Appendix - Main Modifications to the Herefordshire Minerals and Waste Local Plan

Table 1 presents the schedule of Main Modifications (MM) proposed to the MWLP.

The modifications are expressed in the conventional form of ~~strikethrough~~ for deletions and <u>underlining</u> for additions of text.

Table 2 presents the schedule of Main Modifications to the Key Development Criteria. These Main Modifications are presented in a separate table for clarity only as they are integral part of the policies of the MWLP.

Table 1 – Schedule of Main Modifications

Mod. Ref.	Paragraph/policy/ figure reference	Modification
Section 2. Introduction and Background		
MM1	2.4.2	British Geological Survey was commissioned to prepare comprehensive mapping of the geology and mineral ~~reserves~~ resource across Herefordshire. This information became available in early 2017 and has been used in the sites analysis.
Section 3. Context		
MM2	3.2.2 to 3.2.4	~~3.2.2 A detailed review and republication of the Waste Strategy was completed in 2011. This set a suite of principles, policies and targets for the management of municipal waste across both counties. As part of this work, and in line with Government guidance, the authorities committed to review the Strategy at least every 5 years.~~ ~~3.2.3 An Addendum to the Waste Strategy was prepared in September 2017, to provide a summary of the 2016 review of the Waste Strategy. The Addendum confirms that the authorities continue to invest in the existing processing and collection capabilities, with the example of EnviroSort, the material reclamation facility having been refurbished to include the provision of a glass breaker and improved fire protection system. However, the Addendum also makes clear the challenges that lie ahead in delivering the Strategy, recognising financial constraints and budget cuts.~~ ~~3.2.4 In 2020/21 the Waste Strategy was reviewed again, to incorporate current national municipal waste management targets. It is to be expected that the Waste Strategy will continue to be updated throughout the lifetime of the MWLP.~~ 3.2.2 In July 2021, Herefordshire Council adopted a new Integrated Waste Management Strategy, which identified 6 targets: 1. Net zero carbon by 2030; 2. Reduce residual household waste arisings to less than 330kg/household/year by 2035

		3. Achieve national municipal reuse and recycling rate targets of 55% by 2025, 60% by 2030 and 65% by 2035; 4. To meet the requirements of the Environment Bill; 5. No more than 1% of municipal waste to be sent to landfill from 2025 and zero waste to landfill by 2035; 6. Improve reuse and recycling at all HWRC sites to achieve a reuse and recycling target of 85% by 2035. 3.2.3 The new Waste Strategy and the MWLP are aligned and policy of the MWLP will help to deliver these new strategic targets.
MM3	3.3.8	The MWLP can enable a steady, adequate and sustainable supply of construction minerals to be delivered through a positive policy approach, identifying specific sites ~~for quarry working~~ and preferred areas ~~of search~~ for mineral working.
MM4	3.3.38 (new) This edit also introduced a new footnote (27)	In April 2021, the council issued 'Position Statement - Development in the River Lugg Catchment Area, April 2021 An Update[27] (River Lugg Catchment Position Statement (April 2021)) that confirmed the River Wye SAC NMP is under review with the intention to provide an increased level of certainty around phosphate reduction and timescales. The River Lugg Catchment Position Statement (April 2021) reports on the Interim Phosphate Delivery Plan that is being developed in consultation with Natural England and provides a revised position in relation to discharges to drainage fields.
MM5	3.3.39 (new)	The River Lugg Catchment Position Statement (April 2021) (under title 'In the Interim') reiterates previous advice that: '*On Natural England's advice, there remains potential for a positive appropriate assessment, where it can be demonstrated that development is nutrient neutral or would lead to betterment to enable development to proceed. Proposals will need to provide appropriate evidence of avoidance/mitigation measures. (Refer to Stage 2 of the Interim Plan for guidance).*'
MM6	3.3.40 (new)	It is clear that the details around phosphate reduction and the protection of the River Wye SAC will change

		over the plan period; however, the fundamental aim remains to be that any new development with a connection to the River Wye SAC will need to demonstrate at least nutrient neutrality in order to gain planning permission.
Section 4. Vision, Objectives and Spatial Strategy		
MM7	Vision	Over the period to 2041, Herefordshire will deliver sustainable provision of minerals supply and waste management, balancing development needs whilst supporting the county's communities, protecting, conserving and enhancing environmental, heritage and cultural assets and strengthening the local economy.
MM8	Objective 2	To prioritise the long-term conservation of primary minerals through enabling provision of sustainable alternatives, effective use of mineral ~~reserves~~ resources, and promoting efficient use of minerals in new development.
MM9	Objective 3 (new)	To safeguard appropriate mineral and waste resources, and associated transport infrastructure, within Herefordshire.
MM10	Objective 6	To plan for the steady, adequate and sustainable supply of minerals present within Herefordshire, to contribute to the county's economic growth, development and local distinctiveness and to make a reasonable contribution to the MASS.
MM11	Objective 11	To address the causes and impacts of climate change relating to minerals and waste development activity, including using opportunities arising from minerals and waste operations and reclamation activity to decarbonise, to mitigate and adapt to climate change and to leave a positive legacy.
MM12	4.3.3	Sand and gravel working is to be focussed within the large expanse of ~~reserve~~ resource that wraps around the northern and eastern sides of Hereford and at Shobdon, to the north-west of Hereford. These ~~reserves~~ resources are well located to supply aggregate for the growth proposed in Hereford and having two areas brings resilience to supply.
MM13	4.3.4	Focusing future sand and gravel workings within these areas provides the industry with access to a large area of ~~reserves~~ resource, but means that a proliferation of minerals development across the county can be avoided. Optimal extraction can be

		promoted at these areas before new reserves are opened.
MM14	4.3.5	Limestone working will be preferred within the ~~reserves~~ resources located to the north of the county and to the east of Hereford. The two areas provide resilience to supply and provide more local supply potential to the main settlements of Herefordshire.
MM15	4.3.6	No preferred areas ~~of search~~ are identified for sandstone, clay, coal or gas. Sandstone is worked as low-key development in small delves; the potential for harm is limited. There is little evidence to suggest that clay, coal or gas will be exploited over the plan period.
Section 5. Strategic Policy and General Principles		
MM16	5.1.8 (new)	Each of the site allocations made in policy of the MWLP is accompanied by key development criteria. To avoid repetition and for clarity in the MWLP, these criteria are provided in the Site Allocation appendix and set out at section 9 of the MWLP; however, they are referenced within and form a part of each policy within which they are referenced.
MM17	5.3.1 (new sentence)	In addition, the railheads at Moreton-on-Lugg (operational) and at Moreton Business Park (not-operational) provide the opportunity to increase non-road based transport.
MM18	5.4.23	As recognised in the Core Strategy, green infrastructure is a practical way to consider sustainable development. The preferred areas ~~of search~~ for minerals development and the spatial strategy for waste development reflect the priority areas of the green infrastructure concept map (Green Infrastructure Strategy, Figure 4-3[1]). This overlap means that minerals and waste development have a good reference and potential to deliver integrated benefits on site and at a landscape scale.
MM19	5.5.14	New development requires significant volumes of construction materials;~~, and the facilities provided on site can affect how it performs~~ how it is designed will affect waste generation and management options through its operational lifetime. The planning system has a role to play encouraging the use of secondary

