

Statement of Decisions and Reasons

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
3.1/1	Paragraph 1.2.2 - National and regional context	Update paragraph 1.2.2.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 002.
1.1/1	Paragraph 1.5.1 - Sustainability appraisal	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
2.1/1	Paragraph 2.1.1 to 2.1.2 - Introduction	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
2.2/1	Paragraphs 2.2.1 to 2.2.25 - Herefordshire's characteristics and qualities	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
2.3/1	Paragraphs 2.3.1 - 2.3.8 - Key issues	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.1/2	Paragraphs 3.1.1 to 3.1.4 - Introduction	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.1/1	Paragraphs 3.2.1 to 3.2.9 - Regional Planning Guidance	Modify Section 3.2 to explain that revised RPG 11 was approved in 2004 and is now the Regional Spatial Strategy. Itemise the main changes of emphasis in regional policy and the issues to which this gives rise for Herefordshire as well as explaining its status in relation to the UDP.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 018.
3.2/1	Paragraph 3.2.7 - Locational framework	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.3/2	Section 3.3 - A vision for Herefordshire	Modify paragraph 3.3.6 (second bullet point) to read: 'rates of use of non-renewable resources do not exceed rates at which sustainable renewable substitutes are developed.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 019.

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3.3/1	Section 3.3 - A vision for Herefordshire	Replace the last sentence of paragraph 3.3.9 with the following: 'An important function of the Plan is to provide a framework for residential and economic development to meet social needs in a manner that is properly balanced with environmental factors.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 020.
3.3/3	Section 3.3 - A vision for Herefordshire	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.4/1	Guiding Principle P1	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.5/1	Guiding Principle P2	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.6/1	Guiding Principle P3	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.7/1	Guiding Principle P4	Modify guiding principle P4 in accordance with Proposed Change No 1.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 021.
3.7/2	Guiding Principle P4	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.8/1	Guiding Principle P6	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.9/1	Guiding Principle P7	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.10/1	Guiding Principle P8	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.11/1	Guiding Principle P9	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.12/1	Guiding Principle P10	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

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3.13/1	Guiding Principle P12	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.14/1	Paragraphs 3.5.1 to 3.5.14 - Development strategy	Modify paragraphs 3.5.3 to 3.5.5 to reflect Hereford's unique status in the County and role as the primary focus for new development as referred to in RPG11 (2004).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 022.
3.14/2	Paragraphs 3.5.1 to 3.5.14 - Development strategy	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.15/1	Paragraphs 3.6.1 to 3.6.2 - Rural regeneration	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.16/1	Policy S1 - Sustainable development	Modify criterion 7 of policy S1 by the deletion of the word 'strategic'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 023.
3.16/2	Policy S1 - Sustainable development	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.17/1	Policy S2 - Development requirements	Modify policy S2 in accordance with Proposed Change No 2.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 024.
3.17/2	Policy S2 - Development requirements	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.18/1	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>Substitute the following for the third, fourth and fifth sentences of paragraph 5.3.1:</p> <p>'Approximately 5,000 dwellings (4,993) were built in the period 1996-2001. Having regard to the provisions of RPG 11, a maximum of 7,200 dwellings will need to be completed between 2001 and 2011. This requirement is expressed in terms of annual average rates of housing provision. The total provision for the plan period is therefore a maximum of 12,200 dwellings. The allocatable element will mainly go to Hereford and the market towns on the grounds of sustainability and maximising the use of previously developed land.'</p>	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 041.

