



HEREFORDSHIRE  
COUNCIL

# **Annual Monitoring Report 2004-2005**

December 2005

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## **EXECUTIVE SUMMARY**

This is the first Annual Monitoring Report produced for Herefordshire, it assesses the extent to which policies in the Revised Deposit Draft UDP are being achieved and progress on the implementation of the Local Development Scheme. The report covers the period April 2004 to March 2005.

Information from annual studies on land use issues such as housing and employment has been used in drafting this report, however, there are areas where monitoring has not been not undertaken in the past, or where monitoring data is limited. In such circumstances, the report sets out how such limitations may be overcome in subsequent years in order to achieve more comprehensive data sets.

### **Herefordshire's Profile**

The content for UDP policies is set out, including information on geographical features of the County, its population, employment situation, housing tenure and affordability, skills base, areas of deprivation and environmental character.

### **Local Development Framework Preparation**

The first Local Development Scheme (LDS), which became operative in January 2005, did not include any proposals for work to commence on Local Development Documents during the reporting period. The need to complete the UDP, the Partial Review of the Regional Spatial Strategy, proposals to prepare interim Supplementary Planning Documents (SPD's) and the need to reflect the developing position with regard to Parish Plans will result in a revised LDS for 2006.

### **Housing**

There have been 7,345 net additional dwellings completed since 1996, with 587 of these occurring during the current monitoring period. A trajectory shows the actual and anticipated housing completions over time. Although the rate in recent years is lower than expected, this is due to the fact that the UDP has not yet been adopted. Once it is, and larger housing allocations come on stream, then the rate of housing completions is expected to increase.

Monitoring shows that the amount of housing built on previously developed land is occurring at a higher rate than anticipated. Although, since 1996, the annual rate has fluctuated, from 2001 to 2005 the percentage of completions on previously developed land has increased steadily.

In respect of housing on larger sites within urban areas, density of development is averaging at 36.9 dwellings per hectare and is in accordance with UDP targets. However, across the County as a whole, average densities are predominantly less than 30 dwellings per hectare, reflecting the characteristics of many of Herefordshire's settlements.

Monitoring of numbers of affordable dwellings being built indicates that at the current average completion rate of 91.4 per year, the UDP target will not be met by 2011,

however, once the UDP is adopted, it is anticipated that the rate of completion of affordable homes will increase.

## **Employment**

The amount of land developed for employment uses over the monitoring period was 6.53 hectares, distributed across 18 different sites. This is similar to the previous monitoring year's findings and remains above the annual County average of 5.19 ha per annum.

The rate of employment completions since 1986/7 has fluctuated but appears cyclical. Most completions (2004-2005) are concentrated in Hereford City, with the remainder being broadly distributed across the County. 55% of all completed development was on previously developed land. At the current completion rate it is unlikely that the 150 ha UDP target of employment land provision will be met before 2011.

Herefordshire currently provides 159.56 ha of land for employment uses on 107 sites. The total supply of current and future employment land over the monitoring period is 180.12 ha (some of which is physically constrained).

3.34 ha of employment land were granted planning permission for other uses during 2004-2005; 0.94 ha was from within the Rural Regeneration Zone and 2.51 ha were from Hereford City (outside the Rural Regeneration Zone area). 2.15 ha of the total loss were reallocated to residential uses.

## **Transport**

For this monitoring report, information is unavailable on the percentage of completed non-residential development complying with local car parking standards.

A breakdown of completions by area and the proportions of the overall total of actual and anticipated residential development in Hereford City, market towns, main villages and rural areas shows that in the market towns and main villages completions are near to that anticipated. In Hereford City there are less completions than expected, and the wider rural areas are accommodating more new housing developments than anticipated. It is expected that once the UDP is adopted the Hereford City, market towns and main villages allocations will be implemented, thus increasing the proportion of housing completions in more sustainable locations within approximately 30 minutes public transport travelling time of an urban centre.

## **Town Centres and Retail**

Within the existing monitoring threshold of 1,000m<sup>2</sup> gross floorspace, there have been a total of 9,235m<sup>2</sup> gross A1 floorspace completed over this monitoring period. There were no class A2 developments completed above the threshold.

The percentage of retail developments over 1,000m<sup>2</sup> gross floorspace completed within town centres equated to 0%, as all developments were located on the edge or out of centre locations.

Subject to a threshold of developments of 500m<sup>2</sup> and over, the amount of Class A office completions in the County is 790m<sup>2</sup>. None of this was town centre development.

Means of improving the provision of data under the aforementioned thresholds for subsequent AMR's will be examined.

### **Recreation and Leisure**

There were no class D2 leisure completions (over 1,000m<sup>2</sup> gross built floorspace) during 2004-2005. Current monitoring methods do not pick up smaller scale developments of this kind.

In respect of open space and recreational facilities, the Council is currently collating data from its audit of such land uses as part of a PPG17 study "Assessing Needs and Opportunities", which considered Hereford City, the market towns and main villages. From initial findings, the County has 26 sites that can be assessed under the Green Flag award system. Of these 73% rate at or above the Green Flag standard, amounting to some 733 ha. Of the amount of open space managed by the Council in total, approximately 51% is managed to Green Flag standards.

### **Minerals**

There are some limitations on the availability and type of primary aggregate production and therefore figures are only obtainable on sales information covering the period 1<sup>st</sup> January to 31<sup>st</sup> December 2003.

Sand & Gravel	254,000 tonnes
Crushed Rock	420,000 tonnes
Total	674,000 tonnes

As sales of primary extraction aggregates in Herefordshire are relatively stable, follow national trends and have not been affected by any significant local developments, there is no reason to believe that the 2004 figures will be significantly different from those stated above.

Again, information on the production of secondary/recycled aggregates is limited. The most up to date figures available are therefore for 1<sup>st</sup> January to 31<sup>st</sup> December: 3,000 tonnes. However, production is likely to be much higher from 'other' sites where processing takes place in association with other recycling activities. Data on such production is unavailable.

### **Waste**

Current information on the capacity of new waste management facilities by type is based on officer knowledge alone and it is acknowledged that data for future AMR's could be collected using more appropriate methods such as liaising with the Council's Waste Management Section and the Environment Agency.

On the basis of new planning permissions granted during 2004, the following additional capacity is now in place and has commenced:

- 12,000 tonnes (accelerated composting of organic material at Bioganix, Wharton Court)
- 2,000 tonnes (secondary aggregate crushing at Bradbury Lines)

Data is unavailable on a number of other waste management developments that may be taking pace within the County.

The following data is for municipal waste over the current monitoring period.

**Figure 25: Municipal Waste By Management Type - Herefordshire 2004-2005**

Municipal Waste Recycled	14,058.30 tonnes	15.05%
Municipal Waste Composted	6,277.20 tonnes	6.72%
Municipal Waste Landfilled	73,075.15 tonnes	78.23%
<b>Total Municipal Waste Arising</b>	<b>93,410.65 tonnes</b>	<b>100%</b>

*(Source: Herefordshire Council Waste Management Section)*

### **Development Requirements**

For the current monitoring year there is no available information on the number of planning applications granted contrary to the advice of the Environment Agency. The Council's Planning Department is currently in the process of setting up a new monitoring system and information should therefore be available for subsequent AMR's.

### **Natural and Historic Heritage**

There are shortfalls in the amount and quality of data available on changes in priority habitats due to the way information is currently collected. Ways in which improvements to monitoring may be made in future years is identified. Available data on total loss of habitat or species 2004-2005 is as follows:

- Ancient and/or species-rich hedgerow      655 m
- Lowland meadow and pasture                0.025 ha

Data on the change in designated areas should be considered as completed due to current shortfalls in information collection techniques, particularly for locally designated sites. However, recommendations for improvements are set out in section 12 of this report. During 2004-2005 it is estimated that 0.65 ha of land comprising SSSI's and SINC's have been lost to development.

### **Renewable Energy**

Information on renewable energy developments is not currently available, however, it is anticipated that improvements to data collection techniques can be implemented for future AMR's.

## Section 1: INTRODUCTION

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

1.1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of development plans, which at local level requires local planning authorities to replace Unitary Development Plans (UDP's) (or local plans) with Local Development Frameworks (LDF's).

1.1.2 Paragraph 4.45 of Planning Policy Statement 12 (PPS12) states that the regular review and monitoring of development plans is a fundamental feature of the Government's 'plan, monitor and manage' approach to the new planning system. The introduction of mandatory Annual Monitoring Reports (AMR's) was thus brought about through the requirements of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. From 2005 it is a legal requirement for local authorities to produce an AMR each year, based on a period running from 1<sup>st</sup> April to 31<sup>st</sup> March. Each AMR must be submitted to the Secretary of State no later than the following 31<sup>st</sup> December.

1.1.3 AMR's are required to assess:

- (a) the implementation of the Local Development Scheme (LDS); and
- (b) the extent to which policies in the Local Development Documents are being achieved.

### 1.2 Herefordshire AMR 2005

1.2.1 The first AMR is likely to vary somewhat from those to be produced in subsequent years, as the LDF is in its early stages of preparation at this time. A Local Development Scheme has been completed, which lists the documents to be included in the LDF and a timetable for their production. Progress towards the implementation of this timetable can therefore be gauged. However, since no LDF policies are yet in place, this AMR is concerned with the assessment of policies contained in the emerging UDP.

1.2.2 Under the, now superseded, old planning system the Herefordshire Council has prepared its UDP. This document is now in its latter stages of preparation and it is expected that it will be formally adopted in 2006/7. The Council is committed to completing this Plan under legislation referred to as 'transitional arrangements'. Once adopted, the UDP will be saved for a three year period while the authority moves over to the new planning system of LDF's.

1.2.3 The emerging UDP policies (Revised Deposit Draft May 2004) are monitored in this Annual Monitoring Report rather than those contained in the adopted structure and local plans covering the County. The housing and employment targets contained within the adopted plans covered the period up to 2001, in addition, some of the policies within the plans are no longer consistent with national or regional guidance, therefore, there would be little benefit in assessing their implementation at this time. However, it is recognised that the UDP is not yet a statutory development plan. Nevertheless the policies do carry some weight and are being implemented to some degree. Subsequent AMR's will also be monitoring the 'saved' UDP policies



during the transition to the new LDF system, it would therefore be prudent to adopt a consistent approach to the preparation of AMR's from the outset.

### **1.3 Content and Format of this Annual Monitoring Report**

1.3.1 In this AMR the aim has been to use, as far as possible, the guidance provided on the structure of such reports provided in the ODPM document 'Local Development Framework Monitoring: A Good Practice Guide'. The preferred method outlined follows the *objectives-policies-targets-indicators* approach used to monitor regional planning guidance (now Regional Spatial Strategies) and to apply this to LDF monitoring. This requires the setting out of clear objectives, policies, targets and indicators within LDF's to facilitate implementation, monitoring and review.

1.3.2 Although the objectives-policies-targets-indicators method is an approach that can readily be utilised in monitoring of forthcoming LDF documents, this first AMR has to be undertaken in the context of existing UDP policies, which are not set out in the ideal format for following this methodology. Consequently the AMR will utilise elements of the Revised Deposit UDP's Part II topic area aims and objectives to set out the objectives component of the report and use targets set out in policies or performance indicators where available.

1.3.3 In order to present a setting for subsequent information detailed in the report, a number of *contextual indicators* have been identified. These establish a profile for Herefordshire and provide a quantified description of the wider socio-economic, environmental and demographic background against which planning policies and strategies are operating.

1.3.4 The report follows broadly the thematic division of the chapters in the UDP. It is divided into core subjects such as housing, employment, retail etc, for which there is available data. Once the *objectives* of each topic area are identified, the appropriate policies linked to each of the objectives are set out.

1.3.5 Where the UDP policies express a specific requirement to be met, this is identified as a *target* within the report, against which progress can be measured. Where appropriate, national and regional targets are referred to, as well as local ones.

1.3.6 There are a number of instances where it is not possible to identify specific targets against which to measure how policies of the UDP are being implemented. This is because certain objectives do not lend themselves to target setting in the context of the UDP alone. In many cases the Plan is one means of helping to achieve wider social or environmental aims and the application of a specific target is neither appropriate nor informative.

1.3.7 The report sets out a number of *core* and *local indicators*. These are used to measure performance of policy aims against a target, or where there is no identified target; performance is measured against an objective. Each indicator is cross-referenced with those relevant policies of the UDP that are the key tools used to achieve the objectives and targets.

1.3.8 Throughout the report there are sections of analysis where appropriate, which interpret the monitoring results and provide additional comment on areas where data is lacking or where future monitoring could be enhanced to improve the measurement of policy implementation.