[1] https://www.herefordshire.gov.uk/download/downloads/id/2063/herefordshire_green_infrastructure_strategy.pdf

		or recycled construction materials, ~~and preventing~~ reducing waste generated ~~in construction and redevelopment projects~~ and in ensuring appropriate waste management solutions are provided.
MM20	5.5.15 (new)	Herefordshire Council will encourage waste prevention by: a. promoting a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest value for as long as possible; b. maintaining engagement with businesses, community groups, and the general public to raise levels of awareness and understanding of waste issues; and c. working in partnership with other public bodies to ensure that waste prevention and the circular economy is addressed in all contracts for works and services; and d. leading by example in its activities.
MM21	5.5.15	Any application for major development, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as may be amended) that includes built development, will be required to be accompanied by a comprehensive Resource Audit addressing all the matters set out in policy SP1. A proportionate approach will be applied to all other development proposals that include built development, which should at least provide commentary on waste prevention and management measures to be implemented. All submitted applications should make reference to the national and local zero-carbon plans in place at the time in order to inform best practice measures that can be incorporated into the proposed development.
MM22	5.5.17	Such documents are expected to have an increasing role demonstrating how new development is delivered and managed in a sustainable manner, explicitly setting out: how the use of raw materials will be minimised; how waste created can be reused, with priority given to the reuse of materials on site; how the development will contribute to achieving local and national carbon reduction targets; and how

		the long term management of the development will contribute to delivering the circular economy. ~~Smaller applications, accompanied by Design and Access Statements, should include commentary on waste prevention and management measures. All submitted applications should make reference to the national and local zero-carbon plans in place at the time in order to inform best practice measures that can be incorporated into the proposed development.~~
MM23	Policy SP1	**1. Development proposals will be supported that contribute positively to addressing climate change and delivering the circular economy ~~where they adopt~~ through adopting sustainable design principles, construction methods and procurement policies. This includes using the ~~minimal amount~~ minimum quantity of primary materials, reusing or facilitating the recycling of wastes and materials generated on site and using alternative construction materials sourced from secondary and recycled aggregates. The level of contribution made will be demonstrated through submission of a** **~~The use of minerals and waste resources will be directed to contribute positively to addressing climate change through:~~** **~~1. Herefordshire Council encouraging waste prevention by:~~** **~~e. promoting a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest value for as long as possible;~~** **~~f. maintaining engagement with businesses, community groups, and the general public to raise levels of awareness and understanding of waste issues;~~** **~~g. working in partnership with other public bodies to ensure that waste prevention and the circular economy is addressed in all contracts for works and services; and leading by example in its activities.~~**

		~~2. requiring submission of a~~ **Resource Audit, that identifies:** ▪ **the quantum required and approach to sourcing construction materials, the amount and type of waste that is expected to be produced by the development and end of life considerations for the development materials; and** ~~**The Resource Audit will set out**~~ ▪ **how waste will be minimised and how it will be managed, both during the construction phase and once it is in use, in order to meet the strategic objective of driving waste management up the waste hierarchy.** ~~**Information appropriate to the planning application shall be provided on the following matters:**~~ **2. The Resource Audit, to be submitted with the planning application, should address the following matters using an approach proportionate to the development proposed:** **a. the amount and type of construction aggregates required and their likely source;** **b. the steps to be taken to minimise the use of raw materials (including hazardous materials) in the construction phase, through sustainable design and the use of recycled or reprocessed materials;** **c. the steps to be taken to reduce, re-use and recycle waste (including hazardous wastes) that is produced through the construction phase;** **d. the type and volume of waste that the development will generate (both through the construction and operational phases);**

		e. on-site waste recycling facilities to be provided (both through the construction and operational phases); **f. the steps to be taken to ensure the maximum diversion of waste from landfill (through recycling, composting and recovery) once the development is operational;** **g. end of life considerations for the materials used in the development; and** **h. embodied carbon and lifecycle carbon costs for the materials used in the development.**
MM24	5.6.7 and 5.6.8	Paragraph 5.6.7 Footpaths are rooted in <u>their local context</u> ~~an historical and landscape context~~. A permanent diversion may sever important cultural links, but also brings the opportunity to improve a route that has been adversely affected, for example by flooding or a changed view. Permanent diversions should be well designed, reflecting the local cultural, historic and landscape context, to result in an enhancement to the rights of way network within Herefordshire. Enhancement can be achieved through improvements to the view from, surface of and/or route of the right of way, including making provision for disabled people. <u>Improving access to open spaces includes the enhancement to existing facilities and provision of new routes and open spaces.</u> Paragraph 5.6.8 Any ~~closure of~~ <u>permanent impact on</u> the right of way network, or existing open space, should be avoided. Where it is necessary, the council will expect compensatory provision to be made proportionate to the ~~scale of the closure~~ <u>level of impact</u>. This can include the provision of new or improved access or recreation facilities located off site. The council is clear that development should have the smallest

		impact as practicable and enhancement will be sought at every reasonable opportunity.
MM25	Policy SP2	**1. Planning permission will be ~~granted~~ <u>supported</u> for mineral <u>and waste</u> development proposals that optimise opportunities to improve public access to open spaces, ~~integrating historic context~~ <u>taking account of the local</u> context and <u>integrating</u> green infrastructure as appropriate.** **2. Development that affects a right of way ~~or existing open space~~ will only be supported where it is demonstrated that:** **a. any temporary diversion is designed to be for as short a distance and duration as practicable; <u>and</u>** **b. any permanent diversion is designed to achieve an enhanced route over that which was previously available.~~; and~~** **~~c. any closure occurs only in exceptional circumstances and compensatory provision is made.~~** **<u>3.Development that affects an area of open space will only be supported where it is demonstrated that:</u>** **<u>a. any temporary impact is over the smallest area and for the shortest duration as practicable; and</u>** b. **<u>any permanent impact occurs only in exceptional circumstances and compensatory provision is made.</u>**
MM26	5.7.13	Coal has historically been worked in Herefordshire, in the far south of the county with the ~~reserve~~ <u>resource</u> largely contained within the Forest of Dean.
MM27	5.10.6	Each site will have different spatial influences on transport design, requirements for the material to be moved, and receptors. An assessment should be undertaken to demonstrate that all relevant factors have been considered, with the level of detail within that assessment proportionate to the scale of development proposed. Development proposals should consider which transport mode (i.e. vehicular, conveyor, or pipeline) and route is most appropriate,

		minimising adverse impacts and finding the balance between practicability, energy and carbon efficiency, ~~reduced~~ ~~impacts~~, integrated design and safety.
MM28	Policy SP3	**Planning permission will be ~~granted~~ supported for minerals or waste development where it is demonstrated that the arrangements for the transport of mineral, waste or other materials within the site minimises the potential for adverse impacts, including greenhouse gas emissions, and optimises the opportunities for green infrastructure, for example the ~~The~~ use of conveyors, ~~and/or~~ pipelines and/or ~~is required where they would be appropriate to the circumstances of the site and the nature of the material to be moved. e~~electric powered vehicles. ~~would be considered an appropriate alternative to fossil fuel powered vehicles.~~**
MM29	5.11.5	All new mineral workings are only likely to receive planning permission where they provide for the restoration and aftercare of the site to a beneficial use, in a phased manner. The Town and Country Planning Act (as amended) gives the council, as the mineral planning authority, the ability to apply a restoration condition requiring such steps to be taken as may be necessary to bring the land to the required standard for use for agriculture, forestry or amenity. However, reclamation provides the opportunity for delivering a range of benefits to the environment and/or amenity and the council will welcome well-considered schemes that will deliver green infrastructure priorities on a landscape scale. The term 'landscape scale benefits' in policy SP4 is not focussed on the size of the benefits to be derived from the proposed reclamation scheme, but to the extent of the impact to be gained; i.e. that the proposals will incorporate the local cultural, historic and landscape features, re-integrating the site into the wider landscape, to deliver benefits beyond the site area. A number of examples have been provided throughout the MWLP.
MM30	5.11.10	In all cases a high standard of reclamation will be expected, that ~~integrates historic context~~ reflects the local cultural, historic and landscape context and integrates green infrastructure, ~~and leaves~~ leaving a positive legacy. Defra's Guidance for Successful