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3.18/2	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>Substitute the following for the opening paragraph of paragraph 5.3.2:</p> <p>'In addition to completions in the period 1996-2001, housing provision over the plan period will arise from the following elements:</p> <p>In sub-paragraph ii), delete: 'the conversion of rural buildings and from'.</p> <p>In sub-paragraph iii), delete the whole of the third sentence and the words 'under used and vacant' from the second sentence.</p> <p>Add two new sub-paragraphs under 'iv)':</p> <p>'Other housing development. During the inquiry into the UDP, a number of sites were identified as being potentially suitable for housing development. These are Broomy Hill, Hereford (36 dwellings); The Greyfriars, Hereford (22 dwellings); Land off Yazor Road and north of Whitecross School, Hereford (148 dwellings); Land at Whitecross Road, Hereford (47 dwellings); and land at Merrivale, Ross-on-Wye (21 dwellings). In order not to delay adoption of the Plan, these sites have not been allocated under the UDP. They would be the subject of development plan documents under the forthcoming Local Development Framework.</p> <p>Nevertheless, it is anticipated that completions on these sites will count towards the strategic housing requirement.'</p> <p>'As can be seen from Table 1 below, the provision to which reference has been made amounts to some 12,152 dwellings against a 'requirement' of about 12,200 dwellings. Given that 12,200 dwellings is to be regarded as a maximum figure, it is considered that the strategic housing requirement will be met though the various identified provisions.'</p>	<p>ACCEPT the Inspector's recommendation in respect of all matters except for the inclusion of the reference to The Greyfriars site. See MOD 042. Note other minor consequential modifications are also required as a result of this recommendation.</p> <p>REJECT the Inspector's recommendation in respect of The Greyfriars. The site lies within an area liable to flood which in terms of PPG25 and Plan policy DR7 is defined as high risk (zone 3a). In considering the allocation of land in areas at risk of flooding, PPG25 indicates that local planning authorities should be able to demonstrate that there are no reasonable options available in a lower-risk category. This approach is confirmed within Plan policies S2 and DR7. PPG25 and policy DR7 also require that development for residential purposes within high risk developed areas is provided with an appropriate minimum standard of flood defence for the lifetime of the development. It is not considered that these requirements are demonstrably met such as to enable the site to be confirmed for allocation for housing purposes in a development plan document. Should the site come forward for development as a windfall opportunity, the requirements of the Plan in respect of flood risk would be applied at that time.</p>

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3.18/3	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>Change the title of Table 1 to: 'Dwelling completions 1996-2011, Herefordshire.'</p> <p>Amalgamate the columns '2001-2006' and '2006-2011' into a single column headed '2001-2011'.</p> <p>Change the figures for the 2001 commitments to '1,217'.</p> <p>Change the figure for windfalls to '2,829'.</p> <p>Change the figure for UDP allocation to '2,839'.</p> <p>Add a new row 'Other' – '274'.</p> <p>Change the total for 2001-2011 to '7,165'.</p> <p>Change the total in the column 1996-2011 to '12,152'.</p>	ACCEPT IN PART the Inspector's recommendation for the reasons he has given. See MOD 043. However, as a result of the rejection of the Inspector's recommendations 3.18/2 and 5.31/1 in respect of the Greyfriars site the 'Other' total should be amended to '252' with consequential changes required to other totals as a result. Other minor factual updates to the figures are also required as a consequence of other modifications.
3.18/4	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>Substitute the following for the third sentence in paragraph 5.3.3:</p> <p>'The strategy sets out the priorities for locating development. The aim had been to make a proportionate distribution of housing across the county. The highest number of houses on allocated sites would be achieved in Hereford, then the market towns and finally the main villages. As well as ...'</p>	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 044.
3.18/5	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>Insert a new paragraph before paragraph 5.3.4:</p> <p>'For the future, RPG 11 identifies Hereford as one of five sub-regional foci where longer term strategic development should be located. The function to be fulfilled is to be determined through further study. The function of the market towns should not generally be to accommodate growth from the Major Urban Areas of the West Midlands. In the rural areas, the provision of new housing should generally be restricted to meeting local needs and/or to support local services.'</p>	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 045.

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3.18/6	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>Replace the first paragraph of policy S3 with the following: 'Provision will be made for additional dwellings to be built at an annual rate of 800 dwellings a year for the period 2001-2007 and for 600 dwellings a year beyond 2007. Having regard to existing commitments and the likely supply of dwellings arising from windfall sites, a maximum of about 12,200 dwellings would thereby be built over the period 1996-2011.'</p> <p>Follow this paragraph with a new paragraph saying the following: 'Priority will be given to the use of previously developed land, ahead of urban extensions, including making the most effective use of existing buildings through conversion and bringing vacant property back into use. The target is for 68% of housing completions in the period 2001-2011 to be on previously developed land.'</p>	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 025. However, some amendment of the detailed figures is required as a result of factual updates and the rejection of the recommendation regarding the Greyfriars site.
3.18/7	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	In policy S3, under the heading 'Dwelling completions', change '4993 dwellings' to '- approximately 5,000 dwellings'. Change the row commencing '2001-2006' to '2001-2007 - approximately 4,800 dwellings at 800 dwellings a year'. Change the row commencing '2006-2011' to '2007-2011 - approximately 2,400 dwellings at 600 dwellings a year'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 025.
3.18/8	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>For the paragraph in policy S3 commencing 'A three tier housing location strategy', substitute the following:</p> <p>'A four tier housing location strategy has been adopted. Most provision will be concentrated in Hereford (the first tier) and the market towns (the second tier) principally from a combination of allocated sites, urban capacity sites and some urban extensions. The third tier locates housing on allocation sites in the more sustainable main villages. In addition, there will be some windfall development mainly on capacity sites in these villages. The fourth tier of the strategy caters for other rural housing needs essentially through windfall developments on infill plots in named smaller settlements.'</p>	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 025.

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3.18/9	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	In policy S3, adjust the figures for the distribution of housing to reflect the recommendations in Sections 5.9, 5.19 and 5.24 of my report (increase the Hereford total by 100 to 3,481; the Leominster total by 65 to 1,037; and the Ross-on-Wye total by 13 to 687).	ACCEPT the Inspector's recommendation for the reasons he has given. However, other minor factual updates are also required as a consequence of other modifications. See MOD 025.