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

1.4.1 Annual monitoring of various kinds is an essential and major undertaking for the Council. The number of topics that could potentially be monitored is almost unlimited in an ideal world. Nonetheless, the authority has a restricted resource base from which to undertake such exercises and accordingly, within the AMR, prioritisation has taken place over which elements of the UDP are to be monitored. Since several annual monitoring projects are already carried out in respect of land use planning matters, this AMR relies heavily upon these existing sources of information. In particular, statistics and facts on individual planning applications from the Council's IT system, together with results of annual housing, employment and retail monitoring studies (amongst others) make up the bulk of data used to compile this AMR.

1.4.2 Through the production of this report it has become apparent that there are deficiencies in the monitoring information currently gathered. Where such gaps in data are identified, the AMR sets out steps that could be taken to improve future data collection and provide a more comprehensive approach to the monitoring of the effectiveness of development plan policies. Some improvements may be possible to carry out in the short term and others may require a longer term approach due to a combination of the necessity for increased resource input that is currently available, altered IT or other work systems and staff training requirements.

## **Section 2: HEREFORDSHIRE'S PROFILE**

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

#### **2.1 Regional Context**

2.1.1 The UDP has been prepared in the context of the West Midlands Regional Spatial Strategy (formerly Regional Planning Guidance – RPG11). The West Midlands Regional Spatial Strategy (RSS) is part of the national planning system. Its main purpose is to provide a long term land use and transport planning framework for the Region. It determines (amongst other things) the scale and distribution of housing and economic development across the Region, investment priorities for transport and sets out policies for enhancing the environment. Also incorporated into the RSS is the Regional Transport Strategy.

2.1.2 The RSS has statutory status and all local development plan documents (including LDF's) must conform to its principles, policies and proposals. The RSS was published in June 2004 by the ODPM. In approving the document, the Secretary of State identified a number of policy issues that need to be addressed in future revisions of the document. These revisions are now being brought forward on a multi-track basis. The first phase, focussing on a 'Black Country Sub-Regional Study' formally began in February 2005. Phase 2 is due to commence in November 2005 and will cover housing figures, employment land, transport and waste.

2.1.3 The Regional Economic Strategy produced in 1999 jointly by Advantage West Midlands (AWM) and the West Midlands Regional Assembly offers a 10 year vision for economic development, which is set within the overall framework of the RSS (formerly RPG11). The Strategy recognises the challenges and opportunities represented by areas such as Herefordshire and identifies actions such as workspace and infrastructure as key elements of local economic development.

2.1.4 Herefordshire's economic vulnerability is reflected in and recognised by its inclusion in a wide range of European, national and local funding and other initiatives. These include EU Objective 2, UK Government, Single Regeneration Budget and Countryside Agency's Market Towns Initiative and AWM Regeneration Zone and Rural Development Programme. The UDP's overall development strategy has been developed alongside the strategic approach being taken through Objective 2 and the Rural Regeneration Zone. Regeneration activity is to be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas.

2.1.5 The Regional Housing Partnership and the West Midlands Regional Housing Board have worked together on a Regional Housing Strategy, which is currently undergoing preparation and is due to be produced in May 2005. It will cover the period 2005-2021. Two primary aims of the strategy are; to give confidence to developers that the West Midlands is committed to develop and support vibrant housing markets within the context of the Urban and Rural Renaissance policies of the RSS, and to develop sustainable housing and sustainable communities. Both the UDP and the Council's Housing Investment Strategy 2000/2003 have been developed against a background of joint working at Regional level, including the

Regional Housing Partnership, the Government Office for the West Midlands and Herefordshire Council's annual Regional Housing Statement.

## 2.2 Geography

2.2.1 Area of Herefordshire: 217,973 ha (square miles).

2.2.2 The main geographical feature of the County is the River Wye, which enters Herefordshire near the Welsh town of Hay-on-Wye, flows east to Hereford and then southwards, leaving the County at the Wye Gorge, downstream of Ross-on-Wye. Most parts of the County are drained by the Wye river system, although parts of the east and south east are in the Severn Valley and the north is drained by the River Teme, a tributary of the Severn.

2.2.3 The County's landscape is one of rolling hills and wide river valleys interspersed with small villages. The eastern border of the County with Worcestershire runs along the line of the Malvern Hills, which rise to over 400 metres above sea level. The Black Mountains in the south west of the County form another elevated area.

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

## 2.3 Population

2.3.1 Herefordshire has a total population of approximately 177,800 (*ONS Mid-Year Estimate 2004*). At the time of the 2001 Census 52% of the population lived in Hereford City or one of the five market towns, with the remaining 48% residing in villages and hamlets scattered across the rural area. Herefordshire with one of the five lowest population densities is one of the most sparsely populated Counties in England.

2.3.2 The following table shows a breakdown of the County's population figures showing those living in Hereford and the market towns, based on the 2001 Census information.

**Figure 1: Herefordshire's Urban Population**

Hereford	Leominster	Ross-on-Wye	Ledbury	Bromyard	Kington
54,850	11,100	10,100	8,850	4,150	2,600

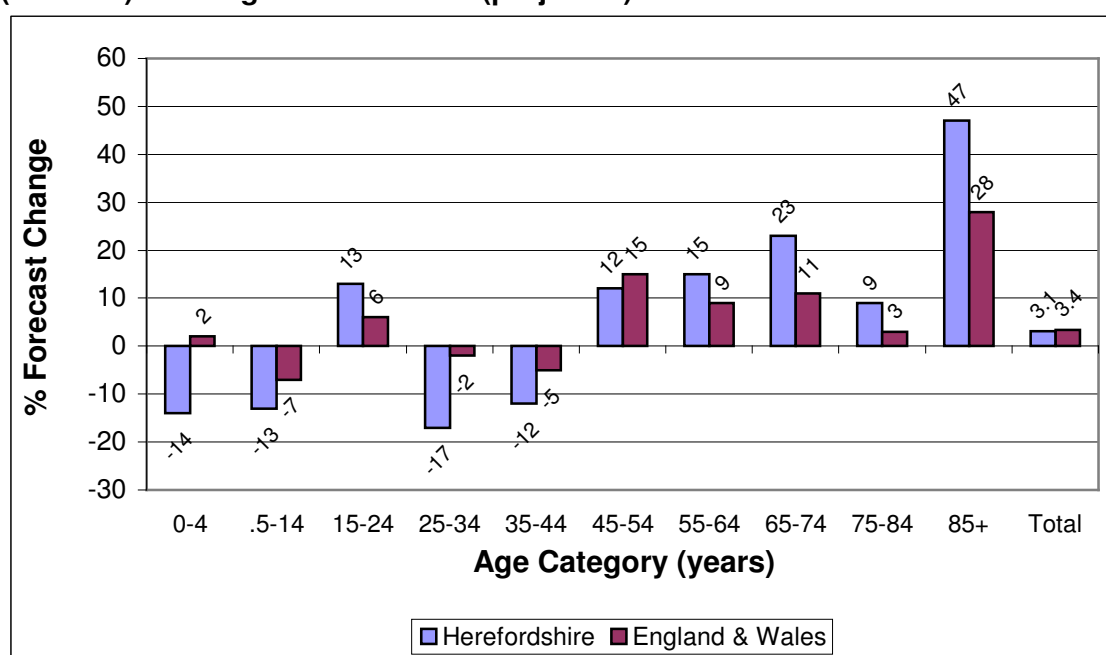
(Source: 2001 Census)

2.3.3 The number of deaths per annum is currently about 1,900, whilst the annual number of births is lower at about 1,600. In 2002 Herefordshire's birth rate was about 1.6 children per woman, which is slightly below the rate for England and Wales of 1.65 and further below the West Midlands regional rate of 1.75. Despite these figures, due to high levels of inward migration, the population has grown by 10.3% between 1991 and 2003. This compares with the population of England and Wales, which has increased by 4% over the same period, and that of the West Midlands region, which has increased by 1.7%. (*Source: Herefordshire Economic Assessment 2005-2007*)

2.3.4 Herefordshire's population has an older age profile than that of England and Wales and of the West Midlands region. The County contains fewer people in the 0-30 age range and a larger proportion aged 49 or above, which stands at 25.6% in Herefordshire compared with 21.3% in the West Midlands and 20.9% in England and Wales. Only 17.6% of the population of Herefordshire are aged 14 or under compared with 18.9% in the West Midlands and 18.3% in England and Wales. In the 15-29 age group the County tends to lose these young people to other parts of the UK with greater opportunities for higher education and employment. Only 14.5% of Herefordshire's population fall into this age range, compared with 18.6% in the region and 18.8% nationally. (Source: ONS 2003 Mid-Year Estimates)

2.3.5 Migration figures obtained from patient movements recorded by the National Health Service over a five year period between July 1998 and June 2003 suggest that, in terms of net migration, Herefordshire gains about 65% of its net migrants from London and the south east area, another 23% come from the neighbouring counties of Worcestershire, Gloucestershire and Shropshire, with a further 12% from non-neighbouring parts of the West Midlands region and the remainder from other areas of England. On average, more people move from Herefordshire to Wales than vice versa. (Source: Herefordshire Economic Assessment 2005-2007)

**Figure 2: Expected Population Change from 2003-2011 in Herefordshire (forecast) and England and Wales (projected)**



(Source: GAD & Research Team, Herefordshire Council using ONS Mid-Year Estimates)

2.3.6 The Herefordshire Council's Research Team produces population forecasts for the County, which take into account future housing provision anticipated through the UDP. The current forecasts (as at February 2005) are based on the 2002 mid-year estimate of population published by the Office for National Statistics (ONS), covering a period up to 2011. As a consequence of more restrictive planning policies, the rate of population growth in Herefordshire is expected to slow down over the period 2003-2011, in line with the projected growth for England and Wales at 3.4%. The County's population is expected to increase by around 5,600 between 2003 and 2011 to 182, 475 people.

2.3.7 The Herefordshire Economic Assessment report 2005-2007 includes a comparison made with the 2003-based Government Actuary's Department (GAD) population projections for the whole of England and Wales. Within a total increase in population across Herefordshire and England and Wales of 3%, the changes amongst the age groups are very different. In particular, it is anticipated that in Herefordshire the numbers of people over retirement age will increase at a significantly higher rate than in England and Wales. There are also significant differences in the rate of decline expected in the 0-4 and 25-34 age groups, with Herefordshire experiencing larger losses than the average. Figure 2 provides an overview of the expected population changes from 2003-2011.

## **2.4 Employment**

2.4.1 The Labour Force Survey measures the number of residents in an area who are employed both within and outside the County. The number of Herefordshire residents in employment in 2003/2004 was 81,000. This comprised 78.6% of the population of working age, which is higher both than in the West Midlands region (73.4%) and nationally (also 74.3%), and also higher than most neighbouring counties. (*Source: Herefordshire Economic Assessment 2005-2007*)

2.4.2 The narrow economic base inherited from pre-industrial times largely persists in Herefordshire. Dependency on food production and processing, rural resource management, administrative services and tourism is still evident and a potential source of economic vulnerability, especially in the more remote areas. Hereford and the market towns have diversified to some extent into specialised manufacturing and service sectors.

2.4.3 Outside agriculture, more employment is in declining sectors and less in growth sectors than the national economy, partly reflecting the prevalence of small-scale farming. The business size profile is characterised by a few large employers, mainly in the food processing sector, very few medium sized enterprises and a great number of small firms.

2.4.4 Figure 3 shows a breakdown of employment by sector using Annual Business Inquiry (ABI) data, the latest for which was 2003, released in 2004. Due to the way that this data is collected the table excludes information on agriculture, fishing and the self-employed sectors. The wholesale, retail and repair trades sector employs the most people in Herefordshire (20% of all employees, followed by manufacturing (19%) and health and social work (14%). These three sectors account for 53% of employees. This pattern is broadly similar to that in the West Midlands region, which used to employ most people in manufacturing, but which recently changed.

2.4.5 As previously stated, the data collected in the ABI underestimates the number of employees working in the agriculture and fishing sector and also does not include self-employed people. However, the Census does provide information on such sectors, though data is only available every ten years. A breakdown of employment by sector is shown in Figure 4 from the 2001 Census data.

2.4.6 Statistics collected for the purposes of the Herefordshire Economic Assessment 2005-2007 show that unemployment rates in Herefordshire are much lower than regionally and nationally and have been falling steadily over the last five years in line with regional and national trends.

