



Herefordshire Local Plan Core Strategy Minor Modifications

October 2015

Minor Modifications

This schedule includes a list of proposed minor modifications to the Core Strategy. Unlike the main modifications they do not relate to the soundness of the plan.

This schedule includes modifications that arose from the hearing sessions that took place between 10th February and 25th February 2015. It also includes minor modifications that were included in the Examination Document A10, Schedule of Minor Changes (where these have not been superseded by other changes). Minor modification E.197 is included as a consequence of the withdrawal of the Code for Sustainable Homes by the Government.

This schedule also includes a list of further minor modifications arising in response to the consultation on the Plan's Main Modifications. The Inspector's Report, (paragraphs 4 and 100), indicates that such modifications are a matter for Herefordshire Council.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
1. Introduction and Background			
E.1	1.1	Amend paragraph: The council is preparing a number of planning documents known as the Local Plan to guide development and change in the county over the next 20 years up to 2031. Other documents, such as a Sustainability Appraisal, which form part of the <u>The Local Plan evidence base, have also been prepared. The</u> is made up of a number of documents including the Core Strategy. A list of all the <u>Local Plan</u> documents being prepared, and their timetables, are set out in a project planning document called a the Local Development Scheme.	To remove unnecessary text and to clarify the text.
E.2	1.2	Delete paragraph: The title of “Local Plan”, introduced through the National Planning Policy Framework, 2012 replaces the original notation of “Local Development Framework” or LDF which was in use when we started production of a replacement development plan to the adopted Herefordshire Unitary Development Plan 2007.	To remove unnecessary text.
E.3	1.3	Amend 4 th bullet point: <ul style="list-style-type: none"> • protect, <u>conserve</u> and enhance valued natural, <u>historic</u> and built environments, including areas of outstanding natural beauty, special areas of conservation, open spaces as well as the county’s intrinsic attractive character; 	To provide a consistent approach throughout the document.
E.4	1.6	Amend paragraph to read: The Core Strategy does not allocate land directly, but proposes broad strategic directions for growth in sustainable locations. A further Hereford Area Plan and other Development Plan Documents (DPD) and Neighbourhood Development Plans (NDP) are proposed to follow the Core Strategy and will allocate large, medium and small sites to meet the identified development requirements for the county. Figure 1.1 shows how the Core Strategy forms part of the Local Plan and how it <u>relates to other planning documents and links to the Sustainable Community Strategy.</u>	To provide greater clarity.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.5	1.9	<p>Delete paragraph and title.</p> <p>“Changes to the plan since the last consultation</p> <p>1.9 This Pre — Submission Publication version of the Core Strategy includes both strategic and development management policy guidance in response to new national guidance set out in the National Planning Policy Framework 2012. This has meant a significantly revised set of policies from that set out in the Preferred Options (2010) and Revised Preferred Options (2011) stages of the plan, which set out to cover purely strategic issues. Other influences have also affected the policy writing, including the issues raised during consultation, the emergence of new or updated evidence and other external influences such as other bodies’ plans and programmes. The Sustainability Appraisal Report accompanying this document details in an “audit trail” how the policies in this version have emerged over the various stages of production. Later in this section, paragraph 1.26 on “Consultation” lists the stages in the production of this document to date.”</p>	To remove out of date text.
E.6	Fig 1.1	Delete and replace diagram	To update text and improve clarity.
E.7	1.10	<p>Amend paragraph to read:</p> <p>Planning policies for Herefordshire have been need to be prepared in the context of national planning policy and guidance set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). and with regard has also been had to other plans and strategies produced by the council and other organisations. National policies on planning matters are contained in the National Planning Policy Framework (NPPF) and the Technical Guidance to the NPPF.</p>	To update text.
E.8	1.11	<p>Delete paragraph:</p> <p>“The West Midlands Regional Spatial Strategy (RSS) was previously part of the planning framework, however it was formally revoked on the 20th May 2013. The council does not consider that the revocation of the RSS will undermine the Core Strategy as it has produced its own, independent evidence base regarding housing requirements and still carries through some of the original objectives of the RSS such as housing delivery and strengthening the employment offer of the county.”</p>	To remove unnecessary text.

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E.9	1.12	The principal role of the Core Strategy is to deliver the spatial planning strategy for Herefordshire based on the local characteristics of the area. The draft Core Strategy It is based on the outcomes of the consultations that have taken place, other council plans, programmes and initiatives and also on the findings of the evidence base that has been prepared to support it. It is also underpinned by a Sustainability Appraisal which assessed the social, economic and environmental impacts of the Core Strategy throughout the development of the document and a Habitats Regulations Assessment which has assessed any impacts on protected European sites.	To update text.
E.10	1.14	A Herefordshire Travellers' Sites Document (DPD) will be prepared. This document will set out allocations and planning policies relating to the provision for travellers in the county to cover the plan period to 2031. This DPD is included in the Local Development Scheme.	To correct name of the DPD and to remove unnecessary text.
E.11	1.15	The Sustainable Community Strategy (SCS): The Herefordshire Plan , 2010 sets out a long-term vision for the county <u>up to 2020</u> and has been developed by the Herefordshire Partnership. The latter comprises of a range of local people and organisations, including business groups and public sector bodies. The purpose of the <u>SCS Herefordshire Plan</u> is to set a clear vision and direction focusing on improving the social, economic, and environmental well-being of the area, in addition to providing an overarching framework within which other local strategies will sit. The policies and proposals within the Core Strategy will help to deliver some of the SCS priorities. Equally, the themes from the SCS have helped to guide the strategic objectives of the Core Strategy.	To simplify the document title.
E.12	1.20	Delete and add text as follows: The council's Local Transport Plan (LTP) establishes the framework for the delivery of all aspects of transport and travel for Herefordshire. The development of the LTP and the Core Strategy has been a linked process. The council's emerging LTP covers the first part of the Core Strategy period from April 2012 <u>3/14</u> to 2015/ <u>16</u> and is an important local document which supports the delivery of the Core Strategy. The LTP will be updated to include key elements of infrastructure set out in the Core Strategy following its adoption.	To update text regarding the LTP.
E.13	1.22	Amend Paragraph to read: The Herefordshire Local Investment Plan, 2011- <u>2026</u> has been developed by Herefordshire Council in partnership with the Homes and Communities Agency. It provides a strategic framework within which the organisations will work and invest together alongside partners in the public and private sectors to deliver the key priorities in meeting the vision for Herefordshire	To include end date of the Local Investment Plan

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E.14	1.25	Amend text: Future strategies and plans may become relevant during the plan period. In particular Herefordshire Council, as the Lead Local Flood Authority (LLFA) for the county, has new responsibilities towards <u>responsibility for</u> the management of local flood risks. One of its duties is to develop a Local Flood Risk Management Strategy and its main focus will be on addressing flooding from surface water, groundwater and ordinary watercourses. The strategy is currently being prepared. In addition, Herefordshire Council is one of a number of organisations that is involved in the preparation of a county-wide Carbon Reduction Strategy in order to meet targets for reduction in line with the Climate Change Act 2008. This will seek a 34% reduction of carbon on 1990 levels by 2020.	To update text.
E.15	1.26	Amend paragraph to read: One of the main principles of development plan preparation is that local communities are involved from the outset. This approach is set out in national policy and in Herefordshire's Statement of Community Involvement 2007, which forms part of the Local Plan. To ensure early engagement on the preparation of the Core Strategy and the opportunity to comment and help shape it, the following key stages of consultation have been <u>were</u> undertaken: <ol style="list-style-type: none"> 1. Issues Paper (Autumn 2007) 2. Developing Options Paper (Summer 2008) 3. Place Shaping Paper (Spring 2010) 4. Preferred Options (Autumn 2010) 5. Revised Preferred Options (Autumn 2011) 6. Draft Core Strategy (Spring 2013) 7. <u>Pre-submission Publication (Summer 2014)</u> 8. <u>Main Modifications (Spring 2015)</u> 	To update text
E.16	1.27	Delete paragraph: This stage in the process of preparing the Core Strategy is the publication of a Pre Submission Publication version. Subject to consideration of the responses to this stage, the Core Strategy will then be submitted for examination, with its final adoption anticipated later in 2014.	Remove out of date text.

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E.17	1.29	Delete and replace paragraph: English strategic authorities adjoining Herefordshire are: Worcestershire County Council, Shropshire Council and Gloucestershire County Council, which deal with waste and minerals matters. There is a Joint Municipal Waste Management Strategy (2004-2034) between Herefordshire and Worcestershire and this has had great success. Residents have helped to meet its aims through reducing the amount of waste thrown away and by increasing the amount of waste recycled. <u>Herefordshire shares boundaries with five English local authorities and three Welsh local authorities. The English authorities are the two strategic planning authorities of Worcestershire and Gloucestershire County Councils, both of which are responsible for waste and minerals planning. Malvern Hills and Forest of Dean District Councils are the respective local planning authorities for their two tier structure. Shropshire County is a unitary authority. The three neighbouring Welsh authorities are Monmouthshire County Council, Powys County Council and the Brecon Beacons National Park Authority.</u>	For greater clarity.
E.18	1.30	Amend paragraph: Herefordshire contains parts of two protected landscapes of national importance: the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty (AONB). These adjoin Monmouthshire and Worcestershire respectively (see Figure 1.2). The emerging Core Strategy must ensure a consistency of approach to development within both areas through its planning policies, and joint working via the AONB partnerships and implementation of the AONB management boards plans.	To make the text more complete
E.19	Figure 1.2	Amend title and diagram to read: <u>Herefordshire's Adjoining Authorities and Areas of Outstanding Natural Beauty</u>	To clarify contents of diagram.
E.20	1.31	Delete paragraph: "Herefordshire and Shropshire Councils have worked closely together in the production of a housing evidence base including the Strategic Housing Market Assessment 2008 for the West Housing Market Area and on a joint housing strategy. Joint working has also taken place historically on an assessment of the needs of gypsies and travellers in the area. Alongside other constituent authorities, Herefordshire has been involved in the development of the Marches Local Enterprise Partnership (LEP), which is further detailed later in this section."	To remove unnecessary text.

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E.21	1.32	Delete paragraph: “Although the adjoining Welsh authorities of Powys and Monmouthshire are subject to a different national planning policy framework, joint working on issues of water resources and water treatment is being carried out, since all three authorities are served by the same water company—Dwr Cymru Welsh Water. As Herefordshire is adjacent to Wales regard has also been had to its national guidance, Planning Policy Wales (November 2012).”	To remove unnecessary text.
E.22	1.33	Delete parts of bullet point 1 and 2: 1) The Fastershire Project involves close co-operation with Gloucestershire County Council to utilise government and private sector funding to provide access to faster broadband. The project area covers all homes and businesses in Herefordshire and Gloucestershire that would otherwise not have received faster broadband without government intervention 2) The underlying aim of the Core Strategy of promoting regeneration in Hereford highlights a move towards creating a more sustainable county with improved employment, leisure, and cultural opportunities, thereby potentially reducing some cross boundary movements. Herefordshire has formed a Local Enterprise Partnership (LEP) with Shropshire and Telford because of the common issues between the areas. The Marches LEP will be used to share resources to create benefits for local businesses and raise the profile of the area. One example of this is the creation of the Hereford Enterprise Zone at Rotherwas (Fig.1.3). The Enterprise Zone has a focus on the defence and security sector, with additional employment hubs focused on advanced technologies, environmental technologies and food and drink technologies. It is intended that the scheme will become a catalyst for enhanced economic growth throughout the towns of the Marches through the creation of highly skilled jobs and the encouragement of overseas investment. The Marches LEP Board has approved Poised for Growth, a high level planning and housing statement which sets out a pledge to work pro-actively with developers and businesses to create economic growth across the LEP area. It has also produced a draft Marches Strategic Economic Plan 2014-2020 which promotes investment in Herefordshire, specifically referring to the need for the Western Relief Road and investment at Hereford Enterprise Zone.”	To remove unnecessary text.

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E.23	1.34	Amend first sentence to read: The Core Strategy must be <u>is</u> underpinned by a robust evidence base that is regularly reviewed to inform decision and plan making. The policies and proposals must be both informed by and assessed against relevant available evidence. The list of documents and sources making up this evidence base is set out in Appendix 2.	To update text.
E.24	1.35	Amend final sentence of the paragraph: This Core Strategy document has been assessed against these sustainability criteria and the results made available can be found in the Sustainability Appraisal Report., to ensure that the draft proposals are those that perform most satisfactorily when evaluated against reasonable alternatives.	To remove unnecessary text.
E.25	1.37	Amend wording: Monitoring and review are key aspects of the approach to the preparation of Local Plans. Continuous monitoring enables an assessment of the effectiveness of the Core Strategy and the policies contained within it in terms of both delivering and controlling various types of development across the county. As part of the Town and Country Planning (Local Planning) (England) Regulations 2012, the council is required to prepare an Authority Annual <u>Annual</u> Monitoring Reports containing information on all the plans set out in the local planning authority's Local Development Scheme. One of the key functions of the report is to monitor policies contained within Development Plan Documents and to report on their performance, particularly where policies are not being implemented and why and also where policies specify a target of net additional dwellings or net additional affordable dwellings to be reached.	To update terminology.
E.26	1.38	Amend wording: To assess the performance of the Core Strategy, a separate monitoring framework is set out at the end of each section <u>and in Appendix 3</u> which will be implemented after adoption of the plan. This includes key plan indicators as well as those to monitor the sustainability of the plan. Where policies are not performing as intended, the annual monitoring report <u>process</u> will suggest the actions that need to be taken to address the issues. It is intended that, in addition to annual monitoring, a five-yearly cycle of a more comprehensive review of the Core Strategy is established, with dates of 2019 and 2024. Review processes would need to commence in advance of the review dates to enable any new policies to be adopted in a timely manner.	To update references to monitoring.