3.18/10	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	In policy S3, after the amended figures for the distribution of housing, add the following paragraph: 'In addition, it is anticipated that approximately 274 dwellings (253 in Hereford and 21 in Ross-on-Wye) will be built on other sites not allocated at this stage.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 025. However, the rejection of the Inspector's recommendations 3.18/2 and 5.31/1 in respect of land at The Greyfriars results in the need to replace '274 dwellings (253 in Hereford' with '252 dwellings (231 in Hereford'.
3.18/11	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	In Table 2, add a new row for Hereford: "Other 253"; also for Ross-on-Wye: "Other 21". Reference the new entries to a footnote saying: "See Paragraph 5.3.2 iv)". Adjust the figures to reflect the increased capacity of the Bradbury Estate, Barons Cross Camp and former Alton Court Brewery sites. Adjust the totals accordingly.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 049. However, the rejection of the Inspector's recommendations 3.18/2 and 5.31/1 in respect of land at The Greyfriars results in the need to amend the new row for Hereford to 'Other 231'.
3.18/12	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.19/1	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	Modify policy S4 by including reference to Guiding Principle P9.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 026.
3.19/2	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	In policy S4, substitute '100 hectares' for '150 hectares'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 027.
3.19/3	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	Substitute the following for the second, third and fourth sentences of paragraph 6.3.5: 'The approach assumes that, for each hectare of land required for development, 20% would be for employment uses and 80% would be for housing. Applying these figures to the UDP housing requirement suggests a need to make provision for approximately 100 hectares of employment land.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 101.

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3.19/4	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	Subject to the Council's priorities in preparing development plan documents as part of its local development framework, carry out a detailed assessment of the quantitative and qualitative need for employment land in Hereford in a development plan document.	ACCEPT the Inspector's recommendation for the reasons he has given. Note acceptance of this recommendation does not require modification of the UDP, but will require a specific piece of work to be undertaken as part of a future Development Plan Document (DPD) on employment land requirements.
3.19/5	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	In paragraph 6.2.2, substitute the following for the first bullet point: 'To direct most new employment development to Hereford and then the market towns having regard to Hereford's sub-regional role and the aim of balancing population and employment.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 100.
3.19/6	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.20/1	Policy S5 and paragraphs 7.3.1 to 7.3.4 - Town centres and retail	Modify sub-paragraph 4 of the policy S5 to read: 'in edge of centre or out of centre locations, applying first a test of need and then, if need can be demonstrated, a sequential approach to retail and other proposals that generate and attract many trips. The likely impact of proposals on the plan's strategy and on the vitality and viability of existing centres will also be considered, as will the accessibility of the site by a choice of means of transport, the likely effect of development on overall travel patterns and car use and the scope to encourage investment to regenerate deprived areas.' Make consequential amendments to paragraph 7.1.6.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 028 and MOD 119.
3.20/2	Policy S5 and paragraphs 7.3.1 to 7.3.4 - Town centres and retail	Add 'Barons Cross Road' to the list of local shopping centres in paragraph 7.3.2.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 120.
3.20/3	Policy S5 and paragraphs 7.3.1 to 7.3.4 - Town centres and retail	Include Belmont as a neighbourhood shopping centre in paragraph 7.3.2. On the Proposals Map define the centre as comprising the Tesco store and the area of the community buildings on the opposite side of Belmont Road.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 121 and Map PM08.
3.20/4	Policy S5 and paragraphs 7.3.1 to 7.3.4 - Town centres and retail	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

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3.21/1	Policy S6 and paragraphs 8.3.1 to 8.3.6 - Transport	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.22/1	Policy S7 - Natural and historic heritage	Modify criterion 4 of policy S7 by the addition of 'Landscape' at the beginning.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 029.
3.22/2	Policy S7 - Natural and historic heritage	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.23/1	Policy S8 and paragraphs 10.3.1 to 10.3.5 - Recreation, sport and tourism	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.24/1	Policy S9 and paragraphs 11.3.3 to 11.3.6 - Minerals	Modify the Plan in accordance with Proposed Change No 16 subject to amending the heading in column 2 of the tables in paragraphs 11.3.4 and 11.3.5 to read 'Reserves at 31/12/03'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 193.
3.24/2	Policy S9 and paragraphs 11.3.3 to 11.3.6 - Minerals	Modify the Plan in accordance with Proposed Change No:15	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 192.
3.24/3	Policy S9 and paragraphs 11.3.3 to 11.3.6 - Minerals	Modify the Plan in accordance with Proposed Change No 3	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 030.
3.24/4	Policy S9 and paragraphs 11.3.3 to 11.3.6 - Minerals	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.25/1	Policy S10 and paragraphs 12.3.1 to 12.3.12 - Waste	Include reference to the need to consider bringing forward a local development document addressing the need for specific sites for waste recycling, treatment and disposal following the partial review of the Regional Spatial Strategy in respect of waste matters.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 200.