**Figure 3: Employment by Sector (excluding agriculture)**

Industry	Herefordshire		West Midlands	England & Wales
	No.	%	%	%
Electricity, Gas & Water Supply (primary)	138	0.2	0.5	0.5
Mining & Quarrying (primary)	86	0.1	0.1	0.2
Manufacturing Industries	12,108	18.8	18.1	12.7
Construction	3,828	6.0	4.4	4.5
Transport, Storage & Communications (Distribution, Transport etc.)	2,382	3.7	5.6	6.0
Wholesale, Retail & Repair Trades (Distribution, Transport etc.)	13,023	20.3	18.2	18.0
Hotels & Restaurants (Distribution, Transport etc.)	5,262	8.2	5.8	6.9
Real Estate, Renting & Other Business Activities (business & other services)	6,738	10.5	13.5	15.7
Financial Intermediation (business & other services)	820	1.3	3.1	4.2
Other Community, Social & Personal Service Activities (business & other services)	3,278	5.1	4.8	5.2
Education (public sector)	5,167	8.0	9.7	9.1
Health & Social Work (public sector)	8,705	13.5	11.0	11.5
Public Administration & Defence (public sector)	2,743	4.3	5.1	5.5

(Source: ABI 2003 full & part-time employees)

2.4.7 Further data from the Herefordshire Economic Assessment 2005-2007 indicates that Herefordshire has lower earnings than regional and national averages and most neighbouring counties. The average annual wage in Herefordshire is over £4,000 lower than the national figure. In addition, employees in the County work longer hours than their regional and national counterparts.

**Figure 4: Employment by Sector (full & part-time employees)**

Industry	Herefordshire		West Midlands	England & Wales
	No.	%	%	%
Agriculture, Hunting, Forestry, Fishing	5,445	7	2	2
Electricity, Gas & Water Supply (primary)	367	0.5	0.9	0.7
Mining & Quarrying (primary)	198	0.2	0.1	0.3
Manufacturing Industries	14,158	17	21	15
Construction	6,239	8	7	7
Transport, Storage & Communications (Distribution, Transport etc.)	3,811	5	6	7
Wholesale, Retail & Repair Trades (Distribution, Transport etc.)	14,921	18	17	17
Hotels & Restaurants (Distribution, Transport etc.)	3,867	5	5	5
Real Estate, Renting & Other Business Activities (business & other services)	7,698	9	11	13
Financial Intermediation (business & other services)	1,577	2	3	5
Other Community, Social & Personal Service Activities (business & other services)	3,508	4	4	5
Education (public sector)	6,027	7	8	8
Health & Social Work (public sector)	9,421	12	11	11
Public Administration & Defence (public sector)	4,052	5	5	6

(Source: Census 2001 & Herefordshire Economic Assessment 2005-2007)

## 2.5 Housing

2.5.1 The 2001 Census classified housing tenure into four categories: owned outright, buying, rented privately and rented from local authority/housing association. Figure 5 shows the percentage of households with different types of tenure in the County as compared to the region and to England and Wales. Herefordshire has a higher proportion of houses which are owned outright – this would be expected to follow from the County's age distribution, with its higher than average number of older people (particularly the over 60's) who are likely to have paid off a mortgage.

2.5.2 The proportion of socially rented properties in Herefordshire is lower than the average. Since November 2003 when the Council transferred its housing stock, all the socially rented units are rented from Registered Social Landlords (RSL's) (housing associations). Although 26 RSL's have a presence in the County it is primarily 6 RSL's who between them own the bulk of Herefordshire's social housing. Most social housing is found in Hereford and the market towns, but four rural parishes (Colwall, Kingstone, Credenhill and Weobley) had over 100 units of social housing (in 2001) and 51 parishes has 20 units or more. (Source: Herefordshire Economic Assessment 2005-2007)

2.5.3 The Herefordshire Economic Assessment 2005-2007 contains data on housing affordability, obtained from a variety of sources. Within the West Midlands region, the house price to income ratios have worsened significantly since the previous year's figures for 2002. Herefordshire continues to have one of the worst affordability ratios out of all 34 regional authorities, with only South Shropshire and Wychavon coming out as less affordable locations for house buying.

**Figure 5: Housing Tenure**

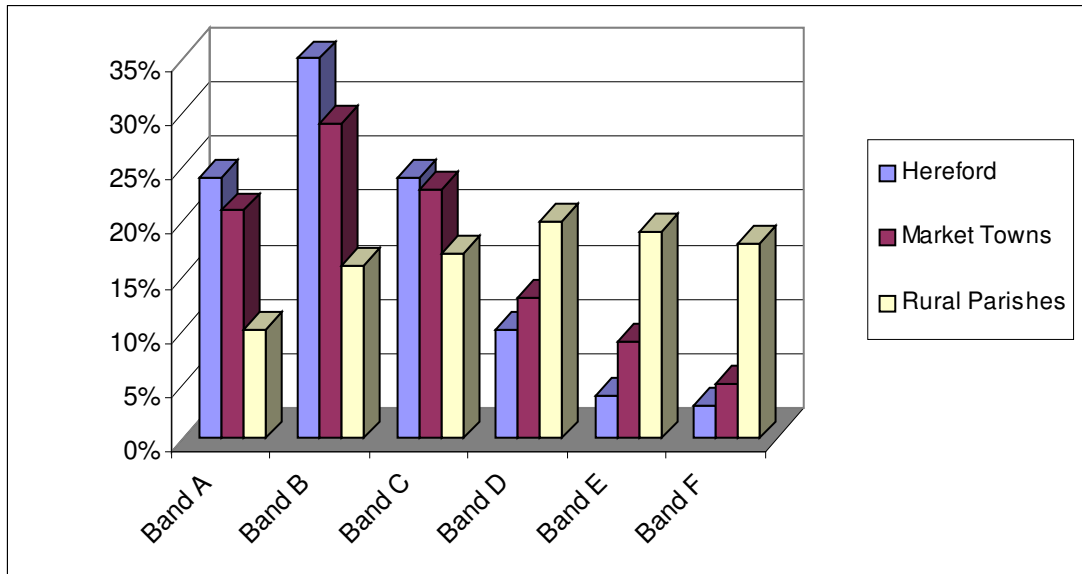
Tenure	Herefordshire	West Midlands Region	England & Wales
Owned outright	36%	30%	29%
Owned with a mortgage or loan	35%	39%	39%
Shared ownership (i.e. part rent / part mortgage)	0.86%	0.67%	0.64%
Socially rented from a Housing Association or from the Council	15%	21%	19%
Privately rented or 'other' (includes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

(Source: 2001 Census)

2.5.4 The distribution of Council Tax Bands varies widely across the County. Most Band A and B properties are found in Hereford and the market towns, whereas the figure drops to only 26% in other parishes. Figure 6 illustrates the variations.



**Figure 6: Distribution of Council Tax Bands in Herefordshire**



(Source: Herefordshire Council 2004)

## 2.6 Skills

2.6.1 Figure 7 and 8 provide data on levels of literacy and numeracy in Herefordshire compared with regional and national statistics. The results are grouped into low, lower and very low. These categorisations are those used by the Basic Skills Agency. 'Low' means on the borderline of functional literacy and numeracy. Those falling within this category may need little, if any instruction to reach the national average. 'Lower' denotes those who have some skills, although these may be weak. This group of adults may have difficulties in coping with at least some of the everyday literacy and numeracy requirements. 'Very Low' – most adults in this group need intensive instruction to bring them up to the basic level.

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

**Figure 7: Estimated Numeracy Levels Locally, Regionally and Nationally**

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

(Source: Basic Skills Agency 2001)

2.6.3 In Herefordshire the five areas with the highest levels of poor literacy are Belmont (36%), Merbach and Castle (both 35%), St. Martins (32.5%) and Golden Cross (31.7%). According to the West Midlands Household Survey 2002, 93% of respondents in Herefordshire have neither a numeracy nor a literacy deficiency. This compares favourably with the average for the region, which was 89%. (Source: Herefordshire Economic Assessment 2005-2007)

**Figure 8: Estimated Literacy Levels Locally, Regionally and Nationally**

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

*(Source: Basic Skills Agency 2001)*

## 2.7 Deprivation

2.7.1 The Office of the Deputy Prime Minister produced an Index of Multiple Deprivation in 2004. This combines data for several indices of deprivation; income, employment, education, health, access to suitable housing, geographical isolation, living environment and crime.

2.7.2 There are deprivation hotspots in Hereford (City Centre and the South Wye area south of the river) and Leominster (Ridgemoor area) where these locations fall into the 25% most deprived areas in England.

2.7.3 Nine areas in Herefordshire fall within the 25% most deprived in England for employment; six of these are in Hereford, two in Leominster and one in Bromyard. In terms of income, ten areas of the County fall within the 25% most deprived nationally, with two areas also in the 10 % most deprived. Eight of these areas are in Hereford City, one in Bromyard and one in Leominster. A large proportion of rural Herefordshire is very deprived in terms of geographical access to services. *(Source: Herefordshire Economic Assessment 2005-2007)*

## 2.8 Environment

2.8.1 Herefordshire contains a wealth of listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas. These add to the special built quality and environmental character of many areas of the County and their protection and enhancement is recognised as an important ingredient for economic and neighbourhood renewal. Figure 9 provides a breakdown of the numbers of such designated areas.

**Figure 9: Herefordshire's Built Environment – Designated Areas**

Listed Buildings (Grades I, II & III)	Registered Parks & Gardens	Scheduled Ancient Monuments	Conservation Areas
5,866	19	262	63

*(Source: English Heritage & Herefordshire Council)*

2.8.2 Herefordshire is considered to be the West Midlands' most rural county and boasts a quality of landscape that is nationally acclaimed. Herefordshire has two landscape areas of national significance, the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty. Both are situated in the eastern parts of the County and both are supported by management plans, which seek to conserve landscape character through various forms of land management. The UDP, through its policies, looks to complement the management plans, reconcile development needs and

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

2.8.3 The UDP's policies have been informed by a systematic assessment of landscape character, rather than reliance on local designations to give added protection to important areas of landscape not covered by national designations. The countywide Landscape Character Assessment undertaken by Herefordshire Council will be instrumental in the determination of development proposals. Policies ensure that development proposals throughout the County will need to clearly demonstrate that their design and layout incorporate opportunities to conserve, restore and enhance distinctive landscape character and, where necessary and appropriate, any prominent landscape features. Proposals must also pursue environmental and maintenance arrangements to ensure environmental benefits are maintained over time.

2.8.4 The County is host to many important habitats and species. The importance of the nature conservation and geological resources is reflected in the number and variety of international, national, and local designated sites. Figure 10 identifies the types and numbers of such designations across Herefordshire.

2.8.5 In addition to the aforementioned sites, Herefordshire also contains areas of archaeological importance. It is recognised that archaeological remains are a valuable but fragile part of our heritage; once destroyed they can never be replaced. Maintaining this resource is an important part of the Council's commitment to conservation. The UDP's policies aim to protect and enhance archaeological sites and their wider settings. In addition to a large number of nationally designated Scheduled Ancient Monuments, the County also contains non-scheduled but nationally important archaeological sites and those of regional and local importance. Such areas are afforded protection through UDP policies.

**Figure 10: Conservation Designations in Herefordshire**

Candidate Special Areas of Conservation (CSAC's)	Sites of Special Scientific Importance (SSSI's)	National Nature Reserves (NNR's)	Special Wildlife Sites (SWS's)	Local Nature Reserves (LNR's)	Regionally Important Geological Sites (RIGS)
4	75	3	750	8	40

*(Source: Herefordshire Council)*

2.8.6 The archaeological importance of Hereford city centre was recognised by the designation in 1983 of a large part of the central area as an Area of Archaeological Importance (AAI). Designation confers on developers and their agents the duty of giving prior notification of new proposals to Herefordshire Council, which has a statutory right to enter the site to make records concerning all development.

## Section 3: LOCAL DEVELOPMENT FRAMEWORK PREPARATION

### 3.1 Progress of Local Development Scheme

3.1.1 The Council's first Local Development Scheme (LDS) became operative from January 2005. The Scheme reflects the fact that resources during the reporting period were focussed on the UDP, which is being completed under the transitional arrangements established by the 2004 Act. In particular, the UDP Public Inquiry ran from February to July 2005. With this in mind, the Scheme does not include any proposals for work to commence on Local Development Documents during the reporting period. It is expected that the Inspector's Report will be received during the first half of 2006 and this is likely to lead to Proposed Modifications to the Plan being published later that year.