		Reclamation of Mineral and Waste Sites[23] is a useful reference document for designing reclamation schemes. Long-term management beyond the statutory five-year aftercare period will be required where appropriate, for example to establish a new habitat or to bring community benefit. Commitment for such provision will be gained through a planning obligation, as set out in Core Strategy policy ID1.
MM31	Policy SP4,a&b	**a. proposals that take account of the geography of the site, its surroundings, and any <u>significant permitted or proposed</u> development and development plan policies relevant to the area** **b. proposals that deliver landscape scale benefits ~~and/or integrated historic context~~ <u>taking account of the local context</u> and <u>integrating</u> green infrastructure appropriate to its location;**
SECTION 6. Minerals		
MM32	6.1.8	Because mineral resources may be substantial, it is possible for more than one quarry to operate within a single ~~reserve~~ area <u>of resource</u>, either through extensions or new quarries opening up in the vicinity of an existing site.
MM33	6.1.9	Figure 7 ~~sets out~~ <u>(at Annex A, with key policy details included in the interactive mapping available on the Herefordshire Council website) presents</u> the mineral ~~reserve~~ <u>resource</u> and key elements of infrastructure safeguarded by ~~policy~~ <u>policies</u> M1 <u>and M2</u>. ~~Policy M2 provides further detail.~~
MM34	Policy M1,c and M1,d	**c. ~~allocating preferred areas and sites~~ <u>allocation of the Specific Sites and Preferred Areas</u> that are considered appropriate in principle for construction minerals development;** **d. restricting the extraction of hydrocarbons to within either the Surface Coal Resource areas or PEDL block SO51a (as appropriate to the mineral) and requiring compelling reasons to demonstrate that the use of any hydrocarbon is necessary, acceptable and provides national, local or community benefits which clearly outweigh the likely impacts, including to protected areas and local communities ~~and the greenhouse gas~~**

		~~**emissions associated with both the extraction and use of hydrocarbons ;**~~
MM35	6.1.12 FN45 (new)	Figure 7 presents the Minerals Safeguarding Areas for Herefordshire, incorporating: areas of ~~reserve~~ resource indicated by the British Geological Survey data; surface coal resource areas from the Coal Authority; currently ~~consented~~ permitted quarries and their associated infrastructure; the operating ~~rail head~~ railhead at Moreton-on-Lugg; and the disused railhead at Moreton Business Park. ~~Figure 7 is available in its original A3 format at Annex A, with key policy details included in the interactive mapping available on the Herefordshire Council website.~~ Limited sandstone resource is shown on Figure 7, although this is not where any of the delves are located. The Minerals Safeguarding Areas include 250m buffers, to provide effective safeguarding for the resource and associated infrastructure. Policy M2 applies across the totality of the Minerals Safeguarding Areas as shown. Detailed information about the geology in Herefordshire can be gained from Geology Viewer, hosted by the British Geological Survey[45]. https://geologyviewer.bgs.ac.uk/
MM36	Figure 7	Mineral ~~Reserves~~ Resources
MM37	6.1.14 to 6.1.16 (new)	Paragraph 6.1.14 The National Planning Policy Framework makes clear that local policy should also safeguard sites for infrastructure associated with mineral working. Within Herefordshire, these facilities are substantially located within operational mineral workings, and this is an approach that is expected to continue at appropriate sites. The two railheads are identified and safeguarded by policy M2 as they provide existing and potential alternatives to road movements. Paragraph 6.1.15 Strategic development (policy M2(1,d)) is that which is either allocated in the local development plan or would constitute major development as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as may be amended). Exempt developments (policy M2(1,e) are: a. applications for householder development;

		b. applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site; c. applications for advertisement consent, for works to trees and for prior notifications (telecoms, forestry, agriculture, demolition); d. any other development specified in the local development plan as exempt from the need for consideration on safeguarding grounds. Paragraph 6.1.16 During the period 2020-2022 around half of all planning applications received in Herefordshire would have fallen within the Mineral Safeguarding Area. When applying the above criteria, around a quarter of all applications would have had to demonstrate how they would have protected the mineral resource and complied with Policy M2. Paragraphs 6.1.14 to 6.1.16 would be renumbered accordingly.
MM38	Policy M2	**1. Within the minerals safeguarding areas, non-minerals development will only be supported in the following circumstances:** **a. the development would not sterilise or prejudice the future extraction of the mineral resource because it can be demonstrated that the resource: is not of economic value; occurs at depth and can be extracted in an economically viable alternative way; does not exist; or has been sufficiently depleted by previous extraction; or** **b. the mineral can be extracted satisfactorily prior to non–minerals development without materially affecting the timing and viability of the non-minerals development; or** **c. the non-minerals development is of a temporary nature that can be completed and the site returned to a condition that does not prevent mineral extraction or operation of the associated infrastructure**

		within the timescale that the mineral is likely to be needed; or **d. ~~the need for~~ the non-mineral development is strategic and can be demonstrated to outweigh the need for the mineral resource and associated infrastructure; or** **e. it constitutes exempt development (see paragraph 6.1.15); and** **f. the development would not prejudice the operation of associated infrastructure, principally the identified railheads.** **2. Where the operation of an existing mineral working, including associated infrastructure, could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant shall be required to provide suitable mitigation before the new development is completed.**
MM39	6.2.2 to 6.2.6	6.2.2 The MNA ~~2019~~ 2021 forecasts a range of future sand and gravel demand, indicating that the landbank at 2041 could be less than 7 years~~, particularly if a level of self-sufficiency is to be achieved~~. ~~Data released by the British Geological Survey for year 2014, indicates that Herefordshire was 40% to 50% self-sufficient in sand and gravel provision. This data is not verified, but provides the most comprehensive indication of mineral movements currently available~~. In addition, at the time of preparing the MWLP, the two operational quarries Wellington and Upper Lyde are subject to planning conditions requiring that the winning and working of minerals must cease by 31 December 2026 and 30 September 2029 respectively. 6.2.3 Data released by the British Geological Survey for year 2014, indicates that Herefordshire was 40% to 50% self-sufficient in sand and gravel provision. This data is not verified, but provides the most comprehensive

		indication of mineral movements currently available. It would be advantageous for Herefordshire to increase its level of self-sufficiency (not least to reduce the environmental burdens from transport) and to make a reasonable contribution to the Managed Aggregate Supply System (‘MASS’). ~~6.2.4 In addition, at the time of preparing the MWLP, the two operational quarries Wellington and Upper Lyde are subject to planning conditions requiring that the winning and working of minerals must cease by 31 December 2026 and 30 September 2029 respectively. Therefore, regardless of which forecast most closely represents the real outcome for sand and gravel over the lifetime of the Draft MWLP, there will be a need for additional reserves of sand and gravel to be consented to meet demand from 2027 onwards.~~ 6.2.4 The MNA 2021 considered a range of forecasts, addressing economic, population and housing growth and infrastructure demands, which resulted in a very wide range of future demand of 4 to 13 million tonnes when assuming 100% self-sufficiency. These forecasts were further tested through the MNA Sensitivity Paper, which resulted in very much less future demand. The provision of 5 million tonnes, as sought through policy M3, is considered to reflect a higher level of forecast that will increase self-sufficiency and enable Herefordshire to make a reasonable contribution to the MASS. 6.2.5 ~~To ensure that an adequate supply (i.e. to maintain a landbank of at least 7 years) is available at the end of 2041 additional resource may be needed, depending on the actual scale of demand that arises.~~ Recognising the level of uncertainty in forecasts, it can be reasonably expected that the demand forecast for sand and gravel may change over the plan period. Therefore, it is not considered appropriate to specify the precise level of further provision that may be needed in order to maintain a minimum