3.25/2	Policy S10 and paragraphs 12.3.1 to 12.3.12 - Waste	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
3.26/1	Policy S11 and paragraphs 13.3.1 to 13.3.3 - Community Facilities and Services	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

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3.27/1	Paragraphs 3.8.1 to 3.8.3 - Environmental appraisal	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.1/1	Policy DR1 and paragraphs 4.4.3 to 4.4.7A - Design	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.2/1	Policy DR2 and paragraphs 4.4.8 to 4.4.10 - Land use and activity	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.3/1	Policy DR3 and paragraphs 4.4.14 to 4.4.15 - Movement	Modify the Plan in accordance with Proposed Change No.4.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 033.
4.3/2	Policy DR3 and paragraphs 4.4.14 to 4.4.15 - Movement	Modify policy DR3 by deleting the phrase 'satisfying minimum design standards and' from criterion 1.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 034.
4.3/3	Policy DR3 and paragraphs 4.4.14 to 4.4.15 - Movement	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.4/1	Policy DR4 and paragraph 4.4.23 - Environment	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.5/1	Policy DR5 - Planning obligations	Update the Plan by referring throughout to Circular 05/2005.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 035.
4.5/2	Policy DR5 - Planning obligations	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.6/1	Policy DR6 and paragraph 4.5.3 - Water resources	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.7/1	Policy DR7 and paragraph 4.5.9 - Flood risk	Modify the Plan in accordance with Proposed Change Nos 5, 6 and 7.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 036.
4.7/2	Policy DR7 and paragraph 4.5.9 - Flood risk	Modify the Plan in accordance with Proposed Change No. 24 (except insofar as it relates to Ewyas Harold, see Recommendation 17.18/1).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 037 and Maps PM22/25/27/28/17.

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4.7/3	Policy DR7 and paragraph 4.5.9 - Flood risk	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.8/1	Policy DR10 and paragraph 4.5.23 - Contaminated land	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.9/1	Policy DR13 - Noise	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.10/1	Policy DR14 - Lighting	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
4.11/1	Paragraphs 4.6.1 to 4.6.4 - Supplementary planning guidance	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given. However, with the commencement of the Planning and Compulsory Purchase Act 2004 supplementary planning guidance is no longer to be prepared and this section of the Plan requires revision as a consequence. See MOD 039.
5.1/1	Paragraphs 5.1.1 to 5.2.2 - Introduction and aims and objectives	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given. However, some modification is required to the introductory paragraphs in order to update the Plan. See MOD 040.
5.2/1	Policy H1 and paragraphs 5.4.1 to 5.4.5 - Hereford and the market towns: settlement boundaries and established residential areas (Non-site based issues)	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.3/1	Policy H1 - Hereford - Settlement boundaries and establish residential areas (site based issues)	Amend proposals map to ensure that the established residential area follows the rear curtilage of the existing houses in Dorchester Way.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 046 and Map PM01.

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5.3/2	Policy H1 - Hereford - Settlement boundaries and established residential areas (site based issues)	Subject to the Council's priorities in respect of its local development framework, review the settlement boundary of Hereford and the established residential area in the vicinity of Kings Acre Road in an early development plan document.	<p>REJECT.</p> <p>Kings Acre Road is the main A438 approach to Hereford from the west, with a mix of scattered and ribbon residential and other development on both sides of the road together with significant frontage breaks affording views of the open countryside to the north. The area has been subject in recent years to residential development pressure for both infill schemes and development in depth.</p> <p>The decision to commit to a review of the settlement boundary for the Kings Acre Road area of Hereford in accordance with the Inspector's recommendation will result when implemented in the boundary being extended some distance to the west. For example, the Inspector concludes that residential development at Hala Carr (Breinton Lane) would legitimately fall within the settlement boundary. Breinton Lane is 1.75 km west of the present edge of the Hereford settlement boundary shown on Inset Map HER1.</p> <p>It is considered that it would be premature at this time to give a commitment to review the settlement boundary for Hereford and the established residential area in the vicinity of Kings Acre Road. The decision to review the boundary in any specific area should be taken in the context of an appraisal of the settlement boundary for the City overall. The decision to undertake a boundary review will have regard to the levels of new residential development being sought to be accommodated in and around Hereford at the time. This is so that decisions regarding the inclusion or otherwise of areas of land within the boundary can be taken on a proper basis having regard to the need to meet development requirements overall; to the location of areas of growth and restraint, and to other sustainability considerations. The Regional Spatial Strategy is currently subject to a partial review and together with the Core Strategy to be prepared as part of the Local Development Framework will determine the future level of development to be accommodated at Hereford.</p> <p>There are also concerns in terms of the implications for sustainable development and transport choices of reviewing the settlement boundary to include locations relatively remote from the full range of employment, retail, educational and other</p>

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			<p>services offered by Hereford.</p> <p>Finally, the decision to commit to a review at this time would compromise the operation of effective planning control in the interim, pending completion of a review. The present clear planning policy provisions, which place the area within the countryside, would be weakened with opportunistic planning applications being encouraged on the basis of the Inspector's conclusions. This would be particularly the case to the west, where the development pattern is more scattered and planning applications more likely to be encouraged in advance of a review.</p>
5.3/3	Policy H1 - Hereford - Settlement boundaries and established residential areas (site based issues)	In the vicinity of Bullinghope, modify the settlement boundary to align with that shown in the Deposit Draft Plan.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 047 and Map PM02.