3.1.2 The position with the UDP timetable and the need to continue to commit significant resources to its completion during 2006/7 is one of the factors leading to the need to update the Local Development Scheme. Other considerations are:

- The implications of the proposed Phase 2 Partial Review of the Regional Spatial Strategy. This phase of the Partial Review is proposed to incorporate a number of significant aspects, including a re-examination of regional housing needs and requirements. It is likely that this will have significant implications for the development of the Council's Core Strategy, in terms of both timing and policy content. In addition, the Council as a strategic authority has a role under the 2004 Act in the provision of advice to the Regional Planning Body, and this will have resource implications during Spring 2006.
- The need to reflect within the Local Development Scheme proposals to develop Supplementary Planning Documents for key UDP proposals sites and to provide suitable guidance on other issues such as planning obligations.
- The need to update the Scheme to reflect the developing position with regard to Parish Plans in the County.

3.1.3 With these factors in mind a revised Local Development Scheme is being prepared and is intended to be operative from January 2006.

## Section 4: HOUSING

### Objective H(1)

To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire, collectively forming the allocation set out in Regional Planning Guidance (RPG11).

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

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

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

##### 4.1.2 Target H(1)

Meet UDP requirement of 11,700 dwellings to be provided within the period 1996-2011.

##### 4.1.3 Core Indicators H(1)

Housing trajectory showing;

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

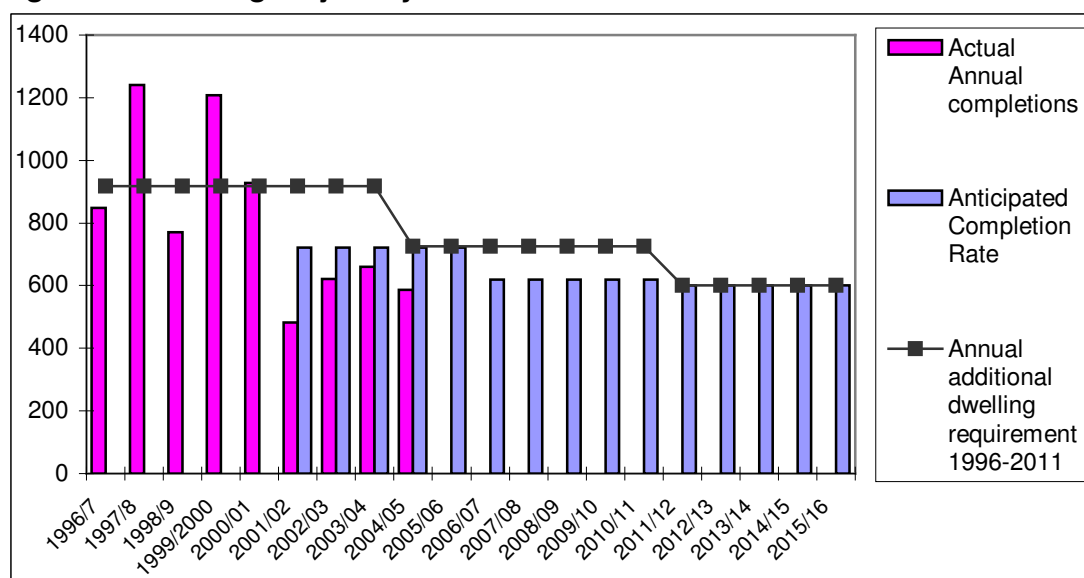
4.1.4 A large amount of information is already collected on an annual basis on housing land availability and other features of housing supply and characteristics of new residential development. Each year a Housing Land Study report is prepared by the Forward Planning Team. These provide important aids in the monitoring of Regional Planning Guidance (and now the Regional Spatial Strategy) requirements and help in the formulation of assumptions for the emerging development plan documents. The data available through the Housing Land Studies has been used to collect information for this AMR and will continue to be a valuable information source in the future.

4.1.5 There have been 7,345 net additional dwellings (completions) since the start of the UDP period in 1996. This figure includes 120 dwellings transferred from MOD housing stock in Credenhill in 1998. During this reporting period (2004-2005) there have been 587 net additional dwellings completed.

4.1.6 Figure 11 shows the housing trajectory as at the beginning of April 2005. It shows the actual housing completions that have taken place during the UDP period between beginning of April 1996 and end of March 2005. The graph also shows the anticipated completion rate for the period 2001-2016. For the period 2001-2011 this rate is based upon the Revised Deposit Draft UDP (May 2004) while for the period 2011-2016 the rate shown is based upon annual average rate of housing provision for Herefordshire as set out in Table 1 of the Regional Spatial Strategy (RPG11, June 2004).

4.1.7 The graph shows that the rate of housing completions in recent years has been below that required to achieve UDP housing targets, however, this is largely due to the delay in releasing a number of larger housing allocations included within the UDP and subject to objection. The adoption of the UDP will facilitate their release and should result in an increase in the rate of housing completions in the County.

**Figure 11: Housing Trajectory 1996-2016**



(Source: Herefordshire Council 2005)

## Objective H(2)

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

## 4.2 Objective H(2)

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

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H8 Agricultural & forestry dwellings and dwellings associated with rural businesses
- H14 Re-using previously developed land and buildings

#### 4.2.2 Targets H(2)

There is a UDP target to aim to achieve approximately 6,100 new dwellings on previously developed, under-used and vacant land and buildings over the Plan period. In addition there is a national target to achieve 60% of new housing on previously developed land by 2008 (PPG3) and a regional target of 68% for the period 2001-2021 (RPG 11, June 2004 Table 3).

#### 4.2.3 Core Indicator H(2)

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

4.2.4 Figure 12 provides a breakdown of this year's housing completions, indicating those on previously developed land. It shows that the proportion of new dwellings built on previously developed land is higher than that required by national targets (60% of new housing on previously developed land).

**Figure 12: Housing Completions (04/05)**

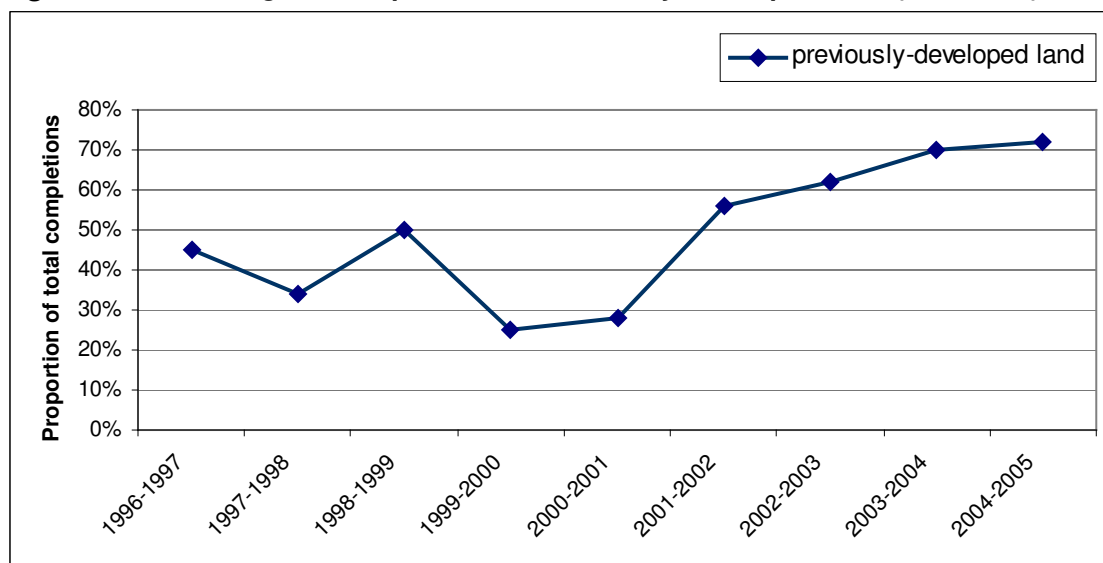
	<b>Actual Completions</b>	<b>Proportion of Total</b>
Former Residential	202	34%
Former Employment	93	16%
Other Brownfield	130	22%
<b>Total Previously developed</b>	<b>425</b>	<b>72%</b>
<i>Greenfield</i>	<i>162</i>	<i>28%</i>
<b>Total Completions</b>	<b>587</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land Study 2005)

#### 4.2.5 Local Indicator H(2)

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

**Figure 13: Percentage of Completions on Previously Developed Land (1996-2005)**



(Source: Housing Land Study 2005)

4.2.6 Figure 13 shows that although the growth in the proportion of dwellings completed on previously developed land has increased significantly since 1996, it

has not always been consistent. The rapid development of significant greenfield housing sites in Hereford and Ledbury resulted in the decline in the percentage of housing built on previously developed land between 1999 and 2001. There has been a gradual and consistent increase in the percentage of housing built on previously developed land since 2001 and the Council is now exceeding the Government's target and, for the last two years, has achieved the Regional target.

### **Objective H(3)**

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

## **4.3 Objective H(3)**

### **4.3.1 UDP Policies relating to Objective H(3)**

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H13 Sustainable residential design
- H15 Density

### **4.3.2 Targets H(3)**

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

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

### **4.3.3 Core Indicator H(3)**

The percentage of new dwellings completed at:

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

4.3.4 PPG3 requires local authorities to avoid the inefficient use of land. The monitoring of densities of new developments can help the review and refinement of relevant policies or build up a picture of what is being achieved in order to develop future policies.

4.3.5 Figure 14 sets out the average density of completions for development in all areas across the County over the reporting year. However, in respect of the target set in policy H15, there have only been 19 dwellings completed over the reporting period on sites over 1 ha in the urban areas of Hereford and the market towns. These were built at an average density of 36.9 per hectare, thus meaning that the UDP target is being achieved. There were no completions on sites of over 1 hectare in size in any of the County's town centres during 2004/5.



**Figure 14: Density of Completions (04-05)**

	<b>Number</b>	<b>Proportion of Total</b>
Less than 30 dwellings/ha	258	44%
30-50 dwellings/ha	135	23%
Over 50 dwellings/ha	194	33%
<b>Total</b>	<b>578</b>	<b>100%</b>

*(Source: Herefordshire Council Housing Land Study 2005)*

#### **Objective H(4)**

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

#### **4.4 Objective H(4)**

##### **4.4.1 UDP Policies relating to Objective H(4)**

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

##### **4.4.2 Target H(4)**

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

##### **4.4.3 Core Indicator H(4)**

The number of affordable housing completions during the reporting period.

4.4.4 Figure 15 sets out the 2004/5 affordable housing completions broken down in to housing association/local authority dwellings and low cost private homes. In order to gain a clearer understanding of overall UDP affordable housing provision in relation to the target, it is necessary to ascertain the numbers of affordable housing completions that have occurred since the start of the Plan period. The Herefordshire Council's Housing Land Studies indicate that between 1996 and 2004/5, 847 affordable homes have been completed. Therefore at the current average rate of 91.4 completions per year, the UDP target will not be met by 2011. However, it must be recognised that the UDP has not yet been adopted and there remain outstanding objections to the affordable housing policies of the Plan. Therefore the UDP's affordable housing policies are not yet being fully implemented. It is anticipated that post adoption, the number of affordable housing schemes coming forward each year will increase. Subsequent AMR's will be able to monitor the future situation.

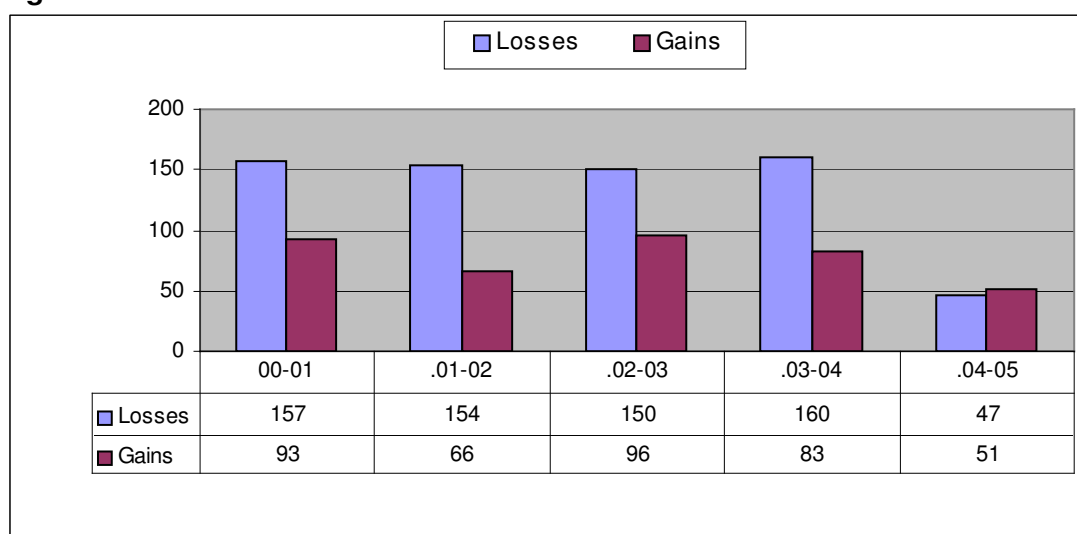
**Figure 15: Affordable Housing Completions (04-05)**

	Number
Housing Association/Local Authority	62
Affordable Low Cost Private	8
<b>Total</b>	<b>70</b>

(Source: Herefordshire Council Housing Land Study 2005)

4.4.5 The Council has a 'Right to Buy' policy, which has had an effect on affordable housing numbers in the years since local government reorganisation in 1998. Figure 16 covers available information over the past five year period and shows that the total losses of affordable homes amounts to 668, with total gains standing at 389. This equates to a net loss of 279 affordable homes in five years (2000-2005), averaging out at a loss of 56 affordable homes per year.

