply on deliverable sites = 2,855*

- 4.8 Therefore to meet the RSS panel report indicative average annual rates of delivering 18,000 houses between 2006 and 2026 would mean completing 2,855 dwellings within the five year period 2009–2014. The report identifies an annual build rate of 530 dwellings per year between 2006–11 increasing to 795 per year between 2011-16. There is capacity to deliver 3,215 dwellings through deliverable sites which indicates that there is sufficient land to meet the 5 year land requirements.

## Appendix 5:

### Breakdown of Planning Obligations Agreed in the Reporting Period by Parish and Community Infrastructure Type

PARISH	WARD	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	MONITORING	TOTAL
Breinton	Credenhill	£7,864.00	£9,800.00	£2,316.00		£396.00	£240.00		<b>£20,616.00</b>
Bishop's Frome	Frome	£15,987.00	£13,893.00	£1,337.00	£2,834.00	£835.00		£698.00	<b>£35,584.00</b>
Bosbury	Hope End	£7,177.20						£143.50	<b>£7,320.70</b>
Brilley	Castle	£3,690.00	£2,951.00	£317.00		£241.00		£144.00	<b>£7,343.00</b>
Brimfield	Upton	£3,690.00	£4,900.00	£317.00	£672.00	£198.00		£196.00	<b>£9,973.00</b>
Bromyard & Winslow	Bromyard	£22,376.00	£19,707.00	£2,734.00	£6,897.00	£1,502.00		£840.00	<b>£54,056.00</b>
Burghill	Burghill, Holmer & Lyde	£9,830.00	£2,407.00		£2,407.00				<b>£14,644.00</b>
Cradley	Hope End	£14,834.00	£1,052.00	£989.00		£198.00			<b>£17,073.00</b>
Cusop	Golden Valley North	£2,457.00	£4,900.00		£235.00				<b>£7,592.00</b>
Dinedor	Hollington	£1,966.00	£2,951.00	£731.00		£146.00		£116.00	<b>£5,910.00</b>
Dormington	Backbury	£4,915.00	£8,955.00	£386.00		£241.00		£290.00	<b>£14,787.00</b>
Dorstone	Golden Valley North	£2,457.00	£3,001.00	£731.00		£146.00		£127.00	<b>£6,462.00</b>
Castle Frome	Frome	£3,690.00	£2,951.00	£317.00		£198.00		£143.12	<b>£7,299.12</b>
Eardisley	Castle	£12,297.00	£18,755.00	£3,180.00		£637.00			<b>£34,869.00</b>
Eaton Bishop	Stoney Street		£949.00	£116.00	£350.00			£28.00	<b>£1,443.00</b>
Ford & Stoke Prior	Hampton Court	£2,952.00	£2,932.00	£317.00				£124.00	<b>£6,325.00</b>
Foy	Old Gore	£2,098.00		£193.00		£120.00		£48.00	<b>£2,459.00</b>
Hereford City	Aylestone	£37,341.00	£16,059.00	£4,674.00	£3,126.00	£1,280.00		£713.00	<b>£63,193.00</b>
	Belmont	£172,500.00	£90,000.00	£34,500.00	£28,350.00	£35,748.00	£8,280.00		<b>£369,378.00</b>
	Central	£45,825.00	£15,800.00	£428.00	£26,805.00	£2,050.00	£12,000.00	£152.88	<b>£103,060.88</b>
	St Martins & Hinton	£214,000.00	£100,000.00		£70,000.00	£75,000.00			<b>£459,000.00</b>
	St Nicholas	£26,095.00	£23,475.00	£1,645.00	£3,472.00	£960.00		£706.00	<b>£56,353.00</b>
	Three Elms	£5,160.00	£9,003.00	£1,462.00	£731.00				<b>£16,356.00</b>
	Tupsley	£1,465.00				£120.00		£32.00	<b>£1,617.00</b>