5.3/4	Policy H1 - Hereford - Settlement boundaries and established residential areas (site based issues)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.4/1	Policy H1 - Leominster - Settlement boundaries and established residential areas (site based issues)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.5/1	Policy H1 - Ross-on-Wye - Settlement boundaries and established residential areas (Model Farm and Overross)	Amend Ross-on-Wye settlement boundary at Overross and Model Farm to reflect that shown in the Deposit Draft Plan.	<p>REJECT.</p> <p>This recommendation is consequent upon the Inspector's recommendation 6.10/1 to delete the provisions relating to Model Farm and reinstate those in respect of the Overross site. The Council does not intend to accept recommendation 6.10/1 together with the related settlement boundary amendments recommended at 5.5/1. See reasons given for not accepting Inspector's recommendation 6.10/1 in respect of policy E4.</p>
5.5/2	Policy H1 - Ross-on-Wye - Settlement boundaries and established residential areas (Model Farm and Overross)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.6/1	Policy H1 - Ross-on-Wye - Settlement boundaries and established residential areas (site based issues)	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.7/1	Policy H1 - Bromyard - Settlement boundaries and established residential areas (site based issues)	Subject to the Council's priorities in respect of its local development framework, review the settlement boundary of Bromyard in the vicinity of the junction of Panniers Lane and Leominster Road in an early development plan document.	ACCEPT the Inspector's recommendation for the reasons he has given. This recommendation does not require any modification to the UDP, however, the need to produce a development plan document to consider the extent of the settlement boundary for Bromyard will be reviewed as part of the annual process of updating the Local Development Scheme.
5.7/2	Policy H1 - Bromyard - Settlement boundaries and established residential areas (site based issues)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.8/1	Policy H2 and paragraphs 5.4.1 to 5.4.5 and Table 2 - Hereford and the market towns: housing land allocations (non-site based issues)	Modify the figures in Table 2 to reflect the situation that would obtain after modification; also by combining the figures in the columns for 2001-2006 and 2006-2011 into a single column for 2001-2011	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 048. However, some other adjustment to Table 2 is necessary as a consequence of other modifications.
5.8/2	Policy H2 and paragraphs 5.4.1 to 5.4.5 and Table 2 - Hereford and the market towns: housing land allocations (non-site based issues)	Substitute the following for the third sentence of paragraph 5.4.5: 'Site suitability and local circumstances, including site economics, will also be taken into account in considering individual schemes.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 049.
5.8/3	Policy H2 and paragraphs 5.4.1 to 5.4.5 and Table 2 - Hereford and the market towns: housing land allocations (non-site based issues)	For the words 'In considering windfall planning applications' in policy H2, substitute the following words: 'In considering development on non-allocated sites,'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 050.
5.8/4	Policy H2 and paragraphs 5.4.1 to 5.4.5 and Table 2 - Hereford and the market towns: housing land allocations (non-site based issues)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.9/1	Policy H2 and paragraph 5.4.7 - Hereford - Allocated sites - Bradbury Estate	Amend table within policy H2 to increase the estimated dwellings 2001- 2011 for Bradbury Estate, Putson from 500 to 600 and increase the target of affordable dwellings proportionately.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 051.
5.9/2	Policy H2 and paragraph 5.4.7 - Hereford - Allocated sites - Bradbury Estate	Amend reference to 500 dwellings to read 600 dwellings in paragraph 5.4.7 and delete final sentence of the paragraph.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 052.
5.9/3	Policy H2 and paragraph 5.4.7 - Hereford - Allocated sites - Bradbury Estate	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.10/1	Policy H2 and paragraph 5.4.8 - Hereford - Allocated sites - Land at Belmont	Amend the third sentence of paragraph 5.4.8 by inserting '(7.8ha)' after 'park land'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 053.
5.10/2	Policy H2 and paragraph 5.4.8 - Hereford - Allocated sites - Land at Belmont	Delete the words after 'public land' within the fourth sentence of paragraph 5.4.8	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 054.
5.10/3	Policy H2 and paragraph 5.4.8 - Hereford - Allocated sites - Land at Belmont	Delete the following from paragraph 5.4.8, 'Access would be from Kingfisher Road'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 055.