		7-year landbank at 31 December 2041. This is a matter that is effectively and appropriately addressed by monitoring the MWLP, through annual reviews of the Local Aggregates Assessment and the five-year MWLP reviews, at which time the level of additional provision can be considered, with additional site allocations brought forward if necessary. 6.2.6 Recognising the advantages of working an area efficiently, specific sites for future sand and gravel extraction are allocated adjacent or near to existing sites with planning permission to be worked. Sand and gravel reserves at Upper Lyde (c.700,000 tonnes), Shobdon and Wellington (2.25 million tonnes) are allocated in the MWLP. ~~The MWLP evidence base indicates that these allocations would provide a minimum of nearly 3 million tonnes of sand and gravel resource.~~
MM40	6.2.7 and 6.2.8	6.2.7 In addition, policy M3 identifies preferred areas for sand and gravel working; new operations in these areas ~~of search~~ would add to the robustness of sand and gravel supply within Herefordshire. Sand and gravel working is to be focussed within the large expanse of ~~reserve~~ resource that wraps around the northern and eastern sides of Hereford and at Shobdon, to the north-west of Hereford. 6.2.8 Only where the ~~preferred locations~~ Specific Sites or Preferred Areas cannot be demonstrated to fulfil a reasonable level of demand, will proposals for sand and gravel extraction outside of these areas be permitted. ~~Policy M3/2 is deliberately worded to refer only to extraction.~~ Mineral working outside Specific Sites and Preferred Areas is intended to be limited in its operation and consequently, in ~~In~~ order to reduce the potential for adverse impacts, ~~it is intended that~~ mineral ~~would~~ will be expected to be transported off-site for processing~~,~~.
MM41	6.2.9	~~In addition to~~ As part of this policy framework, the allocated sites are accompanied by key development criteria that present particular issues to be comprehensively addressed in association with any

		development proposal. There is no key development criteria for the preferred areas ~~of search~~; they are too extensive. However, this does not mean that development proposals within these areas will not be subject to the same level of scrutiny.
MM42	6.2.10 (new)	Whilst minerals development is not recognised as a key contributor of additional nutrient load, policy requires nutrient neutrality to be demonstrated for development proposals located within the River Wye SAC or River Clun SAC catchments. This may be demonstrated through the absence of a pathway or through the use of mitigation techniques such as: best practice soil stripping and storage; sediment storage; the use of riparian buffer habitats; and/or coppice plantations.
MM43	6.2.10	The order of preference set out at policy ~~M3/2~~ M3(2,a&b) is for the Specific Sites to be ~~preferred over~~ worked prior to the Preferred Areas; there is no order of preference within the locations identified under each of those categories.
MM44	Policy M3,2 and M3,3	**2. In order of preference, sand and gravel extraction shall be supported at the following locations:** ~~a.~~ **Specific Sites (presented in alphabetical order) subject to the key development criteria set out at section 9:** ▪ **Shobdon Quarry;** ▪ **Upper Lyde Quarry (c.700,000 tonnes);** ▪ **Wellington Quarry (2.25 million tonnes).** b. **Preferred Areas ~~of Search~~:** ▪ **Area B of the Key Diagram;** ▪ **Area C of the Key Diagram.** **~~3.~~ c. Only where it is demonstrated to be necessary to maintain an adequate landbank or there is a shortfall in production capacity available at the Specific Sites or Preferred Areas ~~of Search~~, will sand and gravel extraction ~~will~~ be supported in any other area of ~~reserve~~ resource.**

MM45	6.2.11 to 6.2.15	6.2.11 The MNA ~~2019~~ 2021 makes two forecasts of future crushed rock demand, indicating that the landbank at 2041 could be less than 10 years~~, particularly if a level of self-sufficiency is to be achieved~~. ~~Data released by the British Geological Survey for year 2014, indicates that Herefordshire was 20% to 30% self-sufficient in crushed rock provision. This data is not verified, but provides the most comprehensive indication of mineral movements currently available~~. In addition, at the time of preparing the MWLP, there ~~were~~ are two ~~active~~ operational crushed rock quarries in Herefordshire, with the planning conditions for Leinthall Quarry requiring that the winning and working of minerals at that site must cease by 31 August 2027. 6.2.12 Data released by the British Geological Survey for year 2014, indicates that Herefordshire was 20% to 30% self-sufficient in crushed rock provision. This data is not verified, but provides the most comprehensive indication of mineral movements currently available. It would be advantageous for Herefordshire to increase its level of self-sufficiency (not least to reduce the environmental burdens from transport) and to make a reasonable contribution to the ~~Managed Aggregate Supply System~~ MASS. ~~6.2.13 In addition, at the time of preparing the MWLP, there were two active crushed rock quarries in Herefordshire, with the planning conditions for Leinthall Quarry requiring that the winning and working of minerals at that site must cease by 31 August 2027. There may remain a need for additional reserves of crushed rock to be consented to meet demand from 2027 onwards.~~ 6.2.13 The MNA 2021 considered two forecasts, addressing population and housing growth, which resulted in a very wide range of future demand of 9.5 to 19 million tonnes when assuming 100% self-sufficiency. These forecasts were further tested through the MNA

		Sensitivity Paper, which resulted in very much less future demand. The provision of 9 million tonnes, as sought through policy M4, is considered to reflect a higher level of forecast that will increase self-sufficiency and enable Herefordshire to make a reasonable contribution to the MASS. 6.2.14 ~~To ensure that an adequate supply (i.e. to maintain a landbank of at least 7 years) is available at the end of 2041 additional resource may be needed, depending on the actual scale of demand that arises.~~ Recognising the level of uncertainty in forecasts, it can be reasonably expected that the demand forecast for crushed rock may change over the plan period. Therefore, it is not considered appropriate to specify the precise level of further provision that may be needed in order to maintain a minimum 10 year landbank at 31 December 2041. This is a matter that is effectively and appropriately addressed by monitoring the MWLP, through annual reviews of the Local Aggregates Assessment and the five-year MWLP reviews, at which time the level of additional provision can be considered, with additional site allocations brought forward if necessary. 6.2.15 Recognising the advantages of working an area efficiently, specific sites for future crushed rock extraction are allocated adjacent or near to existing sites with planning permission to be worked. Crushed rock reserves at Leinthall Quarry (7 million tonnes) and Perton Quarry are allocated in the MWLP. ~~The MWLP evidence base indicates that these allocations would provide around 9 million tonnes of crushed rock.~~
MM46	6.2.16 and 6.2.17	6.2.16 In addition, policy M4 identifies preferred areas for limestone working, new operations in these areas ~~of search~~ would add to the robustness of crushed rock supply within Herefordshire. Limestone working will be preferred within the ~~reserve~~ resource located to the north of the county and to the east of Hereford. Mineral working should not take

		place within the Wye Valley Area of Outstanding Natural Beauty other than in exceptional circumstances. 6.2.17 Only where the ~~preferred locations~~ Specific Sites or Preferred Areas cannot be demonstrated to fulfil a reasonable level of demand, will proposals for limestone extraction outside of these areas be permitted. ~~Policy M4/2 is deliberately worded to refer only to extraction.~~ Mineral working outside Specific Sites and Preferred Area is intended to be limited in its operation and consequently, in ~~In~~ order to reduce the potential for adverse impacts, ~~it is intended that~~ mineral ~~would~~ will be expected to be transported off-site for processing~~,~~.
MM47	6.2.20 (new)	Whilst minerals development is not recognised as a key contributor of additional nutrient load, policy requires nutrient neutrality to be demonstrated for development proposals located within the River Wye SAC or River Clun SAC catchments. This may be demonstrated through the absence of a pathway or through the use of mitigation techniques such as: best practice soil stripping and storage; sediment storage; the use of riparian buffer habitats; and/or coppice plantations.
MM48	6.2.19	The order of preference set out at policy ~~M4/2~~ M4(2,a&b) is for the Specific Sites to be ~~preferred over~~ worked prior to the Preferred Areas; there is no order of preference within the locations identified under each of those categories.
MM49	Policy M4,2 and M4,3	2. **In order of preference, crushed rock extraction shall be supported at the following locations:** **a. Specific Sites (presented in alphabetical order) subject to the key development criteria set out at section 9:** • **Leinthall Quarry (7 million tonnes);** • **Perton Quarry;** **b. Preferred Areas ~~of Search~~:**