**Figure 16: Affordable Homes – Losses and Gains 2000-2005**



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

Note:

LA/Stock Transfer Company losses in 02/03 include demolition of 15 properties.

RSL gains include both rented and shared ownership properties.

### Objective H(5)

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

## 4.5 Objective H(5)

### 4.5.1 UDP Policies relating to Objective H(5)

- S3 Housing (strategic policy setting out the housing provision figures and general aims and objectives of housing policies)
- H1 Hereford & the market towns: settlement boundaries & established residential areas
- H2 Hereford & the market towns: housing land allocations
- H4 Main villages: settlement boundaries

- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H7 Housing in the countryside outside settlements

#### 4.5.2 Target H(5)

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

#### 4.5.3 Local Indicator H(5)

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

4.5.4 Figure 17 provides data on the numbers and proportion of residential completions since the beginning of the UDP period (1996) up to the current reporting period. This indicates whether the distribution of new housing thus far is commensurate with the targets as set out in strategic policy S3 of the Plan.

4.5.5 The table in Figure 17 shows that over the first 9 years of the UDP period, the distribution of housing completions is close to that anticipated in policy S3 for the whole of the 15 year Plan period. Housing completions in Hereford and the market towns are 4% lower than the target, with slightly higher proportions being completed in the main villages and the wider rural area. Since all residential land allocations in the UDP are within Hereford, the market towns and main villages, it is anticipated that once the UDP is adopted the proportions of completions will become closer to the targets set out in policy S3. The first 9 years of the Plan period have seen planning permissions granted primarily in accordance with the policies of the existing adopted structure and district local plans covering Herefordshire, rather than the UDP. Subsequent monitoring will be able to assess more accurately how effectively UDP policies are being implemented and whether the targets and objectives of the Plan are being achieved.

**Figure 17: Completions (1996-2005) based on the UDP Settlement Strategy**

Location	Actual Completions 1996-2005	Percentage of Total Completions	1996-2011 UDP Target (Policy S3)
<b>Hereford City</b>	<b>1,719</b>	<b>23%</b>	----
Leominster	447	6%	----
Ross-on-Wye	361	5%	----
Ledbury	953	13%	----
Bromyard	337	4.5%	----
Kington	109	1.5%	----
<b>Market Towns Total</b>	<b>2,207</b>	<b>30%</b>	----
<b>Combined Hereford City &amp; Market Town</b>	<b>3,926</b>	<b>53%</b>	<b>57%</b>
<b>Main Villages Total</b>	<b>2,053</b>	<b>28%</b>	<b>26%</b>
<b>Smaller Settlements</b>	<b>491</b>	<b>7%</b>	----
<b>Other Rural Areas</b>	<b>875</b>	<b>12%</b>	----
<b>Combined Smaller Settlements &amp;</b>			

<b>Other Rural Areas</b>	<b>1,336</b>	<b>19%</b>	<b>17%</b>
<b>County Total</b>	<b>7,345</b>	<b>100%</b>	<b>100%</b>

*(Source: Herefordshire Council Housing Land Studies)*

#### **4.6 Shortfalls In Housing Information.**

4.6.1 There are various improvements that could be made to improve the efficiency of data collection and thereby improve the assessment of development plan policies. Steps have been identified which should help to resolve the issue in the medium term, depending to some extent upon the availability of resources. An update on this matter will be provided in subsequent AMR's.

## Section 5: EMPLOYMENT

### Objective E(1)

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

#### 5.1 Objective E(1)

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

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

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

##### 5.1.2 Target E(1)

Provide 150 ha of land for Part B employment development in a range of locations throughout the County.

##### 5.1.3 Core Indicators E(1)

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

5.1.4 A regular assessment of the availability of employment land in the County is already undertaken by the Forward Planning Team, in conjunction with the Council's Economic Development Section, and reported annually as part of the West Midlands Regional Employment Land Study. The data contained in these studies is used as a source of information for this report.

5.1.5 Figure 18 shows the amount of land developed for employment use in the monitoring period 2004-2005, and also provides a breakdown by use class type. The total area of employment land provision is 6.53 ha, distributed over 18 different sites. This is comparable with the previous monitoring year and is higher than the annual average of 5.19 ha per annum (calculated over the past 19 years).

5.1.6 New development over the monitoring period has included a commercial laundry in Ross-on-Wye and further extensions to premises at Kingspan Insulation Ltd, Pembridge. In Hereford, principal developments have included Hereford Forklift

Trucks at Rotherwas Industrial Estate and new commercial/industrial units at Holmer Trade Park.

**Figure 18: Employment Completions 2004-2005 by Type**

	B1a	B1c	B2	B8	Other employment uses	TOTAL
<b>Floorspace of Completions 2004-2005</b>	2,216m <sup>2</sup>	7,129m <sup>2</sup>	5,107m <sup>2</sup>	10,404m <sup>2</sup>	1,131m <sup>2</sup>	24,856m <sup>2</sup> (6.53 ha)

(Source: Herefordshire Employment Land Study 2005)

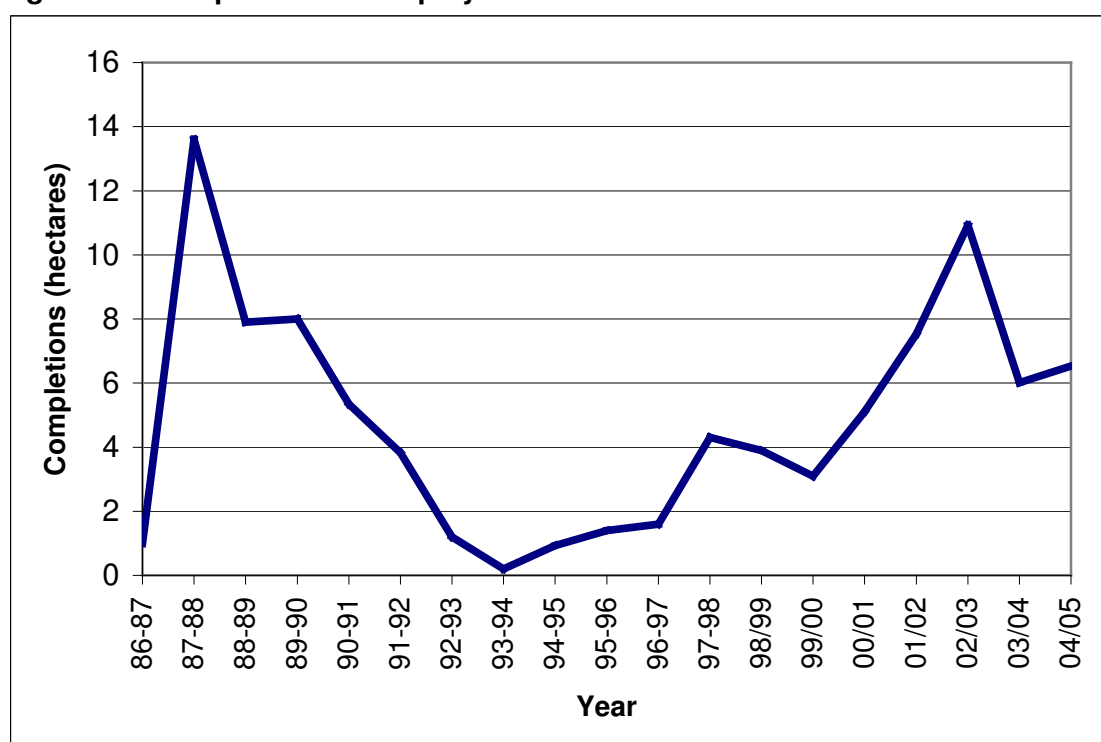
### 5.1.7 Local Indicators E(1)

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

- (i) Employment completions 1986-2005;
- (ii) Geographical distribution of employment land completions.
- (iii) Current supply of employment land (not by type).

5.1.8 Figure 19 traces the rate of employment completions since the mid-1980's when monitoring commenced. Although it is difficult to explain the fluctuations in the overall rate, it appears that the nature of employment development in Herefordshire is cyclical.

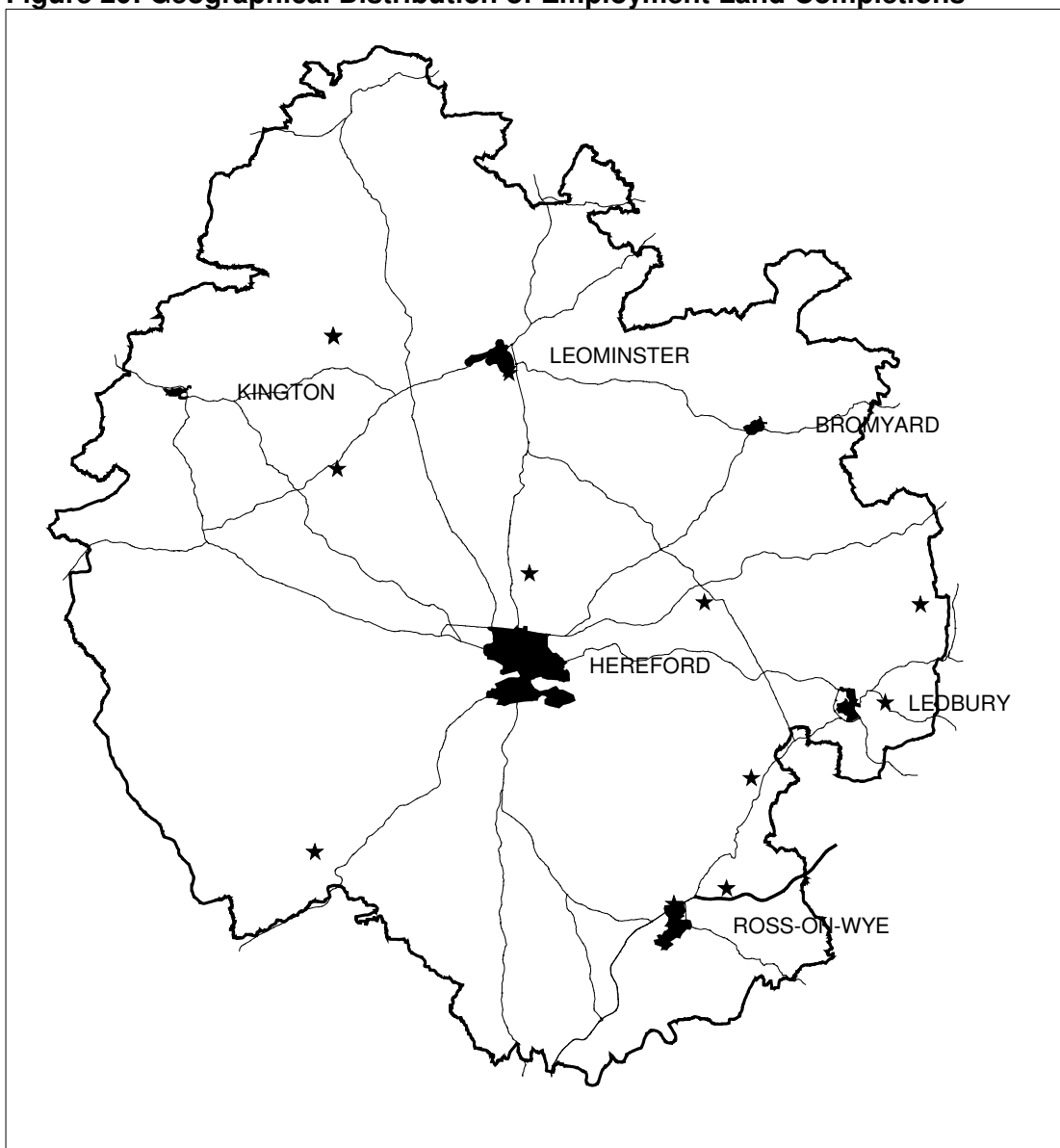
**Figure 19: Completions of Employment Land 1986-2005**



(Source: Herefordshire Employment Land Study 2005)

5.1.9 Records of the distribution of completions across the County indicate that there is a concentration of development in Hereford and a broad distribution across the wider rural area. Figure 20 provides illustrates this distribution.