5.10/4	Policy H2 and paragraph 5.4.8 - Hereford - Allocated sites - Land at Belmont	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.11/1	Policy H2 and paragraph 5.4.9 - Hereford - Allocated sites - General Hospital	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given. However a factual update is required to take account of the development status of the site. See MOD 056.
5.12/1	Policy H2 and paragraph 5.4.10 - Hereford - Allocated sites - Land at Friars Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.13/1	Policy H2 and paragraph 5.4.12 - Hereford - Allocated sites - Land at Walton Close	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.14/1	Policy H2 and paragraph 5.4.13 - Hereford - Allocated sites - Land at Bullinghope	Delete reference to land at Bullinghope from policy H2 and from paragraph 5.4.13.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 057 and Map PM02.
5.14/2	Policy H2 and paragraph 5.4.13 - Hereford - Allocated sites - Land at Bullinghope	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.15/1	Policy H2 and paragraph 5.4.13 (deleted) - Hereford - Allocated sites - Land at Holmer	In relation to policy H2 and paragraph 5.4.13, reinstate the provisions relating to land at Holmer as set out in the Deposit Draft Plan. Adjust the settlement boundary accordingly.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 058 and Map PM03.
5.15/2	Policy H2 and paragraph 5.4.13 (deleted) - Hereford - Allocated sites - Land at Holmer	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.16/1	Policy H2 and paragraph 5.4.15 - Hereford - Allocated sites - Whitecross High School	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.17/1	Policy H2 and paragraph 5.4.16 - Hereford - Allocated mixed-use sites - Deposit Plan	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.18/1	Policy H2 and paragraph 5.4.16 - Hereford - Allocated mixed-use sites - Revised Deposit Draft	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.19/1	Policy H2 and paragraphs 5.4.17 to 5.4.18 - Leominster - Allocated sites - Barons Cross Camp	Amend table within policy H2 to increase the estimated capacity of the site from 360 dwellings to 425 dwellings and adjust the affordable housing target accordingly.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 061.
5.19/2	Policy H2 and paragraphs 5.4.17 to 5.4.18 - Leominster - Allocated sites - Barons Cross Camp	Delete the words 'nursery accommodation to make' from the end of the third sentence in paragraph 5.4.18.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 062.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.19/3	Policy H2 and paragraph 5.4.17 to 5.4.18 - Leominster - Allocated sites - Barons Cross Camp	Delete the final sentence of paragraph 5.4.17.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 063.
5.19/4	Policy H2 and paragraph 5.4.17 to 5.4.18 - Leominster - Allocated sites - Barons Cross Camp	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.20/1	Policy H2 and paragraph 5.4.19 - Leominster - Allocated sites - Garage site at Barons Cross	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.21/1	Policy H2 and paragraph 5.4.20 - Leominster - Allocated site - Land east of Ridgemore Road	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.22/1	Policy H2 and paragraph 5.4.21 - Leominster - Allocated sites - Dales former office site	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.23/1	Policy H2 and paragraph 5.4.22 - Ross-on-Wye - Allocated sites - Tanyard Lane	Delete the second sentence of paragraph 5.4.22 and replace with: 'It's development will be guided by the supporting development brief as adopted in January 2005.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 064.
5.23/2	Policy H2 and paragraph 5.4.22 - Ross-on-Wye - Allocated sites - Tanyard Lane	Delete final sentence of paragraph 5.4.22 and replace with 'Welsh Water has included in its capital expenditure works to resolve the sewerage constraints in the town. If the site is brought forward for development in advance of this programme, developers may be required to finance advancement of the capital works.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 065.
5.23/3	Policy H2 and paragraph 5.4.22 - Ross-on-Wye - Allocated sites - Tanyard Lane	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.24/1	Policy H2 and paragraph 5.4.23 - Ross-on-Wye - Allocated sites - Former Alton Court Brewery	Amend the table in policy H2 and paragraph 5.4.23 to update the estimates site capacity from 30 to 43 dwellings and Update the text to refer to the latest planning history.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 067.
5.24/2	Policy H2 and paragraph 5.4.23 - Ross-on-Wye - Allocated sites - Former Alton Court Brewery	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.25/1	Policy H2 and paragraph 5.4.24 - Ross-on-Wye - Allocated sites - Cawdor Gardens	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.26/1	Policy H2 and paragraph 5.4.25 - Ross-on-Wye - Allocated sites - Vine Tree Farm	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given. However a factual update is required to paragraph 5.4.25 to take account of the recent planning permission. See MOD 068.
5.27/1	Policy H2 and paragraph 5.4.27 - Bromyard - Allocated sites - Land south of Lower Hardwick Lane (Deleted) - Land at Porthouse Farm	Add to the end of paragraph 5.4.27: 'In respect of possible noise or fumes from the adjacent industrial estate, applicants will be required to demonstrate that, in any particular scheme, the legitimate interests of future residents and existing employers are not prejudiced.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 070.