		• **Area A of the Key Diagram;** • **Area D of the Key Diagram.** **~~3.~~ <u>c.</u> Only where it is demonstrated to be necessary to maintain an adequate landbank or there is a shortfall in production capacity available at the Specific Sites or Preferred Areas ~~of Search~~, will limestone extraction ~~will~~ be supported in any other area of ~~reserve~~ <u>resource</u>.**
MM50	6.3.5	New sites ~~might~~ <u>may</u> be appropriate where ~~the building stone is important to ensure the preservation of local distinctiveness,~~ the <u>proposed</u> workings ~~are small-scale (~~reflect~~ing~~ the historic pattern of sandstone extraction <u>in Herefordshire</u>~~)~~ and the proposal is limited to the production of non-aggregate materials (principally building stone, dimension stone and roof tiles. Any overburden (the soil and rock layers overlying the sandstone) and spoil (the offcuts and residues remaining from working the building stone) shall be retained on site and used for its reclamation.
MM51	6.3.6 (new)	<u>Whilst minerals development is not recognised as a key contributor of additional nutrient load, policy requires nutrient neutrality to be demonstrated for development proposals located within the River Wye SAC or River Clun SAC catchments. This may be demonstrated through the absence of a pathway or through the use of mitigation techniques such as: best practice soil stripping and storage; sediment storage; the use of riparian buffer habitats; and/or coppice plantations.</u>
MM52	6.3.7	~~In addition to~~ <u>As part of</u> this policy framework, the allocated sites are accompanied by key development criteria that present particular issues to be comprehensively addressed in association with any development proposal.
MM53	Policy M5(1,a&b)	**a. the extension of time for completion of extraction at ~~consented~~ <u>the following permitted</u> sandstone extraction sites, <u>subject to the key development criteria set out at section 9:</u>** **<u>Black Hill Delve;</u>**

		Callow Delve; **Llandraw Delve;** **Pennsylvani Delves;** **Sunnybank Delve; and** **Westonhill Wood Delves.** **b. the lateral extension and/or deepening of workings at the following ~~consented~~ permitted sandstone extraction sites, subject to the key development criteria set out at section 9:**
MM54	Policy M5,2	**2. The working of sandstone at the above locations will be supported where:** **a. the need for the material for the preservation of local distinctiveness, particularly features of local historic or architectural interest, listed and vernacular buildings or archaeological sites, outweighs any material harm extraction might cause to matters of acknowledged importance; and** **~~b. the proposed workings are small scale; and~~** **~~c.~~ b. the proposal is limited to the production of non-aggregate materials, with any overburden and spoils retained on–site and used for its reclamation.**
SECTION 7. Waste		
MM55	7.2.3	A flexible approach to the provision of waste management infrastructure is set out within the MWLP. This is deliberate, recognising both the lack of certainty that exists around forecasting future wastes and infrastructure demand, and that the provision of waste management infrastructure is market led and unlikely to result in the provision of too much capacity. Table 2 presents the maximum forecast capacity demand for each waste stream (as calculated in the WNA 2021). If food waste collection is provided across Herefordshire, this is considered likely to require additional capacity of some 10,000 tonnes. There does appear to be available capacity

		at recycling facilities particularly for LACW, consequently an additional 50,000 tonnes of capacity (as a minimum) is sought through policy W2, focussing on moving C&I wastes up the hierarchy. The largest need for new capacity is in the recovery of residual wastes (c.110,000 tonnes) and CD&E wastes (c.250,000 tonnes). ~~This number is referenced in policy W4 (generally rounded up) to provide~~ Policy W4 presents a framework for delivery over the plan period~~,~~ for all management routes except disposal~~,~~; this is a one-off requirement. A waste treatment facility providing 25,000tpa of capacity will be able to do this year on year, under standard operating procedures. ~~H~~However, a landfill void will be filled up every time a deposit is made, consequently an annual, or cumulative, tonnage is required.
MM56	7.2.6	For CD&E wastes it has been assumed that a recovery rate of 90% will be achieved, which exceeds current policy expectations and would deliver management that aligns to the best practice currently found across England. Whilst higher rates of recovery are to be welcomed, it is also important to make provision for a reasonable level of disposal capacity, recognising that some wastes may not be recoverable and former mineral workings can be beneficially reclaimed. Recovery of CD&E wastes is used to refer collectively to re-use, recycling and other recovery operations.
MM57	Policy W2	**Development for the following waste management priorities will be supported:** **1. biological treatment of household waste of at least 10,000 tonnes per annum;** **2. recycling capacity of municipal, commercial and industrial and non-natural agricultural wastes of at least 50,000 tonnes per annum;** **3. recovery of materials and energy from municipal, commercial and industrial, non-natural agricultural and hazardous wastes of at least 110,000 tonnes per annum;**

		4. **recovery of materials from construction and demolition waste of at least 250,000 tonnes <u>per annum</u>; and** 5. **~~disposal of inert wastes providing a cumulative void~~ <u>inert waste disposal capacity in the order</u> of 30,000 tonnes per ~~year~~ <u>annum</u>.**
MM58	7.2.16	~~Herefordshire Council subsequently prepared a Position Statement titled 'Current Development in the River Lugg catchment Area' dated 15 October 2019 (the 'Herefordshire Council Position Statement'. The Herefordshire Council Position Statement advises (on page 2) that:~~
MM59	7.2.17	~~'There remains potential for a positive Appropriate Assessment to enable development to proceed, on Natural England's advice, where it can be demonstrated that any impacts would be neutral (where avoidance / mitigation measures included in the plan or project, counterbalance any nutrient (phosphate) increase from the plan or project), or would lead to 'betterment.'~~
MM60	7.2.26 (new) FN50 (new) 7.2.27 (new) FN51 (new)	<u>The Agriculture and Horticulture Development Board (AHDB) purpose is '*to inspire our farmers, growers and industry to succeed in a rapidly changing world. We equip the industry with easy to use, practical know-how, which they can apply straight away to make better decisions and improve their performance*.' It is operated as a statutory levy board and is funded by farmers, growers and others in the supply chain.</u> https://ahdb.org.uk/ <u>The AHDB provides a wide range of advice to farmers and has prepared a Nutrient Management Guide (RB209) to explain the value of nutrients, soil and why good nutrient management is about more than just fertiliser application. Updates are also available on the website. This advice (as may be amended over time) should be referenced in any development proposal.</u> https://ahdb.org.uk/RB209
MM61	7.2.28 (new)	<u>The River Wye SAC NMP River Lugg Catchment Position Statement (April 2021) provides advice on</u>

	FN 52 (new)	new thresholds relevant to discharges made within the surface or groundwater catchment of a designated site. This advice (as may be amended over time) should be referenced in any development proposal. Advice regarding nutrient neutrality is likely to change throughout the plan period. Up to date guidance available on Herefordshire Council's website should be consulted in understanding the current approach to nutrient neutrality.
MM62	7.2.29 (new)	Any development proposal located within the catchment of the River Wye SAC can bring a risk of increased phosphate entering the designated site. It is likely that an appropriate assessment will be required to consider the likely significant effect of that project, along with any measures that may be implemented to address the risk.
MM63	(deleted)	
MM64	Policy W3	**Policy W3: Agricultural waste management including for livestock units** **1. Waste management method statements will be required for proposals ~~Planning permission~~ for livestock unit(s) on agricultural holdings ~~will be supported where it is demonstrated through a waste management method statement~~ that:** **a. for non-EIA development, demonstrates that both natural and non-natural wastes generated by the proposed development will be appropriately managed both on and off-site; or** **b. for EIA development, demonstrates that both natural and non-natural wastes generated by the whole agricultural unit will be appropriately managed both on and off-site.** **2. Anaerobic digestion will be supported where its use is to manage only natural wastes generated primarily on the agricultural unit within which it is located.**