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E.27	1.42	Insert new sentence at end of the paragraph: If monitoring shows that residential sites are coming forward more slowly than planned, the Hereford Area Plan, Neighbourhood Development Plans and other Development Plan Documents will provide the opportunity to review other designations/policies to bring further sites forward if necessary. <u>The mechanisms set out in Policy SS3 may also be used.</u>	To update the plan
2. Herefordshire Context			
E.28	2.2	Insert updated web address http://factsandfigures.herefordshire.gov.uk/	To update the plan
E.29	2.23	Amend second sentence to read: The relocation of Hereford's livestock market and This scheme offers an opportunity to transform this under-utilised area, regenerate the local economy and widen the experiences offered by the city, strengthening its role in the county and region. <u>The relocation of Hereford's livestock market and the opening of the Old Market mixed retail and leisure redevelopment in 2014 has transformed an under-utilised area, regenerated the local economy and enhanced the experiences offered by the city, strengthening its role in the county and region. The Old Market development also anchors the proposed urban village to the north.</u>	To update the plan and reflect the opening of the Old Market
E.30	2.24	Amend Table preceding para 2.24 'Environmental quality – key facts' Natural environment: 2 Areas of Outstanding National Natural Beauty (AONB) 4 Special Areas of Conservation (SAC) 77 Sites of Special Scientific Interest (SSSI) 3 National Nature Reserves (NNR) 773 Local Wildlife Sites (LWS) <u>131 Local Geological Sites</u> Historic environment: 5899 Listed buildings 263 Scheduled Ancient Monuments (SAM) 24 Registered historic parks and gardens 64 Conservation areas Flooding: 10% of land within Flood Zone 2 (low to medium risk) 9% within a Flood Zone 3 (high risk)	To update the plan

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E.31	2.24	Amend paragraph to read: Herefordshire is considered to be the West Midlands' most rural county. The countryside is rich and varied, ranging from the high hills of the border areas and the dramatic steep sloping Wye Gorge, to the gentle rolling slopes of the Golden and Teme Valleys and the low lying river meadows of central Herefordshire. Large tracts of this landscape are of high quality with the Wye Valley and Malvern Hills having national AONB designation, whilst the area along the western boundary with the Brecon Beacons National Park is <u>also</u> of the highest quality it lacks any national designation. Many ancient local landscapes continue to survive intact in the face of development pressures and the county's remoter areas often possess a continuity and tranquillity that is increasingly scarce	To update the plan
E.32	2.34	Amend paragraph to read: As already indicated, the River Wye and its tributaries are amongst the most important natural assets of Herefordshire. However, phosphate levels in small sections of the River Wye Special Area of Conservation (SAC) are presently exceeding the conservation objectives for the river, degrading the ecosystem. This is the result of controlled waste water discharges associated with residential and industrial developments and agricultural practices in the catchment area. Therefore, to ensure all sections of the River <u>Wye</u> SAC (including the River Lugg section) meet the favourable condition phosphate target it is essential that future inputs are controlled. The catchment of the Wye covers a significant area of the county and a continuing programme of management and improvements is necessary to facilitate new development during the plan period	To update the plan
E.33	2.36	Amend Table following 2.36 'Summary of environmental issues, problems & challenges' <ul style="list-style-type: none"> • Protect, <u>conserve</u> and <u>where possible</u> enhance the county's rich natural and historic assets • Address climate change and flooding • Plan for the potential impact of climate change in new developments • Ensure new developments are of high quality design and construction reflecting Herefordshire's distinctive character • Use resources efficiently • Improve air and water quality • Continue reducing waste levels, including increasing recycling and a reduction in the amount of waste going to landfill 	To update the plan, and reflect revised process for dealing with minerals and waste issues.

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3. Vision, Objectives and Spatial Strategy			
E.34	3.6	Amend paragraph to read: By 2031, decent, affordable homes, jobs, health and community facilities and other necessary infrastructure will have been provided in urban and rural areas to meet the needs of all sections of the population, creating <u>healthy, safe</u> and secure <u>low crime</u> , inclusive places and robust communities that promote good health and well-being, maintain independence and self-sufficiency and reduce social isolation	To give clarity
E.35	3.8	Amend paragraph to read: Residents and workers in urban and rural areas will have a reduced need to travel by private car with opportunities for “active travel” i.e. walking and cycling promoted, along with improved accessibility to public transport. In Hereford, congestion will be managed and public transport improved through a balanced package of transport measures including the provision of a relief road, park and ride <u>choose</u> facilities and bus priority schemes. Residents will have the opportunity to contribute to the shape of their local area through engagement in plan making	To update the plan
E.36	3.12	Amend paragraph to read: Hereford will provide a strong, sub-regional shopping, employment, leisure and cultural focus for the county. Comprehensive proposals for regeneration in and around the city centre will complement the historic core in providing homes, jobs, shops and leisure facilities and transport improvements. As a result the city will be a vibrant destination of choice for shoppers and visitors alike. The market towns will contribute to the economic development of the county whilst being distinctive, thriving service centres that are better linked to their surrounding hinterland villages <u>rural settlements</u> through enterprise hubs, service provision and transport accessibility. Our village-based services will be supported through new development (including live/work units) in appropriate locations to foster sustainable communities and promote rural regeneration	To update the plan
E.37	3.16	The wording of paragraph 3.16 be amended as follows: “The area’s <u>valued historic heritage</u> and <u>significant</u> environmental resource, including its natural beauty and quality of landscape, biodiversity, geodiversity, built environment and cultural heritage will be protected, <u>conserved</u> and enhanced.....”	To provide a consistent approach throughout the document
E.38	Fig 3.1	The wording of objective 12 to be amended to read: To conserve, promote, utilise and enjoy our natural, built, historic <u>heritage</u> and cultural assets for the fullest benefits to the whole community by safeguarding the county’s current stock of <u>valued</u>	To make the objective more comprehensive and in line with the NPPF

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		<u>heritage and significant</u> environmental assets from loss and damage reversing negative trends, ensuring best condition and encouraging expansion, as well as appropriately managing future assets	
E.39	3.19	Amended text in penultimate sentence; In accordance with the outcomes of the Revised Preferred Options, combinations of strategic urban extensions are identified in the Core Strategy in Hereford and the market towns and smaller (non-strategic) sites will be identified in the Hereford Area Plan, other development plan documents <u>the Bromyard Development Plan, the Rural Areas Site Allocations Development Plan Document</u> and Neighbourhood Development Plans.	To update the plan
E.40	3.20	Amend paragraph to read: The spatial strategy reflects the existing and future role and function of all settlements in Herefordshire. A hierarchy of settlements was identified through the consultations on Developing Options and Place Shaping Paper stages of production of the Core Strategy; with the majority of growth taking place in the urban areas of Hereford and the market towns at the highest level of the hierarchy. Following a revised methodology of the hierarchy below the market towns level after the Preferred Options stage, a more localised approach has identified villages <u>settlements</u> countywide where proportional levels of development may be acceptable. These are detailed in the Place Shaping section and include villages <u>settlements</u> considered sustainable due to their existing range of services, together with those settlements where some future development will offer the potential for them to become more sustainable, thus strengthening their role locally	To update the plan
E.41	3.25	Delete the whole paragraph: “Following the abolition of the West Midlands Regional Assembly and the fact that the adopted Regional Plan’s housing target only went up to 2026, the council decided to commission its own technical advice regarding housing need in the county to 2031. The study aimed to assess existing evidence and to recommend an appropriate level of growth over the whole plan period of the Core Strategy.”	To update the plan
E.42	3.26	Amend para 3.26 to read: The Core Strategy housing <u>provision</u> requirement in Policy SS2 is based on the recommendations of the independent research from the <i>Local Housing Requirements Studies (2011, 2012 and 2014)</i> . These reports provided evidence-based guidance on the future level of housing <u>needed</u> in the light of changing economic and social trends. <u>The provision of 16,500 homes over the period 2011 to</u>	To update the plan

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		2031 will meet the objectively assessed need for the county set out in the 2014 study. They assessed alternative methodologies and recommended an approach based on realistic economic growth forecasts over the plan period.																															
E.43	3.28	Amend Para 3.28 to read: “The Local Housing Requirements Study 2011 and 2012 set out principles to help guide the process of identifying an appropriate level of housing development, together with possible policy options. Economic scenarios were then applied based on forecasts of employment growth. This assessment and testing concluded that housing delivery for Herefordshire 2011-31 should be within a range of between 14,400 homes (720 per annum) and 18,000 (900 per annum). The council determined that a figure of around 16,500 dwellings would meet growth aspirations for housing and growth in the local economy and is deliverable. The level of housing provision proposed will support growth in the number of people in the working age population of around 7.7% thereby supporting economic growth. Such a level would go towards addressing the imbalance in the population structure of the county by providing an appropriate mix of housing including encouraging the building of new homes for people of working age and younger families. However, this is an issue which will also need to be addressed beyond 2031 in subsequent plans.	To update the plan																														
E.44	3.30	Delete: The overall total number of new homes to be provided between 2011 and 2031 is 16,500. However, as a there are existing housing commitments (planning permissions) the actual amount required from April 2013 is less at 13,660	To remove references which will become outdated																														
E.45	Fig 3.4	Delete Housing land supply position at 2013 <table><tr><th></th><th>Strategic allocation</th><th>Completed 2011-13</th><th>Commitments 2013</th><th>Residual homes target 2011-2031</th></tr><tr><td>Hereford</td><td>6,500</td><td>227</td><td>916</td><td>5,357</td></tr><tr><td>Leominster</td><td>2,300</td><td>65</td><td>453</td><td>1,782</td></tr><tr><td>Ross-on-Wye</td><td>900</td><td>54</td><td>216</td><td>630</td></tr><tr><td>Ledbury</td><td>800</td><td>17</td><td>35</td><td>748</td></tr><tr><td>Bromyard</td><td>500</td><td>1</td><td>30</td><td>469</td></tr></table>		Strategic allocation	Completed 2011-13	Commitments 2013	Residual homes target 2011-2031	Hereford	6,500	227	916	5,357	Leominster	2,300	65	453	1,782	Ross-on-Wye	900	54	216	630	Ledbury	800	17	35	748	Bromyard	500	1	30	469	To remove references which will become outdated
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		<table><tr><td>Kington</td><td>200</td><td>5</td><td>24</td><td>171</td></tr><tr><td>Rural Areas</td><td>5,300</td><td>174</td><td>623</td><td>4,503</td></tr><tr><td>Total</td><td>16,500</td><td>543</td><td>2,297</td><td>13,660</td></tr></table>	Kington	200	5	24	171	Rural Areas	5,300	174	623	4,503	Total	16,500	543	2,297	13,660	<p>Note: Figures are net dwelling commitments. Commitments are net commitments minus 5% reflecting lapsed permissions." Herefordshire Unitary Development Plan proposals without planning permission are not included within the Commitments 2013 totals (estimated at 646 dwellings). However, until the adoption of the Core Strategy they will remain as part of the adopted development plan.</p>				
Kington	200	5	24	171																		
Rural Areas	5,300	174	623	4,503																		
Total	16,500	543	2,297	13,660																		
E.46	3.31	Amend paragraph to read: More specific details of the strategic sites <u>locations</u> regarding house types, density and design are included in the Place-Shaping section and will be determined through master planning . The forthcoming Hereford Area Plan , <u>the Bromyard Development Plan, the Rural Areas Site Allocations Development Plan Document</u> and other Development Plan Documents and/or Neighbourhood Development Plans will identify non-strategic sites and will also consider the question of whether or not to define settlement boundaries in developing planning policies.					To update the plan															
E.47	3.35	Amend Para 3.35 to read: "The decision, at the Revised Preferred Option stage, to increase the level of housing development in rural areas from 4700 to 5300 was based on trying to be more locally responsive to the needs of all rural communities. The plan sought <u>seeks</u> to encourage new developments which supported and enhanced access to local services and tackled issues of rural housing affordability, giving consideration to the introduction of neighbourhood planning. The location and level of development allocated to villages <u>settlements</u> will subsequently be determined through the preparation of either <u>a Rural Areas Site Allocations Development Plan Document</u> Development Plan Documents or Neighbourhood Development Plans.					To update the plan															