**Figure 20: Geographical Distribution of Employment Land Completions**



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★ Completed Employment Site       A-roads

(Source: Herefordshire Employment Land Study 2005)

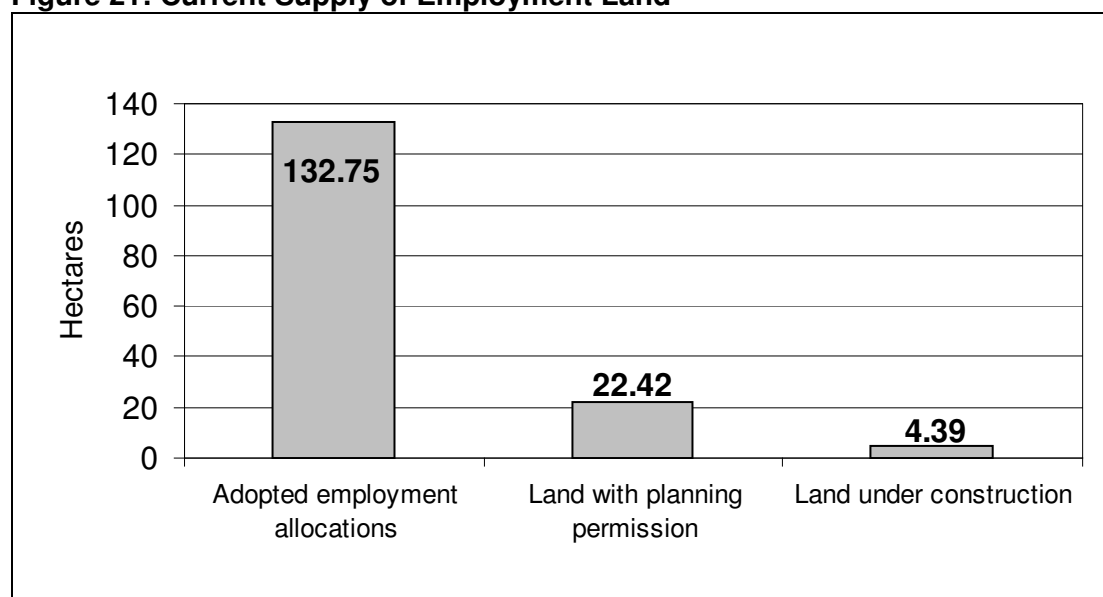
5.1.10 The Plan's overall development strategy has been developed alongside the strategic approaches being undertaken through Objective 2 and the Rural Regeneration Zone. Through these programmes, regeneration activity will be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas. There have been a total of 5.14 ha (83%) of completions in the Rural Regeneration Zone (RRZ) as identified in RPG11 (the RRZ covers most of the County, apart from the urban area of Hereford).

5.1.11 It is unlikely that, at current rates of completions, the target of 150 ha of employment land to be provided over the Plan period will be achieved. It should be noted that the Revised Deposit UDP does acknowledge that the target of 150 ha is

unlikely to be met (see UDP para. 6.3.5) due to variations in local circumstances across the County and differing take up rates of employment land. Subsequent AMR's will assess this further, however in addition, the forthcoming Inspectors Report will also address the issue of whether or not the UDP target is appropriate and provide recommendations on whether modifications to this policy could be made and the reasons for any suggested change.

5.1.12 Supply: Herefordshire currently provides some 159.56 ha of land for employment uses on 107 sites. This land is either allocated for employment uses within the adopted local plans (132.75 ha), benefits from unimplemented planning permissions (22.42 ha) or is currently under construction (4.39 ha). Figure 21 illustrates these findings.

**Figure 21: Current Supply of Employment Land**



(Source: Herefordshire Employment Land Study 2005)

5.1.13 The total supply of employment land over the monitoring period is 180.12 ha. This is broken down by use class type as follows, however as many planning permissions are for mixed use developments these are also shown.

B1	1.07 ha
B1/B2	42.42 ha
B1/B2/B8	88.98 ha
B1/B8	22.25 ha
B1a	7.17 ha
B1a/c	4.21 ha
B1c	3.71 ha
B2	1.99 ha
B2/B8	0.22 ha
B8	8.1 ha
<b>Total</b>	<b>180.12 ha</b>

(Source: Herefordshire Employment Land Study 2005)



## Objective E(2)

To encourage the re-use of rural buildings for employment purposes in preference to greenfield land.

### 5.2 Objective E(2)

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

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

#### 5.2.2 Targets E(2)

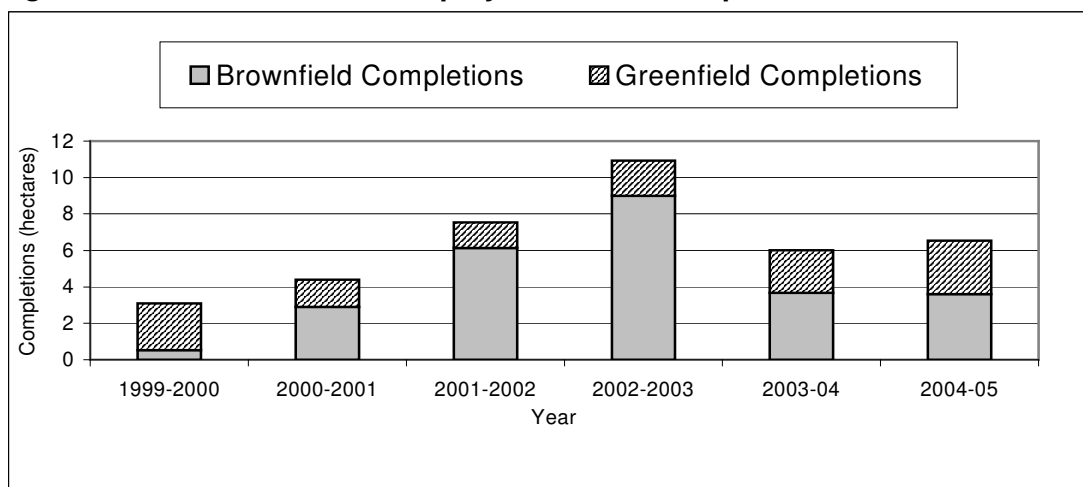
There are no specific targets set out in the UDP for the amount of employment land to be developed on previously developed sites, however re-using previously developed land before greenfield land is central to the aims of sustainable development.

#### 5.2.3 Core Indicator E(2)

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

5.2.4 There is no data on the amount of employment *by type* on previously developed land for this monitoring period, however information on overall completions is available. Over half (55%) of all completed employment development over the past year was on previously developed land as shown in Figure 22. It is anticipated that future AMR's will include a breakdown by type.

**Figure 22: Previous Uses of Employment Land Completions**



(Source: Herefordshire Employment Land Study 2005)

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

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

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

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

S4 Employment

E5 Safeguarding employment land and buildings

#### 5.3.2 Targets E(3)

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

#### 5.3.3 Core Indicators E(3)

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

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

5.3.4 3.34 ha of employment land were granted planning permission for other uses during the monitoring period. Principal losses, both in Hereford, involved redevelopment of employment land in Bullingham Lane for residential use (1.5 ha) and development of a car showroom at Legion Way (0.52 ha). Neither of these developments involved a departure from the adopted Hereford Local Plan.

5.3.5 Of the 3.34 ha total employment land lost to other uses; 0.94 ha was from within the Rural Regeneration Zone and 2.51 ha were from Hereford City (outside the Rural Regeneration Zone area). 2.15 ha of the total loss were reallocated to residential uses.

## Section 6: TRANSPORT

### 6.1 Shortfalls in Transportation Information

6.1.1 A core indicator suggested in the formal guidance for undertaking AMR's was to calculate the percentage of completed non-residential development complying with car parking standards set out in the development plan. It has not been possible to provide this information for two reasons: (i) the UDP does not contain car parking standards (the Transportation Section of the Council is currently reviewing these standards and once this work is completed it is anticipated that they will be incorporated into a supplementary planning document covering a variety of transportation issues relating to development, which will accompany the UDP); and (ii) there is currently a lack of information provided on planning application forms on car parking, therefore any useful assessment is impossible to undertake at this time. This issue is being addressed and it is anticipated that data collection will be improved in the medium term for forthcoming AMR's.

#### Objective T(1)

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

### 6.2 Objective T(1)

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

- S3 Housing
- H1 Hereford & the market towns: settlement boundaries & established residential areas
- H2 Hereford & the market towns: housing land allocations
- H4 Main villages: settlement boundaries
- H5 Main villages: housing land allocations

#### 6.2.2 Targets T(1)

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

Hereford City:	29%
Market Towns:	28%
Main Villages:	26%
Rural Areas:	17%

#### 6.2.3 Core Indicators T(1)

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

6.2.4 The UDP housing strategy is centred on the desire to provide new housing in the most sustainable areas of the County. The Plan's general housing policy S3

defines the strategic distribution of the additional housing in the County within the Plan period. A key feature is the determination of a hierarchy of settlements in accordance with the overall development strategy of the Plan. Hereford is the central hub of the County and provides a good range of facilities, followed by the market towns and then the main villages. This latter group was identified according to their size, the availability of public transport links to nearby towns and the number of facilities within these larger villages. Therefore, whilst information on the precise criteria as set out in core indicator T(1) may not be gathered, the following data has been collected in relation to the hierarchical settlement housing strategy as set out in the Plan and is considered to be similar in its aims of considering how well the development plan polices are achieving sustainable development patterns.

6.2.5 Figure 23 provides a breakdown of completions by area and the proportions of the overall total of actual and anticipated residential development in these areas. It shows that in the market towns and main villages the proportion of dwelling completions are near to that anticipated, whilst in Hereford City there are less completions than expected. The wider rural areas are accommodating more new housing developments than anticipated, being 2% more than the expected proportion between 1996-2011. These differences in anticipated and actual completions can, to some extent, be explained by the fact that the UDP has not yet been adopted and that most of the residential allocations are yet to come to fruition. All Plan residential allocations are in Hereford City, the market towns and the main villages, with none in the wider rural areas. It is therefore expected that the remaining years of the Plan period will see development take place more closely to the pattern anticipated than has previously occurred.

**Figure 23: Dwellings Completions by Area**

	Hereford City	Market Towns	Main Villages	Rural Areas	Total
<b>Completions 1996-2005</b>	<b>1,719</b>	<b>2,207</b>	<b>2,053</b>	<b>1,366</b>	<b>7,345</b>
Percentage of Total 1996-2005	23%	30%	28%	19%	100%
<b>Completions 2004-2005</b>	<b>148</b>	<b>166</b>	<b>120</b>	<b>153</b>	<b>587</b>
Percentage of Total 2004-2005	25%	28%	21%	26%	100%
<b>Anticipated Completions 1996-2011</b>	<b>3,381</b>	<b>3,357</b>	<b>3,044</b>	<b>1,918</b>	<b>11,700</b>
Percentage of Total 1996-2011	29%	28%	26%	17%	100%

## Section 7: TOWN CENTRES AND RETAIL

### Objectives TCR(1)

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

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

### 7.1 Objective TCR(1)

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

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

#### 7.1.2 Targets TCR(1)

Although no specific targets are set out in the UDP, its policies are in line with national policy guidance, RPG11 and support the Herefordshire Partnership's Economic Development Strategy. It adopts a strategy to protect and enhance the vitality and viability and maintain the retail and general facilities hierarchy within the County: Hereford, the market towns and local, neighbourhood and village centres. The Plan's guiding principles look to enhance the role of settlements as service centres, improve opportunities for access to services and guide new developments to locations that offer a choice of transport modes.

#### 7.1.3 Core Indicators TCR(1)

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

7.1.4 Figure 24 provides the schedule of completed retail developments within Herefordshire for the current monitoring year. The threshold for inclusion of developments is 1,000 m<sup>2</sup> gross floorspace. Retail completions within this threshold

have only been in the A1 Use Class, with a total of 9,235 m<sup>2</sup> gross floorspace. There were no developments within class A2.

7.1.5 The percentage of retail developments over 1000m<sup>2</sup> gross floorspace that were completed within the town centres as defined by the UDP equated to 0%, as all developments were located on the edge or out of centre (freestanding) locations.