		3. All ~~development~~ proposals <u>for livestock unit(s) and anaerobic digestion and any other waste management proposals on agricultural holdings within the River Wye SAC or the River Clun SAC</u> will be required to demonstrate ~~delivery of a net reduction in nutrient discharges contributing to~~ at least nutrient neutrality~~, or betterment, within the River Wye SAC~~.
MM65	7.2.32	Dwr Cymru/Welsh Water and Severn Trent Water provide wastewater treatment services within Herefordshire, with both companies operating wastewater treatment works. These facilities and the associated pipelines need to be upgraded and extended periodically in order to meet improved standards, cope with increased flows from new developments in their catchment area and to replace out of date equipment. <u>The requirement within policy W4, to achieve at least nutrient neutrality, is applicable to the proposed development.</u>
MM66	Policy W4	**Planning permission will be ~~granted to~~ <u>supported for</u> the statutory water and sewerage undertaker to extend, upgrade, or make provision for new infrastructure necessary to ensure the statutory undertaker can continue to undertake its duty to supply potable water and treat foul flows.** **Works undertaken ~~should contribute to achieving~~ <u>will be required to demonstrate at least</u> nutrient neutrality~~, or betterment,~~ within the River Wye SAC.**
MM67	7.3.2	Herefordshire has a number of well-established industrial estates and extensive strategic employment areas <u>(see policy E1 of the Core Strategy)</u> distributed within the market towns that lie within the spatial strategy. …
MM68	7.3.4	Whilst it would not be appropriate to set an absolute threshold, as the development of land is site specific, the following guidelines are intended to apply: ▪ Small-scale facility is one of around or less than 50,000 tonnes per annum throughput and would be focussed on delivering a more local service, for example a household waste recycling centre,

		open windrow composting, or construction and demolition waste recycling facility. ▪ Large-scale facility is one providing more than 50,000 tonnes per annum throughput and would be focussed on providing a more strategic service, for example a materials recycling facility or energy recovery facility (either biological or incineration) accepting waste from across Herefordshire and potentially beyond. An industrial estate is a site with local plan allocation or planning permission for use under planning use classes, B2 general industrial and B8 storage and distribution.
MM69	7.3.6	There is an identified need for new waste management (recovery and disposal) capacity for CD&E wastes. Recovery of CD&E wastes is used to refer collectively to re-use, recycling and other recovery operations.
MM70	7.3.7	The CD&E waste recovery facility operating at Former Lugg Bridge Quarry has the potential for a substantial increase in capacity; this is the preferred location for additional CD&E waste recovery capacity. CD&E waste recovery facilities are often appropriately located on industrial estates and strategic employment areas (see policy E1 of the Core Strategy), where they may be close to substantial demolition and refurbishment projects. In addition, they can be located at minerals workings, where the same processing equipment can be shared.
MM71	Policy W6,1	**1. ~~In order of preference, sustainable~~ Sustainable recovery of construction, demolition and excavation wastes will be delivered at the following locations:** **a. Former Lugg Bridge Quarry, subject to the key development criteria set out at section 9;** **b. strategic employment areas and industrial estates, subject to the key development criteria set out at section 9;** c. **active mineral workings, recognising that the lifetime of the waste treatment**

		facility may be limited to the lifetime of the quarry~~;~~.
MM72	7.4.4	In order to assist both the developer and the council to determine that a proposed facility is for energy recovery and not for waste disposal, policy W7 seeks information on the level of energy recovery expected to be achieved and the market(s) for that energy (e.g. identifying an electricity connection or heat/power recipient). The application should demonstrate that the proposed development has secured/will secure an appropriate recovery classification in the Environmental Permit.
MM73	Policy W7	**1. Facilities for the reuse, recycling or recovery of materials ~~shall~~ will be supported where it is demonstrated that the proposed development will enable delivery of the waste hierarchy and/or make a positive contribution to achieving the circular economy in Herefordshire.** **2. Facilities for the recovery of energy ~~shall~~ will only be supported where it is demonstrated:** **a. that the proposed development will enable delivery of the waste hierarchy and/or make a positive contribution to achieving the circular economy in Herefordshire; and** **b. that phosphorus in the fly ash will be separately recovered and put to beneficial use; and** **c. that both the resultant heat and power will be utilised where viable.** **3. Proposals for new landfill or landraising facilities or extensions to existing facilities ~~shall~~ will be supported where it is demonstrated that:** **a. the proposed development will enable delivery of the waste hierarchy; and** **b. the ~~proposal~~ proposed development incorporates measures for safe working and satisfactory reclamation, particularly in accordance with policy SP4.** **4. Planning permission may be ~~granted~~ supported if these expectations are**

		demonstrated to be unachievable but that a material level of benefit is otherwise gained and no unacceptable adverse impact results from the proposed development.
Section 9. Key Development Criteria		
MM74	9.1.1	Each allocated site is subject to a number of key development criteria, which form part of the policy. These criteria ~~simply~~ identify ~~the~~ key matters that will be required to be carefully and comprehensively considered in preparing any development project at an allocated site.
MM75	9.1.2	The key development criteria do not replace development management policy; they are a part of the policy within which they are referenced and are additive to the requirements of all other policies within the development plan relevant to the project being proposed.
MM76	Table 9 Key Development Criteria	These changes are shown in Table 2
Section 10. Glossary		
MM77	Appropriate assessment	Process for assessing impacts on ~~European sites~~ National Network Sites, habitats or species. It is a decision making tool.
MM78	Area of Search	~~Area of Search~~ ~~An area identified as having minerals resources potentially suitable for extraction and where working may be acceptable subject to more detailed assessment at project stage.~~
MM79	Conservation of Habitats and Species Regulations 2017 (as amended).	The abbreviated term used for the Conservation of Habitats and Species Regulations (England and Wales) 2017; as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018; and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

MM80	Green Infrastructure	~~A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.~~ 2 A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.
MM81	Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a ~~Natura 2000~~ National Network Site.
MM82	National Network Site(s)	The group terminology given to SAC, SPA and Ramsar Sites under the Conservation of Habitats and Species Regulations 2017 (as amended).
MM83	Nutrient	The ecology of the River Wye SAC including the River Lugg and its catchment are sensitive to nitrate and phosphate concentration. Nitrate and phosphate are nutrients that promote algal growth, affecting the conservation objectives of the SAC.
MM84	Nutrient neutrality	The means of ensuring that development does not add to existing nutrient burdens and provides certainty that the whole of the scheme is deliverable in line with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). Advice regarding nutrient neutrality is likely to change throughout the plan period. Up to date guidance available on Herefordshire Council's website should be consulted in understanding the current approach to nutrient neutrality.
MM85	Preferred area of search	Preferred ~~area of search~~ Area An area identified as having policy support for development, but where it is not practicable to define a specific development boundary.
MM86	SAC	A Special Area of Conservation (SAC) is one given greater protection under Conservation of Habitats and Species Regulations 2017 (as amended). They have been designated because of a possible threat to the special habitats or species which they contain

		and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale. ~~is defined in the European Union's Habitat Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.~~
MM87	SPA	A Special Protection Area (SPA) is designated under Conservation of Habitats and Species Regulations 2017 (as amended). Post transition the UK is still required to identify internationally important areas for breeding, over-wintering and migrating birds and designate them as SPA. ~~is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds.~~

Table 2 - Schedule of Main Modifications to the Key Development Criteria

Mod. Ref	Site Name and Policy	Key Development Criteria
MM88	**Black Hill Delve** Policy M5(1,a&b)	**Archaeology and geodiversity:** Need to demonstrate the potential for archaeological remains or geological features to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation. **Black Mountains SSSI:** Need to demonstrate the level of effect on the key features of this designation. **Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site. **Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 8. Site design should deliver a net gain in biodiversity, linking priority habitats, and incorporate key features of the landscape character. **Ground water:** Located in the St. Maughans sandstone bedrock formation, classified a secondary aquifer. Need to demonstrate ~~the~~ potential risks ~~for~~to the water environment, including abstractions (public and private supply) wells and springs. **MOD Low Fly Zone:** Need to demonstrate the level of effect on the current and likely future operations within the MOD Low Fly Zone. **River Monnow:** Need to demonstrate the level of effect on water quality and hydrology of the River Monnow. **Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.
MM89	**Callow Delve**	**Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation.