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E.48	3.41	Amend paragraph to read: In respect of the housing target for Herefordshire the expectation is that the highest rate of housing completions will be towards the latter end of the plan period. This is because: a) The housing market in the county is depressed and completion rates are currently well below the rate required to achieve the overall target; b) The achievement of the revised strategy targets will be dependent upon achieving the required key elements of infrastructure for the county; and c) There are significant lead-in times needed before major housing sites can be developed.	To remove unnecessary detail.
E.49	3.52	Amend paragraph: Secondly, the approach is to work with developers, the Highways Agency and transport providers to improve transport infrastructure, connections and choices in our main centres and rural areas (where reliance on the private car is often the only option). This is particularly important for local journeys in Hereford where a balanced package of measures including more walking and cycling, bus transport and a western Relief Road is needed in order to would improve connectivity and travel choice, reduce congestion, enhance the public realm and foster local enterprise and tourism.	To ensure consistent terminology is used.
E.50	3.58	Delete last three sentences. Studies which examined the need for additional road infrastructure to serve the Hereford Enterprise Zone did not recommend inclusion of additional road links. Such a proposal is therefore not considered to be a reasonable option for inclusion in the Core Strategy. The explanation of policy HD6 includes more detail of this work.	To remove reference to infrastructure not included in the Core Strategy.
E.51	3.63	Insert new sentence at end of 3.63: Improved and expanded higher education provision in Herefordshire is envisaged as part of the strategy to help retain our young people and improve the skills base of the county. The place shaping policies and the general policy on community facilities will deliver this part of the strategy. <u>Significant recent work has been undertaken to bring about the establishment of a university in Herefordshire. This proposal has widespread support in the Council, the wider community and with local businesses. The emerging proposal will do much to consolidate the role of Hereford as a traditional county town and which provides a vibrant and diverse range of services. Depending on</u>	To update the Plan.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
		<u>the state of the project at that time there will be an opportunity for it to be included in greater detail in the Hereford Area Plan.</u>	
E.52	3.86	Delete final two sentences. This will be further improved with the development of the Livestock Market retail led mixed use regeneration development. This represents the most significant retail scheme in the county for many years and by improving the range of shops and leisure facilities will make Hereford better able to compete with sub regional centres outside the county, helping to retain the retail spend within Herefordshire. At end of retained third sentence add: “ <u>and will consolidate the recent improvements in vitality following the opening of the Old Livestock Market retail/leisure scheme.</u> ”	To update the plan
E.53	3.88	Delete first sentence The extent of the town centre is defined for Hereford and each market town in the place-shaping section	To update the plan.
E.54	3.91	Amend final sentence: These deliver Core Strategy objectives 6, 7, 8, <u>8a</u> and 9.	To include reference to proposed new objective 8a.
E.55	3.92	Amend paragraph to read: The strategy for improving environmental quality will support the creation of sustainable communities through protecting existing built, historic <u>heritage</u> and natural environmental assets, the better use of resources and addressing the causes and effects of climate change.	To update the plan.
E.56	3.94	Amend paragraph to read: The maintenance of the county’s environmental quality and its improvement, where necessary, will be through the preservation, management and enhancement of its <u>environmental</u> assets and safeguarding the natural and cultural environment in an integrated way that supports the health and wellbeing of its inhabitants. Although the approach will be based upon addressing issues at a landscape scale, there will be instances where detailed features and assets should be conserved when they contribute to local distinctiveness	To update the plan.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.57	3.96	Amend paragraph to read: In undertaking assessments, the values attached to local distinctiveness by communities can include social and economic perceptions as well as environmental characteristics. Where produced, local guidance should inform the design process. A series of <u>documents</u> Supplementary Planning Documents exist that provide <u>planning</u> guidance and advice on both the natural and historic environment biodiversity, archaeology and landscape character . Management plans have been prepared for both Areas of Outstanding Natural Beauty within the county and conservation objectives set for sites of international and national biodiversity interest.	To update the plan.
E.58	3.98	Amend paragraph to read: The strategic growth areas avoid locations at high risk of flooding wherever possible, to protect against loss of life and recurring damage to property. Flood alleviation measures will be used where flood avoidance is not possible. New development will provide for a range of type and size of sustainably constructed and well-designed buildings to reduce carbon dioxide emissions, <u>contribute to climate change adaptation</u> , enhance energy efficiency and respect local distinctiveness	To update the plan
E.59	3.101	Amend paragraph to read: New parks and green spaces in Hereford and the market towns will be delivered to provide facilities for recreation and sport, as well as <u>contributing to the local green infrastructure network</u> , promoting biodiversity and to enhance community health and well-being. Other, necessary new or enhanced community facilities including sustainable transport choices will be delivered in association with new development to improve access to services and reduce the need to travel long distances by private car. Relevant policies in the place shaping section and the general local distinctiveness policies will deliver this part of the strategy	To update the plan
E.60	3.103	Amend paragraph to read: Proposals for new/improved infrastructure to protect water quality, especially of the Rivers Wye and part of the Lugg which are European protected Special Areas of Conservation, will <u>need to</u> ensure the special features of these sites are maintained, despite the requirement for increased sewage treatment capacity from new development	To update the plan

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.61	3.110	Delete reference to “protecting the environment for its own sake” in Para 3.110 and replace with” “These comprise: protecting the environment for its own sake <u>recognising the intrinsic character and beauty of the countryside</u> ; respecting local distinctiveness; funding new green infrastructure; and addressing the causes and impacts of climate change. These link to Core Strategy objectives 10, 11 and 12.”	To comply with NPPF
E.62	3.111	Amend paragraphs to read: “To implement the spatial strategy, a delivery strategy is set out in the <i>Infrastructure Delivery Plan (IDP)</i> which accompanies the Core Strategy. <u>This is supported by the Implementation, Monitoring and Delivery Plan in Appendix 3.</u> It is split into distinct subject areas: <ul style="list-style-type: none"> ● Countywide infrastructure; ● Hereford; ● The market towns; ● The rural areas. 	To reflect the new Implementation, Monitoring and Delivery Plan and revised IDP from earlier stages.
E.63	3.112	Delete Paragraph: A description of the infrastructure projects being provided in each category and how the level of growth for each area will be delivered is set out in the supporting text to the IDP. More detailed proposals will come forward through the Hereford Area Plan, other Development Plan Documents and Neighbourhood Development Plans.	To reflect the new Implementation, Monitoring and Delivery Plan and revised IDP from earlier stages

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification										
E.64	3.114	Delete paragraph: Sustainability appraisal 3.114 The appraisal findings are set out in the <i>Sustainability Appraisal Report</i> . They state that the spatial strategy is likely to have a significant positive effect on the theme of built environment, but the overall effects on the themes of transport and access, resource consumption and climate change and the natural environment are mixed. The overall effect on education and employment themes and healthy and prosperous communities themes are minor positive. There were no recommendations for changes to policy wording as a result of the appraisal.	To update the Plan and avoid unnecessary text										
E.65	Key Diagram P49	Amendment to box “Distribution of homes and jobs” *** To be determined through Neighbourhood Bromyard Development Plan.	To update Key Diagram in respect of the Bromyard Development Plan.										
4.1. Hereford Place Shaping													
E.66	4.2.3	Amend final sentence: A western Relief Road will be key element to a congestion free city by enabling an alternative trunk route, providing additional highway capacity to implement sustainable transport measures and reducing the level of through traffic in the city centre	To update the plan										
E.67	Fig 4.1	Insert updated web address: http://factsandfigures.herefordshire.gov.uk/	To remove out of date references										
E.68	4.2.8	Delete paragraph and associated table 4.2.8 The table below shows the level of commitments and completions as at 1 April 2013 for Hereford. This leaves a residual requirement of 5,357 dwellings up to 2031. The strategic sites are expected to deliver around 3,300 new dwellings. The Hereford Area Plan will allocate dwellings on non-strategic sites to ensure that, with windfalls, the remaining housing requirement of around 2,057 will be achieved. <table><tr><th>Strategic allocation</th><th>Completed 2011-13</th><th>Commitments 2013</th><th>Strategic urban expansions</th><th>Residual housing requirement</th></tr><tr><td>6,500</td><td>227</td><td>916</td><td>3,300</td><td>2,057</td></tr></table>	Strategic allocation	Completed 2011-13	Commitments 2013	Strategic urban expansions	Residual housing requirement	6,500	227	916	3,300	2,057	To remove out of date references
Strategic allocation	Completed 2011-13	Commitments 2013	Strategic urban expansions	Residual housing requirement									
6,500	227	916	3,300	2,057									

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E.69	4.2.9	<p>Amend paragraph to read:</p> <p>Policies <u>SS3 and Appendix 5 together with</u> HD2, HD4, HD5 and HD6 and their explanatory text also set out the particular issues for each area and their infrastructure requirements. However the delivery of development under all these policies will require improvements to the water supply and waste water treatment systems. The water supply system for Hereford is served by two distinct systems, one from the north, and one from the south. In order to meet the planned growth, both the trunk water mains supplying the city will require upsizing. The cost of any upsizing of infrastructure, in advance of a water undertaker carrying out the work, will fall to developers through the requisitioning procedures of the water industry legislation. This will ensure there is an adequate supply of water brought into the city. There will also be a requirement for off site mains extension from the trunk system to the proposed development. Hereford is served by two waste water treatment works, which will require further improvement works to serve the planned growth.</p>	<p>To ensure suitable cross referencing to other policies.</p> <p>To avoid unnecessary detail in the CS</p>
E.70	4.2.14	<p>Amend paragraph to read:</p> <p>The Core Strategy aims to improve Hereford's status as a sub-regional shopping destination by enhancing and improving existing facilities and integrating new development into the historic centre. The Eign Gate and Edgar Street regeneration areas are the focus for achieving this aim, <u>and these areas will be defined in detail in the HAP.</u> Development in the Edgar Street regeneration area will be developed in accordance with a masterplan to ensure the delivery of a high quality mixed use development. This will be informed by the existing masterplan which sets out an overarching vision of how the area will be developed and along with the <i>Infrastructure Delivery Plan</i> identifies the required supporting infrastructure to enable the successful delivery of the project.</p>	To clarify the policy

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E.71	4.2.28	Amend paragraph to read: Hereford's historic heritage must be treated <u>viewed</u> as a valuable asset as the city expands and changes. Development proposals will be expected to demonstrate how these <u>heritage</u> assets, <u>their</u> <u>significance and setting</u> , will be protected <u>conserved</u> and where appropriate enhanced. Hereford is fortunate to have a wealth of historic buildings, archaeological remains, historic streetscapes, such as Widemarsh Street and St Owens Street and open spaces, which provide valuable settings for historic buildings, for example; at the Cathedral Close and the plots of the adjoining Canons' houses. Within Hereford there is the nationally designated Hereford Area of Archaeological Importance (AAI). Additionally, opportunities exist to enhance the setting of existing heritage assets including the City Wall and Blackfriars Friary/Coningsby Hospital site. Public realm works to Newmarket Street and Blueschool Street will also provide the opportunity to improve the setting of the City Wall, an important historic asset	To update the plan
E.72	4.2.30	Amend paragraph to read: The <i>Town Centres Study Update 2012</i> confirms Hereford as the principal shopping centre within the county. Although the report acknowledges that Hereford has been affected by the downturn in the economy along with many other town centres in the United Kingdom, it finds that the city centre shows signs of resilience and its outlook is good. <u>The opening of the Old Market (2014) added to the</u> with the commitment for retail development at the former livestock market. The latter will add to the existing mix of national multiples and independent traders and will strengthen <u>Hereford's</u> its role as a principal centre, providing economic benefits and will help <u>reducing</u> unsustainable travel and retail expenditure leakage to other cities such as Worcester, Cheltenham, Bristol and Cardiff.	To update the text.
E.73	4.2.32	Delete sentence: Primary frontages are likely to comprise predominantly of retail uses, whilst secondary frontages will provide greater opportunity for a diversity of uses, such as restaurants and businesses.	To remove unnecessary duplication.

