

Appendix 1: Annual Monitoring Report: 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 1,000m² gross floorspace, there have been a total of 9,235m² gross A1 floorspace completed over this monitoring period. There were no class A2 developments completed above the threshold.

The percentage of retail developments over 1,000m² 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 500m² and over, the amount of Class A office completions in the County is 790m². 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 1,000m² 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 1st January to 31st 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 1st January to 31st 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%
Total Municipal Waste Arising	93,410.65 tonnes	100%

(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.