PARISH	WARD	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	MONITORING	TOTAL
Holmer	Burghill, Holmer & Lyde	£595,740.00	£103,156.00	£55,951.00	£189,516.00	£60,000.00	£25,500.00	£20,597.00	<b>£1,050,460.00</b>
Kimbolton	Upton	£4,917.00	£4,953.00	£317.00	£672.00	£241.00		£222.00	<b>£11,322.00</b>
Kington	Kington Town	£72,933.00	£95,618.00	£161,296.00	£29,972.00			£7,308.00	<b>£367,127.00</b>
Leintwardine	Mortimer	£22,500.00	£34,900.00	£13,817.00	£9,450.00	£198.00		£1,509.00	<b>£82,374.00</b>
Ledbury	Ledbury	£19,100.00	£15,861.00	£2,896.00	£1,490.00	£680.00	£120.00	£657.90	<b>£40,804.90</b>
Leominster	Leominster North	£14,023.00	£9,730.00	£2,483.00	£5,252.00	£740.00		£639.00	<b>£32,867.00</b>
	Leominster South	£92,449.00	£9,471.00	£52,215.00	£27,150.00	£103.00	£30.00	£2,006.00	<b>£183,424.00</b>
Lingen	Mortimer	£3,690.00	£3,001.00	£317.00		£198.00		£144.00	<b>£7,350.00</b>
Little Dewchurch	Hollington	£3,932.00	£5,000.00	£386.00	£818.00	£541.00		£213.00	<b>£10,890.00</b>
Llancillo	Golden Valley South	£3,686.00						£72.00	<b>£3,758.00</b>
Luston	Upton	£2,952.00	£1,052.00	£317.00	£672.00	£198.00		£104.00	<b>£5,295.00</b>
Marden	Sutton Walls	£2,457.00	£2,951.00	£235.00		£146.00		£115.78	<b>£5,904.78</b>
Monkland & Stretford	Golden Cross with Weobley	£4,522.00	£8,789.00	£317.00	£2,628.00	£942.00		£244.00	<b>£17,442.00</b>
Much Marcle	Old Gore	£6,740.00							<b>£6,740.00</b>
Munsley	Frome	£3,690.00	£2,951.00	£989.00				£153.00	<b>£7,783.00</b>
Pencombe with Grendon Warren	Bromyard	£2,458.00	£2,951.00	£235.00	£496.00	£146.00		£126.00	<b>£6,412.00</b>
Peterchurch	Golden Valley North	£4,917.00	£8,955.00				£150.00		<b>£14,022.00</b>
Pudleston	Hampton Court	£8,607.00	£7,904.00	£703.00		£439.00		£350.00	<b>£18,003.00</b>
Ross on Wye	Ross on Wye East	£260,979.00	£158,825.52	£48,453.00	£86,215.00	£986.00	£960.00	£7,912.00	<b>£564,330.52</b>
	Ross on Wye West	£45,000.00	£32,183.00	£17,270.00				£898.00	<b>£95,351.00</b>
Sutton	Sutton Walls	£15,112.00	£25,610.00	£5,771.00	£1,840.00	£1,523.00		£981.36	<b>£50,837.36</b>
Walford	Kerne Bridge	£4,915.00	£4,953.00	£1,058.00		£120.00	£241.00	£226.00	<b>£11,513.00</b>
Wellington	Wormsley Ridge	£11,247.00	£2,104.00	£634.00	£1,343.00	£396.00		£192.74	<b>£15,916.74</b>
Withington	Hagley	£2,580.00	£2,951.00	£317.00	£672.00	£198.00		£134.00	<b>£6,852.00</b>
		<b>£1,829,812.20</b>	<b>£898,310.52</b>	<b>£422,667.00</b>	<b>£504,065.00</b>	<b>£187,811.00</b>	<b>£47,521.00</b>	<b>£49,306.28</b>	<b>£3,939,493.00</b>