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E.74	4.2.33	<p>Delete paragraph and replace with: <u>Following the opening of the 'Old Market' (2014) the findings of the Town Centres Study Update 2012, indicates that opportunities remain for new retail development in the city centre, particularly within the Eign Street regeneration area. Therefore at the time of adoption there is no need to allocate additional development sites for retail or other uses within the city. However this situation will be reassessed when the Hereford Area Plan is produced. The Hereford Area Plan will also provide an opportunity to reconsider the extent of the town centre and primary and secondary retail frontages</u></p> <p>Most of the expanded shopping area of Hereford will take place at the old livestock market and Eign Gate area, which together have the potential for accommodating substantial growth. This approach is confirmed by the <i>Town Centres Study Update 2012</i>, which indicates that, in addition to the former livestock market, opportunities remain for new retail development in the city centre, particularly within the Eign Street regeneration area. There is therefore no need to allocate additional development sites for retail or other uses within the city. However this situation will be reassessed when the Hereford Area Plan is produced. The Hereford Area Plan will also provide an opportunity to reconsider the extent of the town centre and primary and secondary retail frontages.</p>	Revised text to reflect the Old Market opening
E.75	4.2.34	<p>Delete paragraph: Regeneration of the former livestock market brownfield site, which is currently underway, will provide a mix of unit sizes including larger units to attract high street multiples (including a department store) that are not currently available in the city centre. Whilst the use of public transport will be encouraged though the provision of a public transport hub; additional car parking will be provided as part of the livestock market redevelopment. Successful integration with the existing historic retail core will be achieved through the creation of new pedestrian friendly links. Measures to further improve and enhance the existing city centre's shopping facilities will be supported</p>	To update the text.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.76	4.2.35	Amend paragraph to read: Tourism plays an important role in Hereford's economy and it will be promoted through the planned mixed-use regeneration of the city. Opportunities to attract more tourists, who make an important contribution to the local economy, will be supported where appropriate. The business tourism potential can be further developed through the promotion of new meeting/conferencing facilities, which make better use of existing assets, such as the Courtyard Theatre for example. The <i>Marches Hotel Study (2012)</i> identifies capacity for a premium style <u>new hotels as well as</u> and the potential for the redevelopment and/or extension of existing hotels. This study concludes that there is no need for further budget hotels in Hereford within the plan period. Opportunities to promote tourism and recreation activities on the River Wye in Hereford will be encouraged where they are in accordance with policy E4 on Tourism.	To remove unnecessary text and clarify the policy.
E.77	4.2.36	Amend paragraph to read: The development of the former livestock market will include; a new multi screen cinema, restaurants and cafes, whilst Opportunities will be facilitated through the Core Strategy and Hereford Area Plan for other leisure and tourism uses within the extended city centre to complement existing facilities.	To reflect the fact that the Old Market has opened
E.78	4.2.39	Amend paragraph to read: Facilitating access and maximising connectivity within the city by all transport modes is essential to reduce congestion, support future prosperity and enable growth within Hereford. The Local Transport Plan (2013/14 – 2014/15) outlines approaches for improving transport within the city. It also identifies the requirement for a Hereford Transport Review to inform the long-term transport strategy for the city. <u>The Core Strategy is complemented and supported by the Local Transport Plan within the city on the basis of a transport strategy for Hereford .</u>	To clarify the relationship between the CS and the LTP/Hereford Transport Plan
E.79	4.2.41	Delete paragraph: The future Hereford Transport Review will identify the schemes to be included within this transport package and establish a long term transport strategy for Hereford, including a programme of infrastructure and services to facilitate the growth proposals identified in the Core Strategy	To remove duplication and out-of-date information

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.80	4.2.44	Delete paragraph: Herefordshire Council is continuing to develop its evidence base by undertaking a refresh of its transport forecasts and understanding of future transport conditions, including the effects of the development contained in the Core Strategy	To remove duplication and out-of-date information.
E.81	4.2.45	Amend paragraph: The Hereford Transport Review will establish a transport strategy for Hereford and will include a systematic and in-depth review of current and future transport conditions. The outcomes of this review will be a costed, phased programme of infrastructure and services over the Core Strategy period to facilitate growth proposals. The review will identify and test a range of transport packages. In addition to the proposals outlined in policy HD3 above the packages are likely to include: Strategy includes a programme of infrastructure and services to facilitate growth proposals including : <ul style="list-style-type: none"> • real time information on core bus network and stop upgrades; • active travel network; • extension of Destination Hereford project; • Hereford transport hub; • city centre refurbishments; • bus priority measures; • rail track and signal improvements between Hereford and Malvern; and • facilities to support electric and low carbon vehicles. Particular transport infrastructure necessary to bring forward the Core Strategy proposals are detailed in the <i>Infrastructure Delivery Plan</i> .	To bring the Core Strategy up-to-date.
E.82	4.2.46	Amend paragraph: A key element of the long-term Hereford transport strategy is the requirement for a <u>Relief Road</u> with a second river crossing . This vital addition to the city's transport network will enable the reallocation of existing highway for bus priorities and walking and cycling measures and the re-routing of the existing A49 Trunk Road (managed by the Highways Agency) removing longer distance traffic from the centre of the city	To ensure consistent terminology is used.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.83	4.2.47	Capitalise “Relief Road” in second sentence.	To ensure consistent terminology is used.
E.84	4.2.49	Amend paragraph to read: The first section of the <u>Relief Road</u> to be constructed is likely to <u>will</u> be the section between the A49 and A465, as part of the South Wye Transport Package (as identified in the <i>Local Transport Plan</i>). The second <u>section</u> will link the A465 and the A4103 and <u>includes a bridge crossing of the Wye.</u> (A465 – A4103). This section will be <u>would need to be</u> co-ordinated with the development delivery of the <u>Western Urban Expansion proposals at Three Elms</u> . The final section would link the A4103 to the western and eastern sides of the A49 in the north of Hereford. Costs of the link sections are highlighted within the study. Other sources of funding and timings of delivery are set out in the Infrastructure Delivery Plan, which accompanies this document. The Economic Viability Assessment 2013 explains the viability of the project and other proposals in the plan generally	To clarify the Core Strategy. To remove unnecessary references and ensure consistent terminology and avoid unnecessary detail
E.85	4.2.50	Amend paragraph to read: Work on the Detailed alignment of the road will be considered during <u>shown in</u> the Hereford Area Plan. Close working with key statutory <u>stakeholders and any necessary assessments will be undertaken in preparing the HAP and subsequent planning applications</u> bodies will be needed to ensure the avoidance of impact on natural assets and appropriate identification of mitigation measures, particularly in relation to impacts from physical damage/loss of habitat, noise pollution and vibration, light pollution, air pollution and water quality on the River Wye SAC. The design and exact location of the proposals will need to fully take account of flood risk to ensure no detriment to third parties. Regard should also be had to any impact on Source Protection Zones. Consideration of the impacts on the historic environment will also be required with particular regard being paid to any designated heritage assets, <u>including their significance and setting, archaeological interest and as well as</u> the historic character of the wider landscape.	To ensure the appropriate processes are followed. To ensure consistent terminology.
E.86	4.2.51	Capitalise “Relief Road”.	To ensure consistent terminology is used.
E.87	4.2.54	Amend paragraph to read: The expansion area referred to as Holmer West will be planned on a comprehensive basis. informed by a development brief prepared through the Hereford Area Plan. This will include variations in layout, density and design to achieve a form and character to the development that respects the landscape sensitivity, and existing natural and historic features of the area.	To confirm the need to plan the development on a comprehensive basis