	Policy M5(1,a)	**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. Flood alleviation should be considered in designing site reclamation. **Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **Ground water:** Located within the Brownstones formation, classified a secondary aquifer and adjacent to a groundwater spring source protection zone for public drinking water supply. Need to demonstrate ~~the~~ potential risks to the water environment, including ~~private drinking water supply~~ abstractions (public and private supply) wells and springs. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely. **Woodland at Welsh Newton & Callow Hill LWS:** Need to demonstrate the likely effect on the key features of the designated site. **Wye Valley Woodlands SAC and Wye Valley & Forest of Dean Bat Sites SAC:** An Appropriate Assessment is required to demonstrate ~~the~~ no likely significant effect(s) on the SAC. Need to demonstrate how habitat severance for horseshoe bats will be prevented (which may require the periphery woodland to be retained) and how noise and light impacts on this species will be avoided.
MM90	**Former City Spares Site** Policy W5(3)	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as

		appropriate. Mitigation will include recording, protection or recovery of any assets. **Contaminated land:** Recognising the site as a former car breakers' yard, there is a high potential for contaminated land. The site is located within a drinking water protected area. Need to demonstrate how any contamination on site will be identified and remediated, particularly with reference to protection of drinking water. **Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Hereford. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Veteran tree:** Need to demonstrate level of effect on ancient black poplar located to the north of the site.
MM91	**Former Lugg Bridge Quarry** Policy W6(1,a)	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. Flood alleviation should be considered in designing site reclamation. **Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 2, District Enhancement Zone 2 and Hereford Fringe Zone 1. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **Little Lugg River:** Need to demonstrate the level of effect on water quality and hydrology of the Little Lugg River. **River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation.

		River Wye SAC: An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Site reclamation:** Due to the site having a mineral working history and rural location it is required to be reclaimed at the earliest opportunity should current operations cease (as consented under references: 131870/N, dated 22.07.2013; 151184, dated 10.11.2015; and 162032, dated 02.12.2016. **Utilities:** Utility infrastructure (gas) that cross the site may require diversion or a non-working buffer to enable the site to be worked.
MM92	**Hereford Enterprise Zone (Rotherwas Industrial Estate)** Policy W5(2)	**Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation. **Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Contaminated land:** Recognising the site as a former munitions factory, there is a high potential for contaminated land. The site is located within a drinking water protected area. Need to demonstrate how any contamination on site will be identified and remediated, particularly with reference to protection of drinking water. **Flood Risk:** Site-specific flood risk assessment required to demonstrate compliance with Local Development Order. Reference should be made to the Drainage and Flood Management Strategy (2009 and as amended). **Hampton Grange medical facility:** Need to demonstrate the level of effect on the amenity, health & safety and environment of this medical facility. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings and the scheduled monuments Rotherwas House and Rotherwas Chapel. **Landscaping:** Site design should deliver a net gain in biodiversity, linking priority habitat, and providing enhancement for priority habitats, and incorporate key features of the landscape character.

		Pool at Rotherwas LWS: Need to demonstrate the level of effect on the key features of this designation. **River Wye:** Need to demonstrate the level of effect on water quality and hydrology of the River Wye. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **River Wye SSSI:** Need to demonstrate the level of effect on the key features of this designation. **Veteran tree:** Need to demonstrate level of effect on ancient black poplars located within the site, with a priority given to avoidance.
MM93	**Holmer Road** Policy W5(2)	**Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. **Hereford AQMA:** Need to demonstrate the level of effect on air quality, particularly within the Hereford AQMA. **Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site. **Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Road network:** Need to demonstrate the level of effect on the local road network in the vicinity of the site. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing and schools).
MM94	**Kington Household Waste and Recycling Centre** Policy W5(3)	**Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Kington. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

		River Wye SAC: An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~.
MM95	**Land between Little Marcle Road and Ross Road** Policy W5(2)	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site. **Landscape:** The site is set at a lower level than surrounding land but occupies a position on the south western boundary of Ledbury. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **River Leadon:** Need to demonstrate the level of effect on water quality and hydrology of the River Leadon. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing, hotel and picnic site).
MM96	**Leinthall Quarry** Policy M4(2,a)	**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site. **Downton Gorge SAC:** An Appropriate Assessment is required to demonstrate the likely significant effect(s) on the SAC. **Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate mitigation measures as appropriate. Mitigation will include recording, protection or recovery of any assets. **Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 9. Site design should deliver a net

		gain in biodiversity, linking priority habitats, and incorporate key features of the landscape character. **Ground water:** Located within the hard rock of the Silurian Aymestry Limestone Formation, classified as a secondary aquifer. Need to demonstrate ~~the~~ potential risks to the water environment, including abstractions (public and private supply) wells and springs. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage assets and their settings, particularly ~~of~~ Croft Ambrey Hill Fort and Croft Castle Park. **Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site. **River Teme SSSI and River Lugg SSSI:** Need to demonstrate the level of effect on the key features of these designations. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing) **Veteran tree:** Need to demonstrate level of effect on ancient yew tree located to the south of the site.
MM97	**Leominster Enterprise Park** Policy W5(2)	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site. **Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Leominster. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain

		in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of the River Lugg. **River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (schools, cemetery and associated place of worship). **Source Protection Zone 3:** Need to demonstrate how any pathways for contamination will be identified and avoided.
MM98	**Leominster Household Waste Site and Household Waste Recovery Centre** Policy W5(3)	**Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s). **Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of the River Lugg. **River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~will be required to demonstrate at least nutrient neutrality ~~or betterment~~.
MM99	**Llandraw Delve** Policy M5(1,a&b)	**Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site. **Green infrastructure:** Operation and reclamation phases should deliver deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 8. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character.

		Ground water: Located in the St. Maughans sandstone bedrock formation, classified a secondary aquifer and proximate to the side of the Black Mountains where many springs and watercourses issue off the slopes. Need to demonstrate ~~the~~ potential risks ~~for~~to the water environment, including abstractions (public and private supply) wells and springs. **MOD Danger Area and Low Fly Zone:** Need to demonstrate the level of effect on the current and likely future operations within the MOD Danger Area and Low Fly Zone. **River Monnow:** Need to demonstrate the level of effect on water quality and hydrology of the River Monnow. **Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.
MM100	**Model Farm** Policy W5(2**)**	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site. **Landscape:** The site is set at a lower level than surrounding land but occupies a position on the eastern side of Ross-on-Wye. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Wye Valley AONB:** Need to demonstrate the level of effect on the AONB. **Source Protection Zone 2:** Need to demonstrate how any pathways for contamination will be identified and avoided.
MM101	**Moreton Business Park**	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as

	Policy W5(2)	appropriate. Mitigation will include recording, protection or recovery of any assets. **Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s)~~,~~ particularly ~~listed buildings and~~ Sutton Walls Hillfort, St Mary's Church and the historic core of Marden and other listed buildings. **Landscape:** The site is set at a lower level than surrounding land but occupies a rural position. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character. **Rail:** Need to demonstrate the potential to use the rail network for the transport of materials or that the proposal does not prevent future use of the rail infrastructure available within the site. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Wellington Brook and Moreton Brook:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses. **Wellington Marsh LWS:** Need to demonstrate the level of effect on the key features of this designation.
MM102	**Perton Quarry** Policy M4(2,a)	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site.