**Figure 24: Schedule of Completed Retail Developments 2004-2005**

LOCATION	In Centre (1) Edge of Centre (2) Freestanding (3)	RETAIL FLOORSPACE		OPERATION		
		GROSS m <sup>2</sup>	NET m <sup>2</sup>	USE CLASS ORDER	OPERATOR	TRADE
109 - 111 Belmont Road Hereford	3 Freestanding	1042	955	A1	Farm Foods	Food
Abbotsmead Rd Belmont Hereford	3 Freestanding	1420	1047	A1	Tesco (extension)	Food
New Mills Industrial Estate Ledbury	3 Freestanding	3521	2500	A1	Homebase	DIY
Mill Street Leominster	2 Edge-of-Centre	3252	2764	A1	Focus Do-it-All	DIY

*(Source: Herefordshire Retail Land Survey 2005)*

7.1.6 The amount of Class A office development completed in the County is 790 m<sup>2</sup>. None of this was development completed within town centres. The information gathered was subject to a threshold of developments of 500 m<sup>2</sup> and over.

### 7.1.7 Shortfalls in Retail and Class A Office Development Information

7.1.8 It has not been possible to provide data on retail or office completions under the current thresholds applied. As a result information on smaller village and local neighbourhood shopping facilities or small-scale office developments is not available. Means of improving the provision of data in subsequent monitoring will be examined and the situation will be updated in subsequent AMR's.

## Section 8: Recreation and Leisure

### Objective RL(1)

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

#### 8.1 Objective RL(1)

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

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

##### 8.1.2 Targets RL(1)

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

##### 8.1.3 Core Indicators RL(1)

- (i) Amount of completed leisure development 2004-2005.
- (ii) Percentage of completed leisure development in town centres 2004-2005.
- (iii) Percentage of eligible open spaces managed to green flag award status.

8.1.4 Each year a survey is undertaken of leisure developments across the County as part of the annual Hotel and Leisure Regional Monitoring Study. These will provide information for AMR's, however certain thresholds mean that only the larger developments of this kind are monitored. Only data on leisure permissions on or over 1,000 m<sup>2</sup> gross built development has been collected, thus all smaller scale developments are not picked up. At this time it is not clear when there will be any change to the current methods of surveying, however, this issue will be updated in subsequent AMR's.

8.1.5 There were no completions in Herefordshire (within the aforementioned threshold) during this monitoring period.

8.1.6 Herefordshire Council is in the process of collating data from its audit of open space and recreation facility provision as part of the PPG17 study 'Assessing Needs and Opportunities'. An external consultancy, on behalf of the Council, has supplied available site information and details and carried out data collection and surveying.

8.1.7 Open space and facility provision has been assessed in terms of quantity and quality, in settlements as defined in the hierarchical approach set out in the UDP.

Hereford City has been evaluated as a whole, along with the market towns and then the main villages. No quality assessment has been carried out for the wider rural areas, however information on such facilities has been collected where facilities have been specifically cited by interviewees during survey work.

8.1.8 At the time of writing this report data extraction and analysis is still being undertaken, however, initial findings are available. Final figures may also be subject to change as a completed typology of sites has not been made thus far, however, it is not anticipated that any changes from typology adjustment will result in major alterations to the figures set out below.

8.1.9 Of the 500 sample respondents, 89% consider that current levels of open space provision satisfy their needs. In terms of local provision, 78% of respondents consider that there is sufficient supply of open space in their residential area.

8.1.10 With regard to standards of existing open space provision, 51% of respondents consider that they are at a standard 'above average'. The quality (or lack of) open space was only cited by 15% of respondents as a reason for not using it. Lack of time was cited in 37% of answers for the non-use of open space.

8.1.11 Green Flag standards apply to sites of 0.2 ha or over in size. Herefordshire has some 122 sites identified through the open space audit so far, of which 26 can be assessed under the Green Flag award system; this equates to 21% of sites. Of these, 19 (73%) rate at or above the Green Flag standard. This amounts to some 733 ha out of a possible 748 ha. Of the amount of open space managed in total, some 1,463 ha, the area managed to Green Flag standards (747 ha) proportionally amounts to approximately 51%.

8.1.12 The audit of open space and facility provision that is being carried out is to be used in a variety of ways by the Council. Initially it will establish whether provision levels are appropriate across the County. This information will allow for better and more appropriate use of resources, and inform issues such as planning gain and section 106 agreements. Development briefs, where appropriate can also take into account these findings and incorporate appropriate open space and facilities. The information will also form the basis for the monitoring and review of open space and facility provision in terms of quality and quantity, in addition to informing existing and future planning policies.



## Section 9: MINERALS

### Objective M(1)

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

#### 9.1 Objective M(1)

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

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

##### 9.1.2 Targets M(1)

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

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

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

- Sand & Gravel: 28% of regional production (0.283 mt pa for 2001-2016)
- Crushed Rock: 7.3% of regional production (0.424 mt pa for 2001-2016)

##### 9.1.5 Core Indicators M(1)

Production of primary land won aggregates.

9.1.6 Due to a lack of up to date information being made available by the industry, this report is based on figures from 2003. It is understood that both the ODPM and the Regional Mineral and Waste Officers Group are aware of the deficiencies in data availability and are working on finding a solution for future, more accurate, monitoring returns.

9.1.7 Information on primary aggregate production for Mineral Planning Authorities (MPA's) is collected annually by each MPA from operating companies on behalf of the WMRAWP. This information is:

- (a) requested annually (by calendar year)
- (b) in arrears (the most recent request was for production in 2004)
- (c) provided on a confidential and voluntary basis. All returns are collected by MPA's and forwarded to the RAWP Secretary for agglomeration, in a way that protects commercial sensitivity, for subsequent publication in the RAWP

annual reports. The Quarry Products Association has expressed concern that the individual company returns may be publicly available through the Freedom of Information Act and is currently advising its members not to provide the information until it reaches agreement with Government that the individual returns (but not the agglomeration) are confidential. The figures for 2004 are therefore unavailable.

9.1.8 In these circumstances the only figures available for primary extraction aggregates for Herefordshire are for the period of 1<sup>st</sup> January to 31<sup>st</sup> December 2003, i.e. sales of:

▪ Sand & Gravel	254,000 tonnes
▪ Crushed Rock	420,000 tonnes
▪ Total	674,000 tonnes

*(Source: WMRAWP Annual Report 2003)*

9.1.9 As sales of primary extraction aggregates in the County are relatively stable, follow national trends and have not been affected by any significant local developments, there is no reason to believe that the 2004 figures will be significantly different from those stated above. The RAWP allocation for the period 2001-2016 is that the County should be capable of producing:

▪ Sand & Gravel	283,000 tonnes p.a.
▪ Crushed Rock	424,000 tonnes p.a.

The Revised Deposit UDP is based upon Herefordshire's ability to produce these amounts for the significant future (and is based on the current landbanks of up to 2025 for sand and gravel and until 2044 for crushed rock).

## **Objective M(2)**

To encourage the use of secondary aggregates and recycling.

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

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

S9	Minerals
M6	Secondary aggregates and recycling

### 9.2.2 Targets M(2)

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

### 9.2.3 Core Indicators M(2)

Production of secondary/recycled aggregates.

### 9.2.4 Secondary/recycled aggregates are produced in two general ways:

- at sites with specific planning permissions for such production; and
- at 'other' sites where processing takes place in association with other recycling activities.

9.2.5 In Herefordshire, two sites (Leinthall Earls Quarry and Wellington Gravel Pit) have specific planning permissions. The Council requests details of production

through the RAWP process, as described above. All of the previous comments in paragraphs 9.1.7 and 9.1.8 also apply to these materials. The most up to date figures available are therefore for 1<sup>st</sup> January to 31<sup>st</sup> December 2003:

- Secondary/Recycled Aggregates 3,000 tonnes

*(Source: Herefordshire Council officer estimate - based on discussions with industry)*

9.2.6 In reality, production is likely to be much larger from the 'other' sites. These include:

(a) On-site production of recycled materials from demolition contractors who now routinely clear previously developed land, crush hard materials on site and re-use them as foundations or sell them. Such activity may be permitted development under the General Permitted Development Order 1995 28-day rule or as part of the implementation of a planning permission. The local planning authority has no power to compel demolition contractors to provide information from such activities. The issue is further complicated by the fact that crushing plant are mobile, move quickly from site to site and are licensed by the Environmental Health Office in the company's 'home' base, which could be anywhere. The Federation of Demolition Contractors contributes to the WMRAWP but is unable to provide regional production figures let alone local ones. In future it might be possible to calculate average volumes of material from average redevelopment sites. There is no available information on which to base this at present.

(b) Production at site with specific permission for waste treatment. The local planning authority could impose a condition requiring the submission of such information. None of the existing sites have any such conditions. In practice, compliance would probably only be achieved through enforcement by the local planning authority. However, all such activity could be monitored by the Environment Agency through Waste Management Licenses (WML's) and Waste Transfer Notes. Specific liaison arrangements will need to be set up to achieve this.

(c) There is no basis for any calculation of production from such paragraph (b) sites. As an example, the Council is aware that specific Waste Transfer Stations do crush materials on site and that their sites have a maximum permitted levels of activity in their WML's. There is no basis for assessing what proportion of their throughput is recycled into aggregates, however officer knowledge of a site does exist where 2,000 tonnes of recycled aggregates have been produced (Bradbury Estate).

(d) These matters have been issues of concern for the WMRAWP, West Midlands Regional Technical Advisory Body (WMRTAB) and ODPM for some time and research has now been commissioned by the ODPM.

## Section 10: WASTE

### Objective W(1)

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

#### 10.1 Objective W(1)

10.1.1 The aforementioned objective is broad and overarching, relating to all policies within the waste chapter of the Plan. The UDP sets out a number of additional more specific objectives:

- to reduce the amount of waste produced in the County;
- to make the best use of waste produced, to increase re-use and recovery;
- to achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of waste hierarchy, the proximity principle and regional self-sufficiency;
- to provide for new waste management enterprises to be established;
- to ensure that waste management is considered in all development proposals;
- to protect the environment from the adverse impact of waste development and where possible improve environmental quality;
- to make the most efficient use of land by re-using previously developed, industrial land and existing waste management sites in preference to greenfield sites;
- to minimise the environmental impacts of transporting waste; and
- to provide clear guidance on the locational criteria that must be met to enable planning permission to be granted and to set out policies on planning conditions, obligations, monitoring and enforcement.

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

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

#### 10.1.3 Targets W(1)

No specific targets are set in the UDP for the production, treatment or disposal of waste. However, the specific objectives outlined in paragraph 10.1.1 above provide an overview of how waste management is intended to be carried out over the Plan period.

#### 10.1.4 Core Indicators W(1)

- (i) Capacity of new waste management facilities by type; and

(ii) Amount of municipal waste arising, and management type, and the percentage each management type represents of the waste managed.

#### 10.1.5 Capacity of new waste management facilities by type:

- (a) on the basis of new planning permissions granted during 2004, the following *additional* capacity is now in place and has commenced:
- 12,000 tonnes (accelerated composting of organic material) (Bioganix, Wharton Court)
  - 2,000 tonnes (secondary aggregate crushing Bradbury lines,)  
There is no information on any others.
- (b) Not included are;
- sewage treatment works and related permissions. These are traditionally considered a separate aspect of waste treatment.
  - Permissions which made temporary activities permanent.
  - storage of glass (which is subsequently recycled under an existing permission) or works necessary to comply with revised consent levels.
  - permitted development works.
  - farm slurry treatment.
  - facilities which renew existing planning permissions.
- (c) The above have been identified from particular development control officer knowledge, for future AMR's it will be more appropriate to liaise with the Waste Management Section of the Council and the Environment Agency in Cardiff to discuss what new WML's have been issued and commenced over reporting periods. This will be informative, as some waste treatment facilities will be created on the basis of existing planning permissions. The Environment Agency may be granting new Waste Management Licenses (WML's) on the basis of those existing planning permissions.

10.1.6 Figure 25 sets out data on municipal waste in the County over the current monitoring period. Until subsequent monitoring is carried out, no assumptions can be made about how UDP policies are affecting the types of waste management undertaken.

**Figure 25: Municipal Waste By Management Type - Herefordshire 2004-2005**

Municipal Waste Recycled	14,058.30 tonnes	15.05%
Municipal Waste Composted	6,277.20 tonnes	6.72%
Municipal Waste Landfilled	73,075.15 tonnes	78.23%
<b>Total Municipal Waste Arising</b>	<b>93,410.65 tonnes</b>	<b>100%</b>

(Source: Herefordshire Council Waste Management Section)

## 10.2 Shortfalls in Waste Information

10.2.1 Shortfalls in data collection have been identified which should improve the efficiency and accuracy of monitoring in the short to medium term. An update on this matter will be provided in subsequent AMR's.