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.88	4.2.56	Amend paragraph to read: The new area will be required to encourage sustainable modes of travel and discourage car use. It will be primarily accessed from Roman Road with the option of a further access link to the northern Hereford Relief Road corridor and Park and Ride <u>Choose</u> . The scheme will be reliant on walking and cycling routes and bus priority to access the city and existing community facilities.	To clarify the policy approach to supporting sustainable transport and movement modes.
E.89	4.2.57	Amend paragraph to read: A Park and Ride <u>Choose</u> site is planned on part of the northern expansion area, alongside the A49, which will work in combination with the proposed western and southern Park and Ride facilities. These Park and Ride areas will also have the ability to be 'Park and Car Share' stops and 'Park and Cycle' points, so that their full potential in reducing private car use within the city can be realised. The design and siting of the Park and Ride <u>Choose</u> should take into account any impact on the landscape	To clarify the policy approach to supporting sustainable transport and movement modes.
E.90	4.2.59	Amend paragraph to read: Listed buildings and a Scheduled Ancient Monument at St Bartholomew's Church and Holmer House lie to the east of the expansion area. New development should be designed to ensure that the impacts on the <u>significance and the setting</u> of these <u>heritage</u> assets are minimised and that opportunities for enhancement are pursued and regard should be had to the Herefordshire Historic <u>Land Characterisation</u> project. There is potential for significant buried archaeological remains to survive within this area as parts of it are adjacent to the Roman Road and aerial photographs indicate the presence of former settlements here. Earthworks also indicate the presence of medieval settlements	To update the plan
E.91	4.2.61	Amend paragraph to read: Appropriate community facilities will be provided within the area to support the identified need to support the new development. Contributions will be sought <u>where appropriate</u> for primary and secondary education facilities in order to accommodate children living in the expansion area. There will also be a need for contribution towards expanded pre-school provision within existing primary schools or the provision of a new pre-school facility as part of the expansion area.	To confirm the basis on which developer contributions will be sought.
E.92	4.2.72	Capitalise "Relief Road".	To ensure consistent terminology is used.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.93	4.2.73	Amend paragraph to read: The development will also include a transport interchange area with capacity for around 150 spaces <u>Park and Choose site with</u> and ancillary facilities such as secure cycle lock ups. In the short to medium term, this will be used as a “Park and Share” and “Park and Cycle” hub but longer term, the site may also be a Park and Ride site to complement the principal Park and Ride sites north and south of the city	To clarify the policy approach to supporting sustainable transport and movement modes.
E.94	4.2.78	Delete paragraph and replace with: <u>210 primary school places will be required to meet the educational needs of the new population generated by the development</u> A new 210 place primary school will be required to meet the educational needs of the new population generated by the development and a deficit in capacity within existing schools in the north west of the city. This should be centrally located close to the existing high school to create a community and education hub to the development. If pre-school provision is not delivered as part of the community hub, this will need to be provided as part of the new primary school.	To clarify the policy approach to supporting education provision
E.95	4.2.80	Amend paragraph to read: The Yazor Brook corridor is designated as floodplain which also extends to a wider land area at the eastern end of the expansion area. The <i>Water Cycle Study</i> and the <i>Strategic Flood Risk Assessment</i> have highlighted that a strategy to address both the sustainable management of new surface water discharges from the urban extension and measures to mitigate against fluvial flood risk will be required. This is likely to encompass surface water attenuation features which will be an integral part of the development and will provide opportunities for biodiversity enhancement. A detailed flood risk assessment will be required to address these issues. Yazor Brook is also an existing source of flooding to properties, community facilities and highway infrastructure east of the expansion area and the development will also need to include measures to assist in reducing this existing flood risk, <u>in accordance with national policy and technical guidance on the management of flood risk.</u> The area suffers from low water pressure and therefore an upgrade to the mains water supply to serve the area may be required. With regard to the Whitecross High School expansion, flood management and mitigation will also be required. Opportunities to utilise existing and new playing fields for flood betterment will be explored.	To clarify the policy.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.96	4.2.90	Amend paragraph to read: As part of the development, a southern Park and Ride Choose site is required in the vicinity of the A49/Rotherwas Access Road roundabout to complement those proposed north and west of the city aside other expansion locations. These Park and Ride areas should also have the ability to be Park and Car Share hubs, and Park and Cycle to achieve their full potential in reducing private car use within the city. Provision will also need to be included for a small parking area to serve the country park. The design and siting of the Park and Ride should take into account any impact on the landscape.	To clarify the policy approach to supporting sustainable transport and movement modes.
E.97	HD7	Policy HD7 – Hereford Employment Provision Hereford will continue to provide focus for employment provision in the county. Employment supply at Hereford will be delivered through: <ul style="list-style-type: none"> the expansion of the city centre as part of wider city regeneration which will include commercial uses including new office provision and creating a better environment for existing businesses. Proposals for office uses outside of the city centre will be subject to the sequential test, <u>as set out in paragraph 24 of the NPPE</u>; continuing development of employment land at Hereford Enterprise Zone at Rotherwas to strengthen the enterprise zone, with particular focus on defence and knowledge sectors, creating added benefit for companies who locate in the area; encouraging small scale environmental and knowledge based employment development opportunities; and provision of new areas of employment land particularly through the development of strategic urban extensions. 	To provide clarity.
E.98	4.2.103	Delete sentence: Following designation, studies were commissioned to examine the possible benefits of additional road infrastructure to serve the Enterprise Zone. However, the reports, which considered the economic, wider social and traffic impacts of an eastern link road from the Enterprise Zone to the A438 Ledbury Road, recommended against the inclusion of such a link in the Core Strategy	To delete unnecessary text from the Plan.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.99	4.2.107	Amend paragraph to read: Although this business park is located 7km north of Hereford, it is one of the county's largest employment sites and is sufficiently close to Hereford to assist in meeting the current and future employment needs. This site presently comprises 60,000 m ² of predominantly B1 and B8 floorspace, although a planning permission has been granted application is currently being considered for around a further 51,000 m ² of mixed B1, B2 and B8 floorspace, totalling an additional 21 hectares. The site is rated as 'good' in the <i>Employment Land Study 2012</i> and if the current application is approved, the site will offer a diverse range of new employment opportunities.	To update text. To remove unnecessary text from the Plan.
4.3 Bromyard Place Shaping			
E.100	4.3.1	Amend paragraph to read: As part of the vision for Herefordshire, Bromyard will continue to fulfil a diverse range of important roles as a focus for residential, employment, recreational and cultural uses. The town will continue to act as a service centre for its hinterland <u>the surrounding rural area</u> . The strategy promotes the continued development of the town, taking into consideration its needs, opportunities and constraints. This vision is manifested in strategic objectives 1, 4, 6, 8 and 10, which for Bromyard, centre on meeting housing need (including affordable housing), reducing the need to travel, facilitating employment generation and diversification and improving delivery and access to services. The spatial strategy for Bromyard is balanced against its unique needs, opportunities and constraints which are represented in the town profile map in Figure 4.4.	To ensure use of consistent terminology throughout the plan.
E.101	Fig 4.4	Delete source reference: " http://factsandfigures.herefordshire.gov.uk/yourarea.aspx " and replace with: " http://factsandfigures.herefordshire.gov.uk/ "	To ensure that source references in the plan are up to date.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.102	4.3.2	Amend paragraph to read: To achieve the vision for Bromyard, a strategic urban extension for residential development is proposed in the north west area of the town. In addition, new employment land of around 5 hectares will be identified through a Neighbourhood <u>Bromyard</u> Development Plan. The proposed housing at Hardwick Bank is located on mainly 'high' and 'medium-high' sensitivity landscape according to the Urban Fringe Sensitivity Analysis 2010. High landscape constraints are predominant all around Bromyard and flooding issues also constrain development to the east of the town. The environmental constraints of Bromyard must be balanced with the need for new development. The spatial strategy proposes to direct some development to Bromyard to support its service centre role, meet local housing needs and provide further employment opportunities for the local community. Policies BY1 and BY2 set out how the spatial strategy for Bromyard will be delivered and managed and are illustrated in the Bromyard Key Diagram – Figure 4.5.	To respond to the fact that the Town Council has decided not to produce a Bromyard Neighbourhood Plan. Proposals for Herefordshire Council to produce Bromyard Development Plan are now included in revisions to the Local Development Scheme.
E.103	Fig 4.5	Delete reference on map as follows: New employment site to be delivered through the Neighbourhood Bromyard Development Plan.	To avoid any misunderstanding about the potential location of future employment land.
E.104	4.3.7	Amend paragraph to read: The new development should have a network of cycle ways and footpaths that are easily accessible and connect with the town centre, existing employment sites, community facilities and the surrounding countryside. This is particularly important given the peripheral location of the development area. Car parking will be addressed through the <u>Bromyard Area Plan</u> a Neighbourhood Development Plan and/or other Development Plan Documents.	To respond to the fact that there is no further intention to progress with a Bromyard Neighbourhood Plan. In the absence of such a Plan the Council is committed to drafting a Bromyard Development Plan for the town.
4.2. Kington Place shaping			
E.105	Fig 4.7	Delete source reference: “ http://factsandfigures.herefordshire.gov.uk/yourarea.aspx ” and replace with: “ http://factsandfigures.herefordshire.gov.uk/ “	To ensure that source references in the plan are up to date.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
4.3. Ledbury Place Shaping			
E.106	Fig 4.9	Amend source text at bottom of Fig 4.9 to read: http://factsandfigures.herefordshire.gov.uk/yourarea.aspx	To update web link address
E.107	4.5.3	Amend last sentence “The remaining housing requirement for Ledbury will be delivered through existing commitments, windfalls and/or the allocation of sites through either a Neighbourhood Development Plan and/or other Development Plan Documents.”	To update the Plan.
E.108	4.5.5	Delete last part of first sentence: “Land north of the viaduct will also include around 3 hectares of employment land (in addition to any existing commitments), which will be restricted to use class B1 (light industry, offices, research and development) in order to complement the larger employment area and to safeguard residential amenity. By requiring this to be located along the boundary with the existing industrial estate, this will act as a noise buffer between the new housing and existing businesses. Small-scale sites for employment use will also be identified through a Neighbourhood Development Plan and/or other Development Plan Documents.”	As a consequential change to bullet 2 of Policy LB2
E.109	4.5.6	Amend third sentence: “New employment land and other policies in the Core Strategy, as well as the forthcoming Neighbourhood Development Plan or other Development Plan Documents, will also promote local employment opportunities.”	To update and to remove unnecessary text
E.110	4.5.8	Amend paragraph to read: The issue of car parking supply and demand at the railway station and in the town centre will be addressed through a Neighbourhood Development Plan and/or other Development Plan Documents	To update and to remove unnecessary text
E.111	4.5.10	Amend paragraph to read: A review of open space needs and existing designations in Ledbury will be undertaken as part of a Neighbourhood Development Plan and/or other Development Plan Documents.	To update and to remove unnecessary text
E.112	4.5.13	Amend paragraph to read: A landmark feature of Ledbury is its railway viaduct which is Grade II listed. Any development of the viaduct site will need to respect the setting <u>and significance</u> of the viaduct, yet regard it as a positive feature to be integrated within, and inform the detailed master planning and design of, any scheme.	To comply with the wording of the NPPF.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.113	4.5.15	Amend last sentence: The need highlighted in the <i>Town Centres Study Update 2012</i> will be reviewed regularly against expenditure capacity and the identification of any specific proposals to meet the needs may <u>will</u> be considered through a Neighbourhood Development Plan and/or other Development Plan Documents.	To update and to remove unnecessary text
4.4. Leominster Place Shaping			
E.114	4.6.1	Amend paragraph to read: Leominster, as the main centre in the north of the county, will continue to fulfil a diverse range of important roles as a centre for residential, employment, cultural, retail, tourism and recreational uses. Leominster will continue to act as a service centre to its rural hinterland <u>the surrounding rural areas</u> . This strategy seeks to promote the continued development of the town, taking into consideration its needs, opportunities and constraints.	To ensure consistent terminology throughout the plan.
E.115	Fig 4.12	Insert updated web address: http://factsandfigures.herefordshire.gov.uk/	To remove out of date references
E.116	4.6.3	Amend paragraph to read: Residential development is proposed to the south-west of the town. The decision to focus the largest single strategic allocation of new homes to Leominster has been based on the recognition of its economic importance located on the A49 corridor; that it is the least constrained market town; its good public transport links, including the railway station; and that an urban extension will bring transport benefits in the form of a southern link <u>relief</u> road. The latter will benefit the centre of the town in terms of reducing congestion and improving air quality.	To clarify the purpose of the road
E.117	Figure 4.13	Amend label for new road: Southern Link <u>Relief</u> Road Corridor	To ensure consistent terminology.
E.118	4.6.6	Third sentence: An appropriate mix of housing will be needed, informed by the <u>most up to date Local Housing Market Assessment</u> , in order to meet the needs of all sections of the community including housing for older persons. a need highlighted in the study of the Housing and Support needs of Older People in Herefordshire 2012."	Additional text to provide clarification. Deletion to remove unnecessary text.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.119	4.6.9	Delete: Detailed Planning permission has previously been granted for 425 dwellings at Barons Cross Camp, Cholstrey Road. This brownfield site was an allocation under the Herefordshire Unitary Development Plan and is considered appropriate to be delivered during the plan period. The remaining non-strategic housing in Leominster will be provided through smaller scale sites within the built up area in accordance with additional requirements and will be delivered through a Neighbourhood Development Plan and/or other Development Plan Documents	Deletion to remove unnecessary and out of date text.
E.120	4.6.11	Amend paragraph to read: Previous studies have indicated that the The Bargates area of the town suffers from congestion and without new road infrastructure the potential growth of Leominster would be limited. In addition, the Bargates area is also designated as an Air Quality Management Area as a result of poor air quality and new road infrastructure would enable much of the heavy vehicular traffic to be diverted from this area.	To remove unnecessary text.
E.121	4.6.12	Amend paragraph to read: The urban extension provides the opportunity to provide new road infrastructure as an integral element of the development. A link relief road connecting the Worcester Road roundabout to the A44 at Baron's Cross will be constructed. Much of the link from the B4361 Hereford Road to the Worcester Road roundabout has already been constructed, with a small area of approximately 200 yards needed to complete the link. The entire link relief road will be designed to provide an alternative direct and more convenient route for vehicles and avoid the need for through traffic to pass through the town centre, and in particular, the Bargates junction. The link relief road is also likely to require new roundabout junctions on the B4361 and A44 and an extension of the highway infrastructure in the south west corner of the Enterprise Park.	To ensure consistent terminology is used throughout the plan.
E.122	4.6.17	The provision of a new combined infant and junior school is currently under consideration to replace existing provision in the town. This new school will provide up to 630 places which meets the current need. However, the The additional housing provided by the urban extension will place create a need for a new primary school of up to 420 places primary school places. In addition, there will be a need for a children's centre for the early years which could form part of the community hub. In terms of high school places, the Earl Mortimer College has adequate capacity to cover the new growth of the town. These new facilities will help create a more sustainable community."	To remove unnecessary text from the plan.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.123	4.6.18	Amend second sentence: Archaeological potential has been identified, in Leominster, particularly at land south of Barons Cross where there are earthworks. The proposed route of the southern link <u>relief</u> road needs full assessment prior to any works taking place on the south west extension. The Sustainability Appraisal highlighted that any archaeological concern on the proposed site needed to be addressed, this will be done at the master planning stage through and detailed field evaluation <u>will be required</u> .	To ensure consistent terminology throughout the plan. To remove unnecessary text.
E.124	4.6.19	Amend final sentence: "It may also be appropriate to consider Small scale convenience retail to will be provided within the urban extension to meet the day to day needs of the residents of the new development."	To better reflect the wording of Policy LO2
E.125	4.6.23	Rename the title of this section as follows: "Surface water management, <u>water quality</u> and fluvial flooding"	To update the plan and for clarity
4.5. Ross on Wye Place Shaping			
E.126	Figure 4.15	Insert updated web address: http://factsandfigures.herefordshire.gov.uk/	To remove out of date references
E.127	4.7.9	Amend paragraph to read: The continuation of the Unitary Development Plan The policy to deliver employment land to the north of the strategic housing location at Model Farm, will help facilitate greater employment opportunities for the residents of Ross-on-Wye. This employment area is located at an important entrance to the town and consists of a farm and surrounding agricultural fields with a field buffer to the nearby residential area to the west. A high quality development for B1, B2 and B8 uses will be accommodated, which should include appropriate landscaping to form a key element of any proposal to provide, <u>providing</u> an appropriate eastern edge which is open to long distance views	To bring the document up to date by removing reference to the UDP and to correct punctuation.
E.128	4.7.10	Amend first sentence to read: The developer of the <u>Model Farm</u> area..	For clarity

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
Rural Areas			
E.129	4.8.1	The council's strategy for the rural areas outside of Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as intangible factors such as social fabric reflecting community cohesion, interdependence and commitment.	To remove unnecessary text.
E.130	4.8.2	Sustainable development is about positive growth, and therefore gains in these three dimensions of <u>Improved</u> sustainability are <u>is</u> central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, <u>8a</u> , 10 and 12 of the Core Strategy.	To improve clarity of text and to include reference to proposed new objective 8a.
E.131	4.8.3	To achieve this aim, the rural policies seek to enhance the role the county's rural areas <u>villages</u> have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of existing villages <u>settlements</u> through the development of appropriate rural businesses and housing, including affordable housing, that contributes towards maintaining their <u>maintenance</u> and strengthening these centres as hives of activity both socially and economically will be supported.	For clarity and consistency. The word 'village' will be replaced with 'settlement' where necessary.
E.132	4.8.4	Within this large, predominantly rural county, it is apparent that different areas of Herefordshire have their own identities shaped by a variety of factors and affinities that have evolved through time. A significant aspect of this geography contributing to a particular local character is the settlement pattern. As the pattern of rural settlements varies, a more localised approach to the rural areas has been developed for the Core Strategy.	To add clarity to text
E.133	4.8.5	This <u>The approach adopted</u> builds upon work undertaken on Housing Market Areas (HMAs) through the Strategic Housing Market Assessment 2008, Herefordshire Local Housing Market Assessment 2013 and Local Housing Requirement Study 2012. These assessments of Herefordshire's housing market have identified that there are spatial variations. it varies spatially and the <u>The</u> county can be divided in to seven areas based upon common housing market characteristics including tenure, house type profile, incomes and affordability, and house prices. , as well as <u>It also reflects</u>	To add clarity to text

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification												
		geographical proximity, patterns of household movement (migration) and travel to work patterns. that demonstrate the functional relationship between where people live and work. The seven geographical areas identified are the Housing Market Areas of Herefordshire, which are illustrated in Figure 4.18.													
E.134	4.8.7	Herefordshire’s seven HMAs are broadly focused on Hereford and the market towns (except for the Golden Valley) and utilise ward boundaries. (within which parishes sit). The approach to rural areas has been undertaken on the basis of an analysis of the rural element of each HMA only. The term ‘rural HMAs’ used in this section refers only to these the rural parts of the defined HMAs. Changes to the electoral wards in Herefordshire in 2015 may result in the need to amend the boundaries of the Housing Market Areas.	To add clarity to text												
E.135	4.8.8	Delete: ‘The council is proposing that approximately 5,300 houses should be developed across all rural HMAs during the plan period. This county wide rural housing figure can be broken down by rural HMA, informing a set of indicative housing targets which relate to the future housing needs and requirements of the different areas and rural communities of the county’.	Text is superfluous												
E.136	Fig 4.19	Delete table: <table><tr><th>Rural housing 2011 – 2031</th><th>Dwelling numbers</th></tr><tr><td>Rural housing completions 2011 – 2013</td><td>174 (net)</td></tr><tr><td>Rural housing commitments as at April 2014</td><td>623 (net)</td></tr><tr><td>Windfall allowance 2014 – 2031</td><td>900</td></tr><tr><td>Sites enabled through Neighbourhood Development Plans or other Development Plan Documents</td><td>3603</td></tr><tr><td>Total 2011 – 2031</td><td>5300</td></tr></table>	Rural housing 2011 – 2031	Dwelling numbers	Rural housing completions 2011 – 2013	174 (net)	Rural housing commitments as at April 2014	623 (net)	Windfall allowance 2014 – 2031	900	Sites enabled through Neighbourhood Development Plans or other Development Plan Documents	3603	Total 2011 – 2031	5300	Table will become out of date. Information will be reflected in the AMR
Rural housing 2011 – 2031	Dwelling numbers														
Rural housing completions 2011 – 2013	174 (net)														
Rural housing commitments as at April 2014	623 (net)														
Windfall allowance 2014 – 2031	900														
Sites enabled through Neighbourhood Development Plans or other Development Plan Documents	3603														
Total 2011 – 2031	5300														

