



GOVERNMENT OFFICE
FOR THE WEST MIDLANDS

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24 February 2010

Dear Andrew

PLANNING & COMPULSORY PURCHASE ACT 2004 – Saved Policies

With reference to your application of 13 August 2009, applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Herefordshire Unitary Development Plan the Secretary of State's Direction and accompanying schedule is attached. Those policies not listed in the Direction will expire on 22 March 2010.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and Communities and Local Government Protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented as new policy. It is only intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

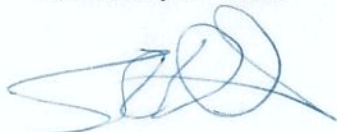
Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. Local Planning Authorities should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to timetables in local development schemes. Policies have been extended in the expectation that they will be replaced promptly and

by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the Regional Spatial Strategy.

After 22 March 2010 the saved policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions.

Signed by authority of the
Secretary of State

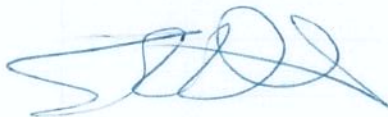


IAN SMITH
ACTING HEAD OF PLANNING AND HOUSING
GOVERNMENT OFFICE FOR THE WEST MIDLANDS

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE HEREFORDSHIRE UNITARY
DEVELOPMENT PLAN
ADOPTED 23 March 2007**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State



**IAN SMITH
ACTING HEAD OF PLANNING AND HOUSING
GOVERNMENT OFFICE FOR THE WEST MIDLANDS**

24 February 2010

SCHEDULE
POLICIES CONTAINED IN
HEREFORDSHIRE UNITARY DEVELOPMENT PLAN
ADOPTED 23 MARCH 2007

Policy Number	Policy Name
S1	Sustainable Development
S2	Development Requirements
S3	Housing
S4	Employment
S5	Town centres and retail
S6	Transport
S7	Natural and historic heritage
S8	Recreation, sport and tourism
S9	Minerals
S10	Waste
S11	Community facilities and services
DR1	Design
DR2	Land use and activity
DR3	Movement
DR4	Environment
DR5	Planning Obligations
DR7	Flood Risk

Policy Number	Policy Name
DR8	Culverting
DR9	Air Quality
DR10	Contaminated Land
DR11	Soil Quality
DR12	Hazardous Substances
DR13	Noise
DR14	Lighting
H1	Hereford and the market towns: settlement boundaries and established residential
H2	Hereford and the market towns: housing land allocations
H4	Main villages: settlement boundaries
H5	Main villages: housing land allocations
H6	Housing in the smaller settlements
H7	Housing in the countryside outside settlements
H8	Agricultural and forestry dwellings and dwellings associated with rural businesses
H9	Affordable housing
H10	Rural exception housing
H12	Gypsies and other travellers
H13	Sustainable residential design
H14	Re-using previously developed land and buildings
H15	Density
H16	Car parking
H17	Sub-division of existing housing
H18	Alterations and extensions
H19	Open space requirements
E1	Rotherwas Industrial Estate
E2	Moreton on Lugg depot, Moreton on Lugg
E3	Other employment land allocations
E5	Safeguarding employment land and buildings

Policy Number	Policy Name
E7	Other employment proposals within and around Hereford and the market towns
E8	Design standards for employment sites
E10	Employment proposals within or adjacent to main villages
E11	Employment in the smaller settlements and open countryside
E12	Farm diversification
E13	Agricultural and forestry development
E14	Conversions of large dwellings to employment uses
E15	Protection of greenfield land
E16	Intensive livestock units
E17	Military development
TCR1	Central shopping and commercial areas
TCR2	Vitality and viability
TCR3	Primary shopping frontages
TCR4	Secondary shopping frontages Uses outside Class A of the Use Classes Order
TCR5	Uses outside Class A of the Use Classes Order
TCR6	Non-retail uses (Classes A2 – A5)
TCR7	Amusement centres
TCR9	Large scale retail and leisure development outside central shopping and commercial
TCR10	Office development
TCR11	Loss of existing offices
TCR13	Local and neighbourhood shopping centres
TCR14	Village commercial facilities
TCR16	Garden centres
TCR17	Farm shops
TCR18	Petrol filling stations
TCR19	Hereford livestock market – relocation
TCR20	Eign Gate regeneration area
TCR21	Canal basin and historic core