## **Section 11: DEVELOPMENT REQUIREMENTS**

### **11.1 Flood Protection & Water Quality**

11.1.1 Local Development Framework Monitoring: A Good Practice Guide suggests that a core indicator for this topic would be an assessment of the number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. This would provide a proxy measure of (i) inappropriate development in the flood plain and (ii) development that adversely affects water quality.

11.1.2 For the current monitoring year there is no available information on the number of planning permissions granted contrary to Environment Agency advice. Until recently data has not been collected by the Planning Department of the Council on a consistent basis. However, a new monitoring system is currently being set up and data should be available for subsequent AMR's, although a full year's dataset may not be available until the 2006/7 monitoring period.

## Section 12: NATURAL AND HISTORIC HERITAGE

### Objective NHH(1)

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

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

### 12.1 Objective NHH(1)

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

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

#### 12.1.2 Targets NHH(1)

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

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

#### 12.1.3 Core Indicators NHH(1)

Change in areas and populations of biodiversity importance, including:

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

### 12.2 Core Indicator NHH(1) (i)

12.2.1 There are 21 UK BAP priority habitats in the County and an additional one, traditional orchards, which has been identified as locally important and added to the

County BAP as a priority habitat for action. Very few data sets exist on the distribution of priority habitats. The Herefordshire Biological Records Centre (HBRC) holds some data on individual sites containing priority habitats, however, these relate primarily to SSSI's.

12.1.2 Figure 26 sets out the available data for the current reporting period on changes in priority habitats, however due to the existing shortfalls in information collection, this table should not be considered as complete. Details of how monitoring is currently carried out and how it could be improved for subsequent AMR's is set out below.

**Figure 26: Change in Priority Habitats in Herefordshire 2004-2005**

<b>Priority habitat or species</b>	<b>Reference</b>	<b>State of Planning</b>	<b>Habitat or species loss by type</b>
Ancient and/or species-rich hedgerow	DCCW2004/0850/F, 1 St Andrews Close, Moreton-on-Lugg, Erection of high fence	Planning permission approved April 2004.	50 m
Ancient and/or species-rich hedgerow	DCSW2003/1726/F, Ty Button Cottage, Cloddock, Demolish garage and new access	Planning permission refused August 2003 but allowed on Appeal May 2004.	20 m
Ancient and/or species-rich hedgerow	DCNE2004/0791/F, Woodyard Eastnor Castle Estate, Alterations to access	Planning permission approved June 2004.	60 m
Ancient and/or species-rich hedgerow	DCSW2004/0592/F, Weston Farm, Bredwardine, Erection of new farm buildings	Planning permission approved August 2004.	250 m
Ancient and/or species-rich hedgerow	DCNW2004/3374/F, Travellers Site, Turnpike, Pembridge	Planning permission approved Nov 2004.	170 m
Ancient and/or species-rich hedgerow	DCNE2004/4212/F, Hazel Farmhouse, Ledbury, Conversion of agricultural outbuilding to house and access	Planning permission approved February 2005.	25 m
Ancient and/or species-rich hedgerow	DCNC2004/3698/F, Wharton Bank Farm, Leominster, Therapeutic riding centre	Planning permission approved March 2005.	30 m
Ancient and/or species-rich hedgerow	DCNE2004/1249/F, Brook Farm, Little Marcle, Conversion of redundant farm buildings into 6 dwellings	Planning permission approved September 2004 and completed on site 2005.	50 m
Lowland meadow and pasture	DCNE2004/3866/F, Kettle Sings, Upper Colwall, Creation of car park	Planning permission approved December 2004	0.025 ha unimproved neutral grassland
<b>Total Ancient and/or species-rich hedgerow</b>			<b>655 m</b>
<b>Total Lowland meadow and pasture</b>			<b>0.025 ha</b>

(Source: Herefordshire Council Conservation Section)

12.2.3 There are 156 priority species in the Local BAP of which 59 are also UK BAP priorities. Approximately 18 of these are also legally protected under European and



national law. Some of the species are found within designated sites such as Special Areas of Conservation (SAC's), Sites of Special Scientific Interest (SSSI's) and National Nature Reserves (NNR's). English Nature holds data on individual sites containing priority species. These records vary in that some are historical whilst others are more recent. They also vary in type; for example, some may specify a roost or nest site, whilst others relate to a casual observation of a species in an area. Further collation and analysis of existing HBRC data is therefore required.

12.2.4 Neither priority habitat nor priority species data are currently mapped on the Council's GIS system or inputted onto the MVM system. The only exception to this is for data relating to the distribution of Black Poplars, which has been gathered as a contribution to the County BAP and is available on GIS. There are difficulties in trying to produce definitive maps for priority species since the majority are mobile rather than static. The HBRC will play a crucial role in facilitating the advancement of this indicator. A development plan has been produced for the Centre that outlines potential services and associated staffing costs.

12.2.5 The current method of consulting the Council's Planning Ecologist to planning applications concerning development affecting priority species or habitats is carried out in a rather ad hoc manner. In addition, there is no system in place for monitoring whether or not advice from such consultations is followed when determinations are made. Information on commencement of developments would also be useful to assess whether or not policies of the Plan are being implemented.

12.2.6 Figure 27 lists the priority habitats, estimates their current size, the source of this data and what actions are necessary to complete the gaps and/or verify the information. These actions are fairly onerous in the light of current resource availability and obtaining the data necessary to complete the annual AMR's will be a medium to long term project. Subsequent AMR's will provide updates of progress.

**Figure 27: Additional Monitoring Requirements for Priority Habitats**

<b>Tasks</b>	<b>Action &amp; Timescale</b>
Council Conservation Section and HBRC to gather, analyse and extract all existing available data on priority habitats and species. Some of this work could be facilitated through the ongoing development of the HBRC.	Council to review HBRC Development Plan, staffing resource required and timescales and report by 2006.
Council Conservation Section and HBRC in liaison with partners including English Nature and Herefordshire Nature Trust to produce and implement plan to gather new priority habitat and species data through survey.	Review resources required and produce plan for subsequent implementation by 2007.
Council GIS, Conservation Section and HBRC to ensure that priority habitat and selected species data, when available, is plotted onto the Council's IT systems.	Ongoing.
Council to promote existence of Biodiversity Supplementary Planning Guidance (to be updated November 2005).	Promotion strategy in place by 2006.
Council to request that planning applicant provides information concerning any predicted change to priority habitats and species through submission of an ecological survey/assessment and actual change through submission of a monitoring plan.	System in place by 2006.
Planning Department to devise a form for Planning Officer to complete and send to Conservation Section when a planning permission is granted that will result in a loss to a priority habitat or species and/or when planning conditions specified by Conservation Section to protect these features are not applied.	System in place by 2006.
Investigate possibility of devising a procedure for information on	System in place by 2006.

when development commences on sites containing priority habitats and species to be forwarded to Planning Ecologist.	
Planning Department to consider option for amending current planning application form to request information concerning priority habitats and species from applicant.	Review planning application form and report by 2006.
Council to review ecological staffing resource required to monitor this indicator. This includes monitoring if protection, mitigation and compensation measures as required by condition are achieved on site. If these measures are not achieved information gathered on the extent of the damage and any change in area.	Review of staffing resource and report by 2006.

(Source: Herefordshire Council Conservation Section)

### 12.3 Core Indicator NHH(1) (ii)

12.3.1 Areas designated for their intrinsic environmental value in Herefordshire are considered to include the following sites:

Special Areas of Conservation (SAC's)
Sites of Special Scientific Interest (SSSI's)
National Nature Reserves (NNR's)
Local Nature Reserves (LNR's)
Special Wildlife Sites (SWS's)
Sites of Importance to Nature Conservation (SINC's)
Section 39 Agreement sites

12.3.2 All of the above 830+ designated sites are recorded on the Council's GIS and MVM systems, and this information is used as a trigger for consultations on planning applications.

12.3.3 Figure 28 sets out the available data for this monitoring period on change to designated areas, however this cannot be considered to be complete, for the reasons detailed below.

**Figure 28: Change in Designated Areas 2004-2005**

Designated Site	Reference – App No, Location & Proposal	State of Planning	Habitat loss (ha)
SSSI	Wellington Wood. Unconsented track (awaiting submission of retrospective planning application)	First planning application (giving incorrect route withdrawn)	0.6 ha
SINC	DCCE/2002/1209/F, Land adj. 68 Hampton Park Road, Hereford. Erection of 3 houses.	Planning permission approved 2002 and completed on site 2004.	20% of the sites unimproved grassland i.e. 0.05 ha
<b>Total</b>			<b>0.65 ha</b>

(Source: Herefordshire Council Conservation Section)

12.3.4 Annual change to areas designated could be readily monitored for sites of international and national significance e.g. SAC's, SSSI's and NNR's with the assistance of English Nature. However the Council must continue to have regard to its duty as a Section 28G authority in relation to SSSI's and consultation with English Nature. Annual change to LNR's, which are mostly Council owned and managed, could in future be undertaken with the assistance of the Parks and Countryside Service.

12.3.5 Calculating annual change to areas designated of local significance e.g. SWS's and SINC's is more problematic. SWS's were identified and designated in 1990 and 1993. SINC's were identified and designated in 1993. These data sets are now in need of review and update as since designation some sites have been lost to intensive agriculture and development and a few potential new SWS's have been located through the recent phase one County Habitat Survey. It is intended that a comprehensive review of such sites, including selection criteria, be undertaken by the Council in conjunction with the Herefordshire Biological Records Centre, Herefordshire Nature Trust and partners, subject to securing appropriate funding.

12.3.6 There are currently no monitoring systems in place which survey the commencement of new developments that affect designated areas, and assess whether or not biodiversity features are protected throughout the construction period and whether any mitigation or compensation procedures, as required by condition, are undertaken. Figure 29 outlines actions which would considerably improve the amount of data currently collected on the changes in areas designated for their intrinsic environmental value. Progress on these will depend primarily on resource availability and subsequent AMR's will monitor this.

**Figure 29: Recommendations for Monitoring Improvements**

<b>Task</b>	<b>Action and timescale</b>
Council Conservation Section and registration to review planning application consultation procedures in relation to designated sites on at least an annual basis to ensure effectiveness.	Annual review.
Council Conservation Section to liaise with English Nature on an annual basis to gather required monitoring data relating to designated international and national sites.	Annual liaison with English Nature.
Council Planning Department to have regard to its duties as a S28G authority in relation to its consultations with English Nature over applications affecting SSSI's.	Ongoing.
Council to seek information from Parks and Countryside Service on an annual basis in relation to LNR's.	System in place by 2006.
Council to seek resources to lead on a county review of SWS's and SINC's.	Completion by 2012 in distinct phases at an estimated total cost of £200,000.
Council to promote existence of Biodiversity Supplementary Planning Guidance (to be updated November 2005).	Promotion strategy in place by 2006.
Council to request that planning applicant provides information concerning any predicted change to a designated site through submission of an ecological survey/assessment and actual change through submission of a monitoring plan.	System in place by 2006.
Planning Department to devise a standard form for Planning Officer to complete and send to Planning Ecologist when a planning permission is granted that will result in a loss in area of a designated site and/or when planning conditions specified by Planning Ecologist to secure protection of site are not applied.	System in place by 2006.
Investigate possibility of devising a procedure for information on when development commences on designated sites to be forwarded to Planning Ecologist.	System in place by 2006.
Council to review ecological staffing resource required to monitor this indicator. Including monitoring if protection, mitigation and compensation measures as required by condition. If measures are not achieved information gathered on the extent of the damage and any change in area.	Review of staffing resource and report by 2006.

*(Source: Herefordshire Council Conservation Section)*

## **Section 13: RENEWABLE ENERGY**

### **13.1 Renewable Energy Development Monitoring**

13.1.1 The UDP recognises the increasingly important role that the development of renewable energy sources has to play in seeking to reduce carbon emissions, both locally and globally. Historically there has been limited progress in developing renewable energy projects on any substantial scale within the County, however an increase in such interest is anticipated. Policy CF4 of the Plan seeks to provide guidance on the considerations that will be applied to development proposals of this kind.

13.1.2 In terms of monitoring, current information on renewable energy planning applications is not inputted into the Council's MVM system separately from other types, it is therefore virtually impossible to gather data. The MVM system does, however, allow for such information to be collected and it is hoped that changes can be made to ensure that future monitoring of renewable energy developments can be carried out effectively. An update will be provided on progress towards this aim in subsequent AMR's.