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E.137	4.8.10	Amend last sentence: There is clear evidence over many years that such sites have delivered an important element of the county's housing supply and as such a modest windfall allowance <u>for rural areas</u> has been included of 1000 dwellings (50 per annum).	To add clarity to text
E.138	4.8.12	"The Rural Housing Background Paper (March 2013) sets out in its Appendix 2 the assessment of each rural HMA undertaken, together with village data (including figures for the number of dwellings in each village core). The data is representative of a point in time and will be subject to review during the plan period. This document will be a useful reference for parish councils producing Neighbourhood Development Plans. Whilst parish councils engaged in the neighbourhood planning process can utilise the Core Strategy evidence base, through gathering their own additional locality based evidence they may develop their own policies and proposals for the sustainable development of an area which deliver the Core Strategy's strategic objectives in a locally focused way".	To remove superfluous text.
E.139	Paragraph 4.8.13 above 4.8.14)	The housing growth target for the villages of each HMA will assist in informing the preparation of emerging Neighbourhood Development Plans to enable communities to develop locally focused policy approaches on the scale and location of residential development in their area, in general conformity with the Core Strategy. Whilst Neighbourhood Development Plans need to be clear on how they fit with countywide strategic policies, communities should see this target as indicative and not the sole measure of general conformity. Housing policies and proposals (including allocations) in Neighbourhood Development Plans will need to be minded to the target and local evidence, being able to clearly explain the rationale for any difference	Note: Error in para numbering- duplicate paragraphs 4.8.13. To remove superfluous text.
E.140	4.8.15	It is envisaged that this strategy will lead to many small scale residential developments where the proposal is championed by the community with clear community and environmental benefits. It is also anticipated that this approach together with the application of affordable housing policies (H1 and H2) will lead to an increase in the provision of affordable housing across all rural areas	To remove superfluous text.
E.141	4.8.16	Housing in Herefordshire's <u>villages settlements</u> 4.8.16 National policy supports a sustainable approach to development in rural areas which is locally responsive, reflecting local housing needs with <u>an</u> the emphasis being on supporting services,	To ensure consistent terminology

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
		employment and facilities in villages, avoiding new isolated homes in the countryside.	
E.142	4.8.17	Acknowledging the county's variety of rural neighbourhoods and that the different characters of the rural HMAs are seen in their village communities, a more localised assessment of each rural HMA has been undertaken to inform how rural housing will be distributed. The process of this assessment is fully set out in the <i>Rural Housing Background Paper March 2013</i>.	Text is superfluous
E.143	4.8.21	Given the importance of the Herefordshire landscape, and particularly the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty ¹ , new dwellings should make a positive contribution to their rural landscape by being built to a high standard, incorporating appropriate materials and landscaping. High quality design that is sustainable and reinforces the locally distinctive vernacular will be <u>particularly</u> encouraged. Innovative and/or contemporary design will also be supported where it is appropriate to the <u>its</u> context, <u>it</u> makes a positive contribution to the architectural <u>character diversity</u> of the locality and achieves high levels of sustainability in terms of energy and water efficiency, as set out in Policy SD1. All residential development proposals will need to consider the capacity of the drainage network in the area and the impact of future development on water quality in accordance with Policy SD4."	To add clarity to text
E.144	4.8.23	Where a Neighbourhood Development Plan exists, residential developments will have community support if the proposal is in conformity with their plan. Developers advancing proposals in the absence of a Neighbourhood Development Plan should ensure early engagement with the local community, including the parish council is undertaken. The results of any community consultation should be incorporated within the planning application; referencing how the development contributes to meeting community needs and ambitions	Text is superfluous
E.145	4.8.24	<u>Housing affordability</u> is a <u>significant</u> issue in rural Herefordshire. due to the relationship between house prices and incomes. This situation is exacerbated by an existing housing mix that is heavily skewed towards higher value properties, together with demand from people moving to rural areas and restricted scope for new house building. As a result there is a need for market housing priced at a level that can be afforded by local people.	To add clarity to text
E.146	Fig 4.20	Amend: 'Figure 4.20: The <u>villages settlements</u> which <u>will be</u> are the main focus of proportionate	For consistency the word

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		housing development'	'village' will be removed from the Plan and replaced with 'settlement' where necessary.
E.147	Fig 4.21	Figure 4.21: Villages where housing development will be restricted to market homes which meet the needs of people with local connections or affordable housing. <u>Other settlements where proportionate housing is appropriate.</u> Amend following within Fig 4.21 list Brienton <u>Breinton</u>	For consistency the word 'village' will be removed from the Plan and replaced with 'settlement' where necessary. Factual correction
E.148	4.8.31	All residential development proposals will need to consider the <u>take account of</u> capacity of the drainage network in the area and the impact of future development on water quality in accordance with Policy SD4.	To add clarity to text
E.149	4.8.32	Amend final sentence: The need to make an exception to the general policy approach to development in the countryside in order to meet the requirements of rural businesses has long been recognised and this approach to rural workers has been endorsed by the National Planning Policy Framework (2013 <u>2012</u>)	Factual correction to text
E.150	4.8.33	Amend last sentence: 'The sustainability of the business will be scrutinised to ensure any essential need established can be sustained so the concessions <u>criteria</u> set out in Policy RA4 are not abused. undermining the overall approach and leading to sporadic, isolated development in Herefordshire's countryside '.	To remove superfluous text.
E.151	4.8.34	Amend first sentence: ' Thus <u>Therefore</u> , in terms of agricultural or forestry dwellings it will be essential to firstly establish that stated intentions to engage in agriculture are soundly-based <u>genuine</u> , reasonably likely to	To add clarity to text

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
		materialise and capable of being sustained for a reasonable period of time.”	
E.152	4.8.43	<p>Redundant rural buildings in Herefordshire vary greatly in terms of scale, design and materials depending on their original use. Some are situated within villages, but the majority are located in the countryside. They may occasionally be single buildings but more commonly are grouped together in farmsteads or other clusters. Many are former agricultural buildings which are no longer required for their original purpose. Others may relate to different activities such as corn mills or other industrial buildings. Most of these buildings have heritage value and are referred to in the policy as ‘heritage assets.’ Herefordshire has some 3,000 historic farmsteads which can potentially contribute to promoting and improving a diverse rural economy. Herefordshire’s historic farmsteads vary widely in scale and form and make an important contribution to the county’s built heritage, landscape character and sense of local distinctiveness. Of particular significance is the high proportion of farmsteads that retain all or much of their historic character. Changing farming practices have made many traditional farm buildings redundant and finding a suitable alternative use which preserves their character and the integrity of the farmstead grouping is one way to secure their survival. Where planning permission is required proposals for the re-use of farmsteads should be informed by an assessment of the farmstead as a whole, including its landscape setting, character, significance and sensitivity to and potential for change. This assessment should have regard to the <i>West Midlands Farmsteads and Landscape Project Planning Tools Report 2010 (English Heritage)</i>, the <i>Farmstead Assessment Guidance (English Heritage)</i> and the <i>Herefordshire Historic Farmsteads Characterisation Project 2008 (Herefordshire Council)</i>.–...’</p>	To remove superfluous text.
E.153	4.8.44	<p>The West Midlands Farmsteads and Landscape Project notes that in Herefordshire, the commercial re-use of rural buildings has tended to revolve around tourism development. Whilst there may be some scope for further tourism development there is now greater potential for other types of businesses to develop. The wide range of building types are suitable for a variety of different businesses and expanding broadband availability will help to increase their potential, ultimately contributing to a diverse rural economy and increased local job opportunities. Where a redundant building in open countryside is a heritage asset and is proposed for residential use, applicants must demonstrate that other non-residential uses are not viable through a market tested report to be submitted with any application.</p>	To remove superfluous text.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.154	4.8.45	Amend: 'Policy RA5 does not <u>is not intended to</u> support the rebuilding of rural buildings which have fallen into a derelict ruinous state. as <u>At this point</u> their significance has usually been lost. Candidate B buildings should therefore be structurally sound and capable of bona fide conversion for the proposed use without major reconstruction. A full structural survey may be required to demonstrate whether this is the case.'	To add clarity to the text
E.155	4.8.47	Where required applicants will also be required to demonstrate that proposed uses respect the character of the buildings, are suitable for the rural environment, address sustainable transport issues and do not have a negative impact on the amenity of local residents and environment and in terms of noise, light and air pollution. Detailed design requirements for proposals for the re-use of individual buildings and farmsteads will be set out in a Design Guidance Supplementary Planning Document. However in broad terms proposals must ensure that schemes respect the historic character and interest of the buildings, its relationship with other buildings and heritage assets, and its place in the wider landscape. Overall, schemes should keep new openings to a minimum; respect internal features and spaces; and avoid introducing <u>non-traditional</u> 'over-domestic' features such as dormer windows, chimney stacks, porches or unsympathetic materials.	To add flexibility to recognise that these issues may be covered by other plans.
E.156	4.8.49	In summary this policy supports the sustainable re-use of rural buildings where it secures their future, the changes proposed do not harm their character and there are no unacceptable impacts on the local environment and local communities.	To remove superfluous text.
E.157	4.8.50	Although planning policy for economic development in Herefordshire centres on providing economic growth for Hereford and the market towns, the rural economy of Herefordshire is much broader and takes into account the surrounding land and villages outside urban areas. The rural areas have consistently which have for many centuries played a strong role in local, regional and national food and drink production, particularly in areas such as agriculture and farming. Other uses within the rural economy consist of local businesses and services, village shops and public houses, tourism activities and accommodation, home working businesses, military uses, as well as farm diversification enterprises. The strengthening of the rural economy is also important for in retaining a skilled labour force within the rural area, and offers opportunities for employment, particularly to young people. In order to allow the rural economy to grow into the future, there is a need for the	To remove superfluous text.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
		following policy to allow provides flexibility for start-ups and continuation of new business enterprises, business diversification, <u>and</u> home working and embracing . It also embraces new technologies and methods to allow the rural economy of Herefordshire to prosper. into the future	
E.158	4.8.53	A number of initiatives have demonstrated the importance of food and drink production in supporting and strengthening the rural economy. Research upon local food webs has been undertaken² which showed that local food economies and independent retailing are under threat from supermarket expansion and centralised supply chains. The study which focused on a smaller local model used for Ledbury is a template which can be used for other local communities as well as the surrounding county as a whole.	To remove superfluous text.
E.159	4.8.54	In addition to Policy E4 which promotes tourism within the county, Tourism plays a large role within the rural economy. The varied with the provision of tourist centres, information points and displays, static caravans, chalets, camping and touring caravan sites. Such tourism facilities enable existing farms and rural businesses to diversify as well as accommodating the needs of visitors.	To remove superfluous text.
E.160	4.8.55	As well as tourism, the rural areas also play host to a number of wedding and corporate functions which take place within purpose built structures or buildings and larger country houses, some in isolated locations and others within rural settlements. It is important that scale is taken into account in these circumstances, as even a material change of use has the ability to affect the local amenity by way of issues such as noise, traffic and parking Within Herefordshire, there are also a number of isolated and previously developed (brownfield) sites within the countryside, detached from a settlement, and which have ceased operating. Some sites may no longer contain any buildings, and seeing as they are in isolated locations, it would not be effective or sustainable to promote further development.	To remove superfluous text.
E.161	4.8.56	Within Herefordshire, there are also a number of isolated and previously developed (brownfield) sites within the countryside, detached from a settlement, and which have ceased operating. Some sites may no longer contain any buildings, and seeing as they are in isolated locations, it would not be effective or sustainable to promote further development.	To remove superfluous text
E.162	4.8.57	An Isolated employment sites may be appropriate for capable of remaining viable with small extensions <u>and/or</u> redevelopment. and A justification will need <u>should</u> to be provided to	To remove superfluous text.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
		demonstrate the necessity <u>need</u> for these additions. Extensions and redevelopment of existing employment sites will be looked upon favourably, however these Proposed developments will need to take into account other relevant policies within this Plan. on appropriate siting and design within the open countryside.	
E.163	4.8.58	The National Planning Policy Framework core principles encourages planning policies which outline the effective use of brownfield land, except where the site has high environmental value. Although a site may have had buildings on it in the past, this does not justify the appropriateness to redevelop the site if the buildings have since been removed. Sites without buildings will require an assessment of their environmental value and whether they make a positive contribution to the landscape, even if the site currently contains the remnants of an existing use. Dependent upon the nature and sustainability of the site, it may be more appropriate and effective to keep a site with no buildings in its current state	To remove superfluous text.
E.164	4.8.59	Amend paragraph to read: These policies will be delivered by: <ul style="list-style-type: none"> the Infrastructure Development Plan and developer contributions/community infrastructure levy the development management process <u>Hereford Area Plan, Bromyard Development Plan, Neighbourhood Development Plans,</u> other Development Plan Documents <u>as appropriate and</u> Supplementary Planning Documents and Neighbourhood Plans. 	To update the plan
E.165	4.8.60	Amend paragraph to read: In addition to the indicators listed in the Spatial Strategy and General Policies' sections, the following indicators will be used to measure the effectiveness of the policies: <ul style="list-style-type: none"> utilising the AMR to develop an indicator of housing completions by HMAs and rural HMAs utilising the AMR to monitor the number of housing completions relating to market housing for local people 	To update the plan