		Geodiversity, Perton Roadside Section and Quarry SSSI: Need to demonstrate the level of effect on geodiversity and incorporate mitigation measures as appropriate. Mitigation will include recording, protection or recovery of any assets. **Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 3. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **Ground water:** Located within the Silurian Limestones and shales of the Woolhope Dome structure, classified as a secondary aquifer. Need to demonstrate ~~the~~ potential risks to the water environment, including abstractions (public and private supply) wells and springs. **Heritage assets:** Need to demonstrate that the proposed development will appropriately minimise and mitigate impacts on Registered Park and Garden Stoke Edith **Peregrine Falcons:** This is a species protected under Schedule 1 of the Wildlife and Countryside Act 1981. **Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site. **River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing).
MM103	**Shobdon Quarry**	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as

	Policy M3(2,a) Policy W6(2)	appropriate. Mitigation will include recording, protection or recovery of any assets. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. Flood alleviation should be considered in designing site reclamation. **Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate mitigation measures as appropriate. Mitigation will include recording, protection or recovery of any assets. **Green infrastructure and reclamation:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Enhancement Zone 2. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate ~~the~~ potential risks to the water environment, including abstractions (public and private supply) wells and springs. **Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties. **Pinsley Brook:** Need to demonstrate the level of effect on water quality and hydrology in Pinsley Brook. **Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Shobdon Airfield:** Need to demonstrate the level of effect on the current and likely future operations of Shobdon Airfield.
MM104	**Southern Avenue**	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through

	Policy W5(2)	desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site. **Landscape:** The site is set at a lower level than surrounding land but occupies a position on the southern boundary of Leominster. Need to demonstrate the level of effect on the surrounding landscape. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of the River Lugg. **River Lugg SSSI:** Need to demonstrate the level of effect on the key features of this designation. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (schools, cemetery and associated place of worship). **Source Protection Zones 1 and 2:** Need to demonstrate how any pathways for contamination will be identified and avoided.
MM105	**Three Elms Trading Estate** Policy W5(2)	**Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site. **Landscaping:** Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the

		SAC. Development ~~should~~ will be required to demonstrate <u>at least</u> nutrient neutrality ~~or betterment~~. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (housing and schools). **Yazor Brook:** Need to demonstrate the level of effect on water quality and hydrology of the Yazor Brook.
MM106	**Upper Lyde Quarry** Policy M3 (2,a) Policy W6(2)	**Archaeology:** Need to demonstrate the potential for archaeological remains to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Geodiversity:** Need to demonstrate the level of effect on geodiversity and incorporate avoidance, mitigation and monitoring measures as appropriate. Mitigation will include recording, protection or recovery of any assets. **Green infrastructure and reclamation:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 2 and Hereford Fringe Zone 4. Site design should deliver a net gain in biodiversity, providing enhancement for priority bird species, and incorporate key features of the landscape character. **Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate ~~the~~ potential risks to the water environment<u>, including abstractions (public and private supply) wells and springs.</u> **Housing:** Need to demonstrate the level of effect on residential amenity at nearby properties. **Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. <u>A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site.</u> **River Lugg:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses.

		River Lugg SSSI: Need to demonstrate the level of effect on the key features of this designation. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Road network:** Highways England identifies the site as located near to the strategic road network. Need to demonstrate the level of effect on the local road network in the vicinity of the site.
MM107	**Wellington Quarry** Policy M3(2,a) Policy W6(2)	**Archaeology and geodiversity:** Need to demonstrate the potential for archaeological remains or geological features to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere (including Leystone Bridge); and where possible, flood risk is decreased. Flood alleviation should be considered in designing site reclamation. **Footpath:** Wellington footpaths 23, 23A and 34 cross the site and may require diversion or a non-working buffer such that the amenity value and connectivity of the footpaths are maintained. **Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 1 and District Enhancement Zone 3. Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character. **Ground water:** Glaciofluvial sand and gravel deposits represent a secondary aquifer in hydraulic continuity with watercourses. Need to demonstrate ~~the~~ potential risks to the water environment**,** including abstractions (public and private supply) wells and springs. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s) particularly Sutton Walls Hillfort, St Mary's Church and the historic core of Marden and other listed buildings ~~and Sutton Walls Fort~~.

		Marches Line: A non-working buffer may be required such that railway safety is maintained. **Otter:** Detail protected species survey required to determine any site-specific mitigation and protection measures. **Phased working:** Need to demonstrate optimum phasing of the allocated area, including how existing infrastructure will be used (to include at least site access and processing equipment) and reclamation at the earliest opportunity. A proliferation of ancillary infrastructure will not be permitted. A consolidated application should be made, providing the opportunity to review working practices and reclamation across the whole site. **River Lugg and Wellington Brook:** Need to demonstrate the level of effect on water quality and hydrology of these watercourses. **River Lugg LWS and SSSI:** Need to demonstrate the level of effect on the key features of this designation. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Road network:** Highways England identifies this site as located near to the strategic road network. Need to demonstrate the level of effect on the A49 and that vehicles can access and leave the site, to and from the public highway, safely. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (school and housing). **Utilities:** Utility infrastructure (high pressure gas, water mains and foul sewer) that cross the site may require diversion or a non-working buffer to enable the site to be worked.
MM108	**Westfields Trading Estate** Policy W5(2)	**Flood Risk:** Need to demonstrate that: the site will be safe in the event of a flood; risk is not increased on site or elsewhere; and where possible, flood risk is decreased. **Hereford AQMA:** Need to demonstrate the level of effect on air quality, particularly within the Hereford AQMA. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s), particularly listed buildings in the vicinity of the site.

		Landscaping: Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character. **Plough Lane LWS, Widemarsh Brook LWS and Yazor Brook LWS:** Need to demonstrate the level of effect on the key features of these designations. **Sensitive properties:** Need to demonstrate the level of effect on the amenity, health & safety and environment of nearby sensitive properties (schools). **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **Widemarsh Brook and Yazor Brook:** Need to demonstrate the level of effect on water quality and hydrology of the Yazor Brook.
MM109	**Westonhill Wood Delves** Policy M5(1,a&b)	**Airfield:** Need to demonstrate the level of effect on the current and likely future operations of the nearby airfield. **Ancient Woodland:** Need to demonstrate the level of effect on the ancient woodland, leaving a buffer adequate to protect the designation. **Archaeology and geodiversity:** Need to demonstrate the potential for archaeological remains or geological features to be present on the site, through desk-based assessment and/or field evaluation as appropriate. Mitigation will include recording, protection or recovery of any assets. **Dark Skies:** Need to demonstrate that lighting will be kept to the minimum required to ensure safe working conditions on site. **Green infrastructure:** Operation and reclamation phases should deliver priorities of the Herefordshire Green Infrastructure Strategy, in particular those associated with District Strategy Corridor 7. Site design should deliver a net gain in biodiversity, providing enhancement for priority habitats, and incorporate key features of the landscape character. **Ground water:** Located on secondary aquifer of the Devonian. Need to demonstrate ~~the~~ potential risks to the water environment, including abstractions (public and private supply) wells and springs ~~including drinking water~~.

		Housing: Need to demonstrate the level of effect on residential amenity at nearby properties. **Heritage assets:** Need to demonstrate ~~the level of effect~~ that the proposed development will appropriately minimise and mitigate impacts on heritage asset(s) and their setting(s). **Merbach Hill LWS, Benfield Park LWS and Westonhill Wood LWS:** Need to demonstrate the level of effect on the key features of these designations. **River Wye SAC:** An Appropriate Assessment is required to demonstrate no~~the~~ likely significant effect(s) on the SAC. Development ~~should~~ will be required to demonstrate at least nutrient neutrality ~~or betterment~~. **River Wye SSSI:** Need to demonstrate the level of effect on the key features of this designation. **Site Access:** Need to demonstrate that vehicles can continue to access and leave the site, to and from the public highway, safely.