5.27/2	Policy H2 and paragraph 5.4.27 - Bromyard - Allocated sites - Land south of Lower Hardwick Lane (Deleted) - Land at Porthouse Farm	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.28/1	Policy H2 and paragraph 5.4.28 - Bromyard - Allocated sites - Highway Depot	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.29/1	Policy H2 and paragraph 5.4.29 - Bromyard - Allocated sites - Land attached to Ashfields	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.30/1	Policy H2 and paragraph 5.4.31 - Kington - Allocated sites - Land west of old Eardisley Road	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.31/1	Policy H2 - Hereford - Suggested sites	<p>As soon as the priorities of the Council allow, the following sites should be allocated for housing purposes in a development plan document;</p> <p>Broomy Hill - 36 dwellings The Greyfriars - 22 dwellings Land off Yazor Road and north of Whitecross High School - 148 dwellings Land at Whitecross Road - 47 dwellings</p>	<p>ACCEPT the Inspector's recommendation in respect of Broomy Hill, Land off Yazor Road and north of Whitecross Road and Land at Whitecross Road for the reasons he has given. This recommendation does not require any modification to the UDP. However, the need to allocate these sites for housing purposes in a development plan document will be reviewed as part of the regular review of the Local Development Scheme.</p> <p>REJECT the Inspector's recommendation in respect of The Greyfriars. The site lies within an area liable to flood which in terms of PPG25 and Plan policy DR7 is defined as high risk (zone 3a). In considering the allocation of land in areas at risk of flooding, PPG25 indicates that local planning authorities should be able to demonstrate that there are no reasonable options available in a lower-risk category. This approach is confirmed within Plan policies S2 and DR7. PPG25 and policy DR7 also require that development for residential purposes within high risk developed areas is provided with an appropriate minimum standard of flood defence for the lifetime of the development. It is not considered that these requirements are demonstrably met such as to enable the site to be confirmed for allocation for housing purposes in a development plan document. Should the site come forward for development as a windfall opportunity, the requirements of the Plan in respect of flood risk would be applied at that time.</p>
5.31/2	Policy H2 - Hereford - Suggested sites	Amend the proposals map to show the extent of the Established Residential Area as shown within the Council's written statement (C5/041/H2/Hereford alternative site - Bulmers Sport Ground), to reflect the recent development.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 072 and Map PM04.
5.31/3	Policy H2 - Hereford - Suggested sites	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.32/1	Policy H2 - Leominster - Suggested sites	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.33/1	Policy H2 - Ross-on-Wye - Suggested site.	Land at Merrivale (21 dwellings) should be allocated for housing purposes in a future development plan document.	ACCEPT the Inspector's recommendation for the reasons he has given. This recommendation does not require any modification to the UDP, however, the need to produce a development plan document to consider the inclusion of housing allocation at land at Merrivale will be reviewed as part of the annual process of updating the Local Development Scheme.
5.33/2	Policy H2 - Ross-on-Wye - Suggested sites	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.34/1	Policy H2 - Ledbury - Suggested sites	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.35/1	Policy H2 - Bromyard - Suggested sites	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.36/1	Policy H2 - Kington - Suggested sites	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.1/1	Policy H2 and the associated Proposal Maps	Subject to considerations of feasibility, reference the housing sites on the Proposals Map.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 073.
17.1/2	Policy H2 and associated Proposals Maps	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.37/1	Policy H3 and paragraphs 5.4.32 to 5.4.36 - Managing the release of housing land	Delete policy H3 and paragraphs 5.4.32 to 5.4.36	ACCEPT the Inspector's recommendation for the reasons he has given. However, an additional changes will be necessary to delete the estimated number of dwelling completions in Plan phase from policy H2 and the related reference to Plan phases in paragraph 5.4.1. See MOD 074.
5.38/1	Policy H4 and paragraphs 5.4.37 to 5.4.44 - Main villages: settlement boundaries (non-site based issues)	In Table 3, set out the figures for 2001-2006 and 2006-2011 in a single column for 2001-2011.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 075.
5.38/2	Policy H4 and paragraphs 5.4.37 to 5.4.44 - Main villages: settlement boundaries (non-site based issues)	In policy H4, delete the words '(priority will be given to applications on urban capacity sites and previously developed land)'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 076.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.38/3	Policy H4 and paragraphs 5.4.37 to 5.4.44 - Main villages: settlement boundaries (non-site based issues)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.39/1	Policy H4 - Main Villages - Cradley, settlement boundary	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.40/1	Policy H4 - Main Villages - Other villages, settlement boundaries	Subject to the Council's priorities in respect of its Local Development Framework, review the settlement boundary of Almeley in the vicinity of Almeley Manor in an early development plan document.	ACCEPT the Inspector's recommendation for the reasons he has given. This recommendation does not require any modification to the UDP, however the need to produce a development plan document to consider the settlement boundary of Almeley will be reviewed as part of the annual process of updating the Local Development Scheme.