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.166	4.8.61	Delete paragraph Sustainability Appraisal and Habitats Regulations Assessment The Sustainability Appraisal Report produced as part of the development of this Pre Submission Publication Version of the Core Strategy recommended three additional criteria to the place-shaping policies on Bromyard (BR2) and Leominster (LO2), relating to issues concerning the protection of heritage assets, particularly archaeology (Bromyard and Leominster policies) and contributing to zero carbon emissions. These have been incorporated into this document, where possible, although the issue of zero carbon development is being addressed at the national level through forthcoming changes to Building Regulations and will not be issue for planning policy.	To remove superfluous text.
5. General Policies			
E.167	Para 5.1.9	Insert new sentence at end of paragraph: <u>The relationship of postcode areas to Housing Value Areas can be found in Appendix 7</u>	To refer to new appendix
E.168	5.1.16	Amend paragraph to read: Rural exception schemes need to take full account of environmental considerations including design, siting and materials and avoid sensitive locations where development would not be permitted for reasons of landscape or visual impact. Similarly a site's location should not place additional financial burdens upon households occupying the scheme such as through isolation or increased costs in gaining access to local services and facilities, for example schools and employment. Given that these schemes may be located in or around small villages, the scale of development should reflect the locality; meaning that small affordable housing schemes should not normally exceed 15 dwellings in total.	To reflect that there may be larger scale proposals which may be acceptable
E.169	5.1.17	Amend paragraph to read: National planning policy indicates that consideration should be given to whether allowing some market housing on exception sites would facilitate the provision of significant additional affordable housing to meet local needs. Where such schemes are proposed, the applicant will need to demonstrate that a mixed tenure scheme is essential to the delivery of the affordable housing and that it removes the need for public subsidy. Open market housing should be limited to an absolute minimum in such schemes and only in order to make the scheme viable. The preparation of Neighbourhood Development Plans and/or other Development Plan Documents will also provide an opportunity to identify sites for affordable housing	To reflect that there are occasions where public subsidy may be required to make schemes viable.

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E.170	5.1.21	Amend paragraph to read: It is important that the accommodation needs and requirements of all sections of the community are considered in developing planning policies. Government planning policy is increasingly favouring the identification of sites for travellers. Herefordshire Council recognises these requirements which will be taken forward in the preparation of a new Travellers' Development Plan Sites Document. In the interim however, the following policy is required in order to consider the merits of planning proposals.	To bring the Core Strategy up to date
E.171	5.1.23	Amend paragraph to read: The approach to planning for travellers through the preparation of a Traveller Development Plan Document <u>Travellers' Sites Document</u> will reflect the increased involvement of <u>traveller and settled</u> communities in determining the location of development. Traveller sites include those considered necessary to meet the residential needs of gypsies and travellers who will remain in a location permanently or for substantial periods, transit sites for those moving through the area as well as plots for travelling show people.	To bring the text up to date and make the wording compliant with Planning Policy for Travellers, 2012
E.172	5.1.35	Amend paragraph to read: Population growth will generate a range of service needs throughout Herefordshire, particularly concentrated within the major growth locations, and it is essential that these service needs are supported by appropriate levels of social and community infrastructure. This should come forward either as an integral part of the development (adaptable, mixed use and made available at an early stage), or by way of a developer contribution/community infrastructure levy monies <u>which meet the relevant tests of paragraph 204 of the NPPF.</u>	To clarify the paragraph
E.173	5.1.44	Amend paragraph to read: Herefordshire is fortunate to have a broad range of open space, sports and recreation facilities which are both in public and private ownership. Open space, sports and recreation typology definitions are based upon PPG17 – Assessing Needs and Opportunities: A Companion Guide and include (but are not limited to) formal and informal parks and gardens, school sports grounds, public rights of way, allotments, semi-natural areas (including orchards), sports playing fields, cemeteries and churchyards, amenity areas, indoor sports halls, children's play facilities, village halls, civic spaces, country parks, green infrastructure corridors and canals.	To remove out of date references

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.174	5.1.46	Amend paragraph to read: Wherever possible, The need for space, sports and recreational facilities will be considered on a site by site basis. <u>Open space sports and recreation facilities will need to be placed on site and be integral to the functioning of the development. Off-site contributions will be sought where appropriate, on an equally beneficial basis for the local community and will include provision for appropriate maintenance (as defined by the local planning authority) of the open space, sports or recreation facility</u>	To clarify the application of the policy.
E.175	5.1.48	Amend paragraph to read: In order to identify shortfalls against a local standard of provision and set out future requirements, Herefordshire Council has undertaken a local assessment of existing provision of open space, sports and recreation needs which is in accordance with the National Planning Policy Framework, the companion guide to PPG17 and standards set by relevant organisations such as Fields in Trust, Sport England and Natural England. This assessment comprises an Open Space Study 2007, Sports Facilities Framework 2010, Play Facilities Study 2013 and a Playing Pitch Assessment 2012. The council is updating its evidence base in order to incorporate local standards into either a supplementary planning document, other Development Plan Document and/or Neighbourhood Development Plans. This evidence base will be used to secure appropriate planning contributions to aid development of open space, sports and recreation facilities throughout Herefordshire.	To remove out of date references
E.176	5.1.50	Delete Paragraph: Proposals for major sporting or leisure facilities away from Hereford city centre and the market towns will not be appropriate unless there is a demonstrable requirement for their use to be established in a particular location. Proposals for such facilities will also need to take into account other relevant policies in this plan, covering issues such as the impact upon the landscape and surrounding environment	Paragraph not required as the issue would be covered by other policies
E.177	5.1.57	Amend paragraph to read: Along side the above, development proposals should meet the requirements prescribed by <u>have regard to the council's LTP while promoting the principles set out in Herefordshire Council's Highway Development Design Guide for New Developments and the Department for Transport's Manual for Streets and Manual for Streets 2 – Wider Application of the Principles (2010)</u> <u>Consideration will also be given to the Department of Transport Circular 02/2013 and Design Manual for roads and bridges or subsequent documentation.</u>	To update the plan

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.178	5.2.2	Amend paragraph to read: The following policies relate to the theme of economic prosperity and include policies for the provision of employment land; safeguarding existing employment land; home working, tourism, town centres and primary shopping areas and frontages. They supplement the spatial strategy policy SS5 and the Place-Shaping policies. In particular, they address <u>relevant</u> Core Strategy objectives 6-9 set out in the spatial strategy section	To update the plan
E.179	5.2.22	Delete from paragraph: "The Marches Hotel Study 2012 indicates that three star hotels dominate supply in Herefordshire. The study identified a need for larger 4 star hotels in the county with business and conferencing facilities. In order to ensure that there is not an oversupply of a particular standard of hotel"	To remove superfluous text
E.180	E5	Policy E5 – Town Centres In second paragraph insert: Proposals for development outside the town centres will only be permitted if it can be demonstrated that the requirements of the sequential test, <u>as set out in paragraph 24 of the NPPF</u> , have been met and that the proposal would not have a significant adverse impact on the vitality and viability of the centres. An application will be refused if it fails the sequential test or an impact assessment.	To provide clarity regarding the sequential test.
E.181	5.3.3	Locally distinctive assets both natural and man-made, are finite <u>and irreplaceable</u> and any detrimental impacts can carry cultural, environmental, economic and social costs. A number of assets benefit from statutory designations within national and international legislation. Statutory designations range from large areas conserved for <u>landscape geodiversity or biodiversity</u> importance, such as the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty and River Wye Special Area of Conservation, to individual statutory listed buildings which are protected for their architectural or historical significance. <u>Appendix 8 lists designated sites in Herefordshire at time of adoption</u>	To clarify text and update the plan regarding new appendix.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.182	5.3.4	Amend paragraph to read: Non-statutory designations and locally determined features are equally important to Herefordshire's local distinctiveness. Working with partner organisations, Herefordshire Council has identified important assets such as local wildlife sites, <u>local geological sites</u> and areas and buildings of local interest which contribute to Herefordshire's unique character. Non-statutory locally distinctive buildings and green spaces will be identified through forthcoming Development Plan Documents or Neighbourhood Development Plans	To update the plan
E.183	5.3.8	Amend fourth sentence: For development proposals there are often opportunities for mitigation measures to conserve landscape features such as trees, to restore features such as boundary hedges and to enhance the landscape character by other means such as woodland planting, creation of wetland areas or restoration of historic features	To remove unnecessary text.
E.184	5.3.9	Amend paragraph to read: A number of various landscape and townscape character assessments have been prepared supported by a Historic Landscape Characterisation and a number of completed conservation areas appraisals. The <i>Landscape Character Assessment Supplementary Planning Guidance 2009</i> (SPD) will be reviewed during the plan period. The SPD will build upon the detailed evidence base documentation; including Natural England's Character Areas as well as more recently produced <i>Urban Fringe Sensitivity Analysis January 2010</i> , <i>Rapid Townscape Assessments (various)</i> , <i>Green Infrastructure Strategy February 2010</i> and other local studies covering the architectural and historic environment. In conjunction with the above, relevant Areas of Outstanding Natural Beauty Management Plans, <u>and associated guidance</u> also provide more place-specific guidance which should inform development proposals from the outset	To add clarity
E.185	5.3.11	Amend paragraph to read: Biodiversity can be defined as the variety of sites, habitats and species within a specified locality and is influenced by factors such as geology, topography and climate. Geodiversity refers to the natural processes and constituent parts that have shaped the landscape and includes minerals, soils and water. <u>Geodiversity is the variety of rock, minerals, fossils, soils, landforms and natural processes that have shaped the landscape</u>	To add clarity

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.186	5.3.16	Revise end of first sentence: '.....local authority's administrative boundaries, <u>are held at the</u> listed in Appendices 8e-k and <u>further information is held at the</u> Herefordshire Biological Records Centre.'	To give clarity
E.187	5.3.17	Table following para 5.3.17 insert as title: Figure 5.2: Hierarchy of Green Infrastructure Assets And change heading in column 1 to: <u>County / Regional Strategy</u>	To give clarity
E.188	5.3.21	Amend paragraph to read: Development proposals should identify and protect existing green infrastructure. This could be based on areas mapped in the Green Infrastructure Strategy 2010 or any other features that contribute to the green infrastructure network. <u>The Green Infrastructure Strategy 2010 and associated Study identify those features that contribute to the green infrastructure network</u> This <u>Proposals</u> should take account of features within the site, but <u>and</u> also on adjacent sites as integration and connection with the surroundings is a key objective. Proposals should incorporate the retention and enhancement of features such as trees and hedgerows, together with long term management	To improve clarity and certainty
E.189	5.3.24	Amend final sentence; The <u>sustainable</u> re-use of existing buildings can also help mitigate climate change through reducing development pressures on greenfield sites, reducing demand for construction energy and materials and by minimising construction waste.	To give clarity
E.190	5.3.46	Amend first sentence: 'Policy SD3 <u>also</u> provides criteria for developers to consider when proposing development within areas identified as being at risk of flooding within the district.	To give clarity