Policy Number	Policy Name
TCR22	Hereford United Football Club/Merton Meadow
TCR23	Civic Quarter
TCR25	Land for retail warehousing
TCR26	Land at Commercial Road
T1	Public transport facilities
T2	Park and ride
T3	Protection and development of the rail network
T4	Rail freight
T5	Safeguarding former railway land
T6	Walking
T7	Cycling
T8	Road hierarchy
T9	Road freight
T10	Safeguarding of road schemes
T11	Parking provision
T12	Existing parking areas
T13	Traffic management schemes
T14	School travel
T15	Air transport facilities
T16	Access for all
LA1	Areas of Outstanding Natural Beauty
LA2	Landscape Character and areas resilient to change
LA3	Setting of settlements
LA4	Protection of historic parks and gardens
LA5	Protection of trees, woodlands and hedgerows
LA6	Landscaping schemes
NC1	Biodiversity and development
NC3	Sites of national importance
NC4	Sites of local importance

Policy Number	Policy Name
NC6	Biodiversity Action Plan priority habitats and species
NC7	Compensation for loss of biodiversity
NC8	Habitat creation, restoration and enhancement
NC9	Management of features of the landscape important for fauna and flora
HBA1	Alterations and extensions to listed buildings
HBA2	Demolition of listed buildings
HBA3	Change of use of listed buildings
HBA4	Setting of listed buildings
HBA5	Designation of conservation areas
HBA6	New development within conservation areas
HBA7	Demolition of unlisted buildings within conservation areas
HBA8	Locally important buildings
HBA9	Protection of open areas and green spaces
HBA10	Shopfronts
HBA12	Re-use of rural buildings
HBA13	Re-use of rural buildings for residential purposes
ARCH1	Archaeological Assessments & Field Evaluations
ARCH2	Foundation Design & Mitigation For Urban Sites
ARCH3	Scheduled Ancient Monuments
ARCH4	Other Sites Of National Or Regional Importance
ARCH5	Sites Of Lesser Regional Or Local Importance
ARCH6	Recording Of Archaeological Remains
ARCH7	Hereford AAI
ARCH8	Enhancement & Improved Access To Archaeological Sites
RST1	Criteria for recreation, sport and tourism development
RST2	Recreation, sport and tourism development within Areas of Outstanding Natural
RST3	Standards for outdoor playing and public open space
RST4	Safeguarding existing recreational open space
RST5	New open space in/adjacent to settlements

Policy Number	Policy Name
RST6	Countryside Access
RST7	Promoted recreational routes
RST8	Waterway corridors and open water areas
RST9	Herefordshire and Gloucestershire Canal
RST10	Major sports facilities
RST12	Visitor accommodation
RST13	Rural and farm tourism development
RST14	Static caravans, chalets, camping and touring caravan sites
M2	Borrow pits
M3	Criteria for new aggregate mineral workings
M4	Non-aggregate building stone and small scale clay production
M5	Safeguarding mineral reserves
M6	Secondary aggregates and recycling
M7	Reclamation of mineral workings
M8	Malvern Hills
M9	Minerals exploration
M10	Oil and gas exploration and development
W1	New waste management facilities
W2	Landfill or raising
W3	Waste transportation and handling
W4	Temporary permissions
W5	Waste management licensing
W6	Development in the vicinity of waste management facilities
W7	Landfill gas utilisation
W8	Waste disposal for land improvement
W9	Reclamation, aftercare and afteruse
W10	Time limits for secondary activities
W11	Development – waste implications
CF1	Utility services and infrastructure

Policy Number	Policy Name
CF2	Foul drainage
CF3	Telecommunications
CF4	Renewable energy
CF5	New community facilities
CF6	Retention of existing facilities
CF7	Residential nursing and care homes