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.191	5.3.62	The Environment Agency and Natural England have committed, through a formal Statement of Intent, to the preparations of prepared a Nutrient Management Plan aimed to control and reduce phosphate within the River Wye SAC and in doing so seek to identify actions to enable additional development. The Core Strategy will play a vital role in delivering the requirements of the Nutrient Management Plan, along with other mechanisms and measures. The Nutrient Management Plan will identify and associated Action Plan identifies the management actions required to achieve the conservation objectives target for phosphate by 2027. Planning guidance will be prepared where necessary to cover relevant measures included within the Nutrient Management Plan, or any revisions to it, comprising the need for planning advice, detailed phasing requirements, options that might be funded through developer contributions, water quality and ecological condition of stretches along the SAC rivers, and monitoring arrangements.	To update the references to the Nutrient Management Plan
E.192	5.3.115	Delete paragraph: Sustainability Appraisal 1.3.115 The Sustainability Appraisal Report produced as part of the development of this Core Strategy did not recommend any changes to any of the policies in this section. In relation to social progress policies, these were appraised as having mostly positive effects with a number having significant positive effects. The only negative effect identified in these policies was in relation to Policy H2 – allowing affordable housing schemes in rural areas which may have a negative effect on reducing the need to travel. The economic prosperity policies are assessed to have mostly positive effects, whilst in respect of the environmental quality policies the local distinctiveness and sustainable design policies are assessed to have mostly positive or significantly positive effects. Policies dealing with minerals and waste are assessed as having mixed effects. Policies dealing with minerals and waste are assessed as having mixed effects.	To update the Core Strategy and remove unnecessary text.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
6. Delivery, Implementation and Monitoring			
E.193	6.13	The type of infrastructure that the tariff will be used to service is set out in an Infrastructure Delivery Plan (IDP). The IDP provides robust evidence of infrastructure requirements through to 2031, but the focus is on the measures that are needed within the first 5 years (2011 to 2016) <u>from the date of adoption</u> , in the context of the longer term plan set out in the Core Strategy. The IDP schedule and required infrastructure is set out on an area basis to include Strategic County-wide, The Hereford Area, the Market Towns and the Rural Areas	To give clarity
E.194	6.15	A list of prioritised infrastructure projects, which the council have committed to, will be advertised on the council's website in the form of a Regulation 123 list. This list will have been verified in terms of achievability and phasing of delivery through the Economic Viability Study 2014 <u>a separate evidence base dealing with Economic Viability</u> , which will ensure that a balance is struck between the required infrastructure projects and the ability of the strategic sites to be delivered by the development industry	To give clarity
E.195	6.22	The continuous monitoring of policies and proposals is essential to ensure that the Core Strategy achieves its objectives. The policies will be monitored principally through the Annual Monitoring Report (AMR), in the manner described at the end of each section of this document <u>and in Appendix 3 – the Implementation, Monitoring and Delivery Plan</u> . The AMR report will set out the basic achievements of the main policies and contain details about the implementation of the housing policies in particular.	To give clarity
Glossary of terms			

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.196	Glossary	<p>The following terms have been added/amended with definitions as appropriate:</p> <p><u>Aggregates</u></p> <p>Aggregates Working party</p> <p><u>Custom build</u></p> <p><u>Functional need test</u></p> <p>Local Aggregates Assessment</p> <p>Local Authority Collected Municipal Waste</p> <p><u>Local Needs</u></p> <p>Managed Aggregate Supply Systems</p> <p>Minerals Safeguarding Area</p> <p>Park and ride <u>Choose</u></p> <p>Primary Aggregates</p> <p>Restoration</p> <p>Secondary Aggreagte</p> <p><u>Self -build Housing</u></p> <p>Self build homes and co housing schemes</p> <p><u>Social well-being</u></p>	To clarify the text of the Core Strategy or delete definitions where no longer necessary
E.197	Glossary	<p>Delete:</p> <p>Code For Sustainable Homes</p> <p>The Code is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and create more sustainable homes.</p>	To reflect the fact that the Code has been withdrawn by government

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
Minor Modifications arising from comments made during the Main Modification consultations (Reference to the relevant Main Modification reference also included where necessary).			
E.198	MM03 1.17	Amend 2 nd sentence: Communities may wish to build new homes or new community amenities, and providing they can demonstrate overwhelming local support <u>through a positive referendum result</u> , the Community Right to Build will give communities the powers to deliver this directly.	To clarify text.
E.199	MM07 SS3	Amend paragraph: Appendix 5 sets out the relationships between the delivery of housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure of environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place.	To clarify text and correct typographical error.
E.200	MM07 New para (Before 3.43)	Amend 2 nd sentence: Appendix 5 <u>4</u> sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period.	To correct referencing error.
E.201	MM08 SS4	Amend 5 th bullet point: <ul style="list-style-type: none"> • Park and Ride<u>Choose</u> schemes; and 	To ensure consistency with other references within the plan.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.202	3.59	<p>Amend 3rd sentence:</p> <p>The existing railhead for minerals transport at Moreton-on-Lugg will continue to be is being protected through the minerals section of the Core Strategy.</p>	To reflect and be consistent with MM01-removal of the minerals section of the Core Strategy.
E.203	<p>MM011</p> <p>SS6</p>	<p>Amend 1st sentence:</p> <p>Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic <u>heritage</u> assets and especially those with specific environmental designations.</p>	To ensure consistent references within the plan.
E.204	<p>MM011</p> <p>3.102</p>	<p>Amend 2nd sentence:</p> <p>In addition Natural England has prepared conservation objectives for each Special Area of Conservation within the county; it is also consulted upon proposals that might affect <u>Special Areas of Conservation and Sites of Special Scientific Interest</u>, and will be aware of management principles that may be relevant to the maintenance and achievement of their favourable conservation status.</p> <p>Amend 4th sentence:</p> <p>The most rigorous approaches to assessing the effect of development should be taken for those areas with national or and international <u>and national</u> designations, including proposals in areas outside but having an effect upon them, in accordance with the protection afforded to such areas in the National Planning Policy Framework.</p>	To add clarity to the text.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.205	MM015 HD2	<p>Amend 5th bullet point:</p> <ul style="list-style-type: none"> Herefordshire Council will work with the tenant(s) of Edgar Street football stadium to <u>explore</u> opportunities for the a sports led mixed-use redevelopment of parts of Hereford United Football Ground, incorporating new spectator stands, will be sought; and <p>Amend final bullet point:</p> <ul style="list-style-type: none"> enable the protection, conservation and enhancement of Hereford's heritage assets, there <u>their</u> significance and setting, including archaeology, with particular regard to the historic street patterns and the skyline. 	To clarify text, and to correct a spelling error.
E.206	HD4	<p>Remove strikethrough in 3rd bullet point:</p> <p>...improving connectivity for sustainable mode users;</p>	To correct a typographical error.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.207	MM018 HD5	<p>Amend first paragraph:</p> <p><u>Land at Three Elms will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The area will be planned in a comprehensive manner to show the layout of development and the required infrastructure. Appendix 5 sets out the relationship between the development of urban expansion areas and the provision of key new infrastructure. Land north west of the city centre is identified for a sustainable mixed use urban expansion to be comprehensively masterplanned to form a series of inter-related new neighbourhoods. The development will be expected to provide:</u></p> <p>Update 5th bullet point:</p> <ul style="list-style-type: none"> land and infrastructure for a <u>transport interchange or around 150 spaces</u> <u>Park and Choose facilities; site (land and infrastructure)::</u> <p>Amend 11th bullet point:</p> <ul style="list-style-type: none"> integration of Huntington Village into the development area in a way which respects, <u>preserves protects, conserves</u> and, where possible, enhances the setting of the Conservation Area <u>and heritage assets;</u> 	To ensure consistency with other policies within the plan, to avoid repetition within the policy.
E.208	MM026 LB2	<p>Delete 7th bullet point:</p> <ul style="list-style-type: none"> primary vehicular access to the development will be from either the Hereford Road under the viaduct with the option of a secondary access or from the Bromyard Road to the north; <p>and replace with:</p> <ul style="list-style-type: none"> <u>provision of satisfactory vehicular access arrangements, the details of which will be determined at planning application stage;</u> 	To clarify the policy.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.209	MM026 4.5.7	Add to end of paragraph: <u>, and will be considered as part of the Council's determination of planning applications submitted on the site.</u>	To clarify the approach to development on the site.
E.210	MM036 4.8.11	Amend paragraph: The <u>minimum</u> indicative rural HMA target will underpin assist in informing the scale of development in the settlements villages identified in each HMA. The target represents a level of growth for parishes, as a percentage and which, that is considered proportionate to existing HMA characteristics, and reflective of future housing needs and requirements within that area. For individual villages of each HMA this is translated as a percentage of the total number of dwellings in the village core (not parish). For example, the growth target for a village of 100 dwellings located within the Bromyard HMA (which has 15% target) would be approximately 15 new dwellings over the plan period 2011 to 2031.	To add clarity and ensure consistency within the plan.
E.211	MM037 4.8.18	Amend 2nd sentence: This approach will enable all settlements in the rural areas to accommodate appropriate and environmentally sensitive sustainable housing development in accordance with the National Planning Policy Framework.	To clarify the objectives of the approach taken.
E.212	MM037 4.8.25	Amend 1st sentence: On this basis, housing proposals will be expected to reflect the range that is required infor for the settlement concerned.	To make better use of grammar.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.213	MM037 4.8.26	<p>Amend 2nd sentence Replace “are” with “<u>were</u>”</p> <p>Amend 3rd sentence: These plans will be the principal mechanism by which new housing will be identified, allocated and managed.</p> <p>Amend 5th sentence: The target represents a level of growth for settlements<u>parishes</u>, as a percentage, that is proportionate to existing HMA characteristics.</p> <p>Delete 6th sentence: For individual settlements in each HMA, this will be reflected as a percentage of the total number of dwellings in the parish concerned.</p> <p>and replace with: <u>The main focus for development will be within or adjacent to existing settlements indicated within fig 4.20 and 4.21.</u></p>	To clarify the approach taken to Neighbourhood Planning and to ensure consistency within the plan.
E.214	MM037 RA2	<p>Amend 1st sentence: To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in <u>or adjacent to</u> those settlements in Figures 4.20 and 4.21.</p> <p>Amend 4th sentence: Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, <u>by indicating levels of suitable and available capacity.</u></p>	To add clarity to the policy approach.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.215	MM038 4.8.28	<p>Amend 1st sentence:</p> <p>Where appropriate, the settlement boundaries <u>(or a reasonable alternative)</u> for those places <u>settlements</u> listed in Policy RA2 will be defined in either neighbourhood development plans or the Rural Areas Sites Allocation DPD.</p> <p>Place 3rd sentence:</p> <p>In the period leading up to the definition of appropriate settlement boundaries the Council will assess any applications for residential developments in Figure 4.20 and 4.21 against their relationship to the main built up form of the settlement.</p> <p>Before the current 2nd sentence:</p> <p>Outside of these settlements new housing will be restricted to avoid unsustainable patterns of development.</p>	To add clarity to the requirement for settlement boundaries where they are appropriate to the character of the settlement, and to add clarity to the policy approach in general.
E.216	MM040 RA5	<p>Add to first sentence:</p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to <u>residential development</u>, or is essential to the social well-being of the countryside, will be permitted where:</p>	To clarify the policy's intent.
E.217	MM041 RA6	<p>Add to 5th bullet point:</p> <ul style="list-style-type: none"> promote the sustainable use of the natural and historic environment as an asset which is valued, and conserved <u>and enhanced</u>; 	To ensure consistency with national policy and with other policies within the plan.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.218	MM045 5.1.26	<p>For figures in opening sentences:</p> <p>As at January 2015*, there are 114 authorised residential pitches within Herefordshire with a further 21 pitches on unauthorised, but tolerated sites. Numbers of caravans on these sites have fluctuated over the past two years from 148 to 161 and averaging 157.</p> <p>Insert footnote after 5.1.30:</p> <p><u>*Caravan count conducted by Herefordshire Council (January 2015)</u></p>	To clarify the sources of information used.
E.219	MM055 5.3.14	<p>Amend wording in 1st sentence:</p> <p>Dependent upon the scale and proximity of development proposals to<u>affecting</u> biodiversity or geodiversity features, Herefordshire Council may require developers to produce a management strategy to ensure the continued protection of the features of interest.</p>	To add clarity to the text.
E.220	MM057 LD4	<p>Amend criterion 1,</p> <p>delete the term “preserve...” and amend to “<u>protect, conserve and where possible...</u>”</p>	To ensure appropriate terminology
E.221	5.3.114	<p>Amend:</p> <p>...the following indicators will be used to measure the effectiveness of the general policies</p> <p>Amend bullet point:</p> <ul style="list-style-type: none"> number of listed buildings and scheduled ancient monuments on buildings at risk register (English Heritage <u>Historic England</u>); 	To correct a typographical error and to ensure the plan is up-to-date.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.222	MM065 Appendices	<p>Update appendix:</p> <p>Appendix 1- Saved Unitary Development Plan (2007) policies <u>and proposals maps</u> (including policies to be replaced by the Local Plan- Core Strategy)</p> <p>Add new appendices:</p> <p><u>Appendix 7- Housing Value Areas by Postcode</u></p> <p><u>Appendix 8- Sites with Environmental Designations</u></p> <p><u>A- Conservation Areas</u></p> <p><u>B- Scheduled Ancient Monuments (SAMs)</u></p> <p><u>C- Registered Historic Parks and Gardens</u></p> <p><u>D- Unregistered Parks and Gardens</u></p> <p><u>E- Special Areas of Conservation (SACs)</u></p> <p><u>F- Sites of Special Scientific Interest (SSSIs)</u></p> <p><u>G- National Nature Reserves (NNRs)</u></p> <p><u>H- Local Nature Reserves (LNRs)</u></p> <p><u>I- Special Wildlife Sites (SWS)</u></p> <p><u>J- Local Geological Sites</u></p> <p><u>K- Areas of Ancient and Semi-Natural Woodland</u></p>	To add clarity and provide more comprehensive information.

Ref No	Policy/ Para/ Figure	Proposed Minor Modification	Reason for Minor Modification
E.223	MM065 Appendix 5	Serial 6, column: "Delivery Organisation", delete reference: HC DCWW	To ensure the appendix is factually correct.