5.40/2	Policy H4 - Main Villages - Other villages, settlement boundaries	Subject to the Council's priorities in respect of its Local Development Framework, review the settlement boundary of Staunton on Wye in the vicinity of Bliss House in an early development plan document.	ACCEPT the Inspector's recommendation for the reasons he has given. This recommendation does not require any modification to the UDP, however the need to produce a development plan document to consider the settlement boundary of Staunton on Wye will be reviewed as part of the annual process of updating the Local Development Scheme.
5.40/3	Policy H4 - Main Villages - Other villages, settlement boundaries	Amend the Plan in accordance with Proposed Change No:25	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 077 and Map PM29.
5.40/4	Policy H4 - Main Villages - Other villages, settlement boundaries	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.41/1	Policy H4 - Additional suggested main villages	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.42/1	Policy H5 - Main villages: housing land allocations (non-site based issues)	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.43/1	Policy H5 and paragraph 5.4.46 - Main villages, housing land allocations - Frome Valley Haulage Depot, Bishops Frome	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.44/1	Policy H5 and paragraph 5.4.47- Main villages, housing land allocations - Former Bus Coach Depot, Canon Pyon	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.45/1	Policy H5 and paragraph 5.4.48 - Main villages, housing land allocations - Covent Gardens, Colwall	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.46/1	Policy H5 and paragraph 5.4.49 - Main villages, housing land allocations - Land opposite the Co-Op, Cusop	Delete the third sentence of paragraph 5.4.49.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 078.
5.46/2	Policy H5 and paragraph 5.4.49 - Main villages, housing land allocations - Land opposite the Co Op, Cusop	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.47/1	Policy H5 and paragraph 5.4.50 - Main villages, housing land allocations - Land adjacent to Lower House Farm, Ewyas Harold	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.48/1	Policy H5 and paragraph 5.4.51 (deleted) Main villages: Housing land allocations - Land north of North Road, Kingsland.	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.49/1	Policy H5 and paragraph 5.4.52 - Main villages, housing land allocations - Land rear of Plough Inn, Little Dewchurch	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.50/1	Policy H5 and paragraph 5.4.53 - Main villages, housing land allocations - Land north of B4352, Madley	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.51/1	Policy H5 and paragraph 5.4.54 - Main villages, housing land allocations - Land adjacent to new Primary School (Deleted) / land at Paradise Farm, Marden	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.52/1	Policy H5 and paragraph 5.4.55 - Main villages, housing land allocations - Land adjacent to Callow View, Much Dewchurch	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.53/1	Policy H5 and paragraph 5.4.56 (Deleted) - Main villages, housing land allocations - Land west of Primary School, Orleton	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.54/1	Policy H5 and paragraph 5.4.57 - Main villages, housing land allocations - Land adjacent to The Birches, Shobdon	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.55/1	Policy H5 and paragraph 5.4.58 - Main villages, housing land allocations - Land opposite Primary School, Sutton St Nicholas	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.56/1	Policy H5 and paragraph 5.4.59 - Main villages, housing land allocations - Church Farm, Wellington	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.57/1	Policy H5 and paragraph 5.4.59a - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Modify Inset Map 40 by showing additional land subject to policy RST4 and policy RST5 all as shown on the plan at Appendix F of the Council's statement Ref: C5/163/H5/RST5/RST7/DR7.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 079 and Map PM28.
5.57/2	Policy H5 and paragraph 5.4.59 - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Add Wellington to the list of rural areas in policy RST5	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 080.
5.57/3	Policy H5 and paragraph 5.4.59 - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Delete the 10th sentence of paragraph 5.4.59 which starts, 'In addition the scheme....' and replace with the following: 'Some additional car parking for the school and road improvements adjacent to the school are also expected. In addition, the housing scheme will be expected to contribute to the provision of recreation facilities including the provision of a children's play area properly equipped and fenced on adjoining land which is allocated within policy RST5. Future housing schemes which are developed within the village will also need to give consideration to contributing to this facility.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 081.
5.57/4	Policy H5 and paragraph 5.4.59a - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Add the following at the end of paragraph 5.4.59a: 'In addition, consideration should be given through policy H19 of the Plan to a financial payment for the provision of recreation facilities on land south of Church Farm protected through policy RST5 of the Plan or on such other site as may be agreed by the Council in substitution.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 082.
5.57/5	Policy H5 and paragraph 5.4.59a - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.58/1	Policy H5 and paragraph 5.4.60 - Main villages, housing land allocations - Land rear of Surgery, Weobley	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.59/1	Policy H5 and paragraph 5.4.61 - Main villages, housing land allocations - Land adjacent To Weobley Methodist Church, Weobley	Delete in paragraph 5.4.61 the words 'direct access onto Hereford Road will not be permitted'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 083.
5.59/2	Policy H5 and paragraph 5.4.61 - Main villages, housing land allocations - Land adjacent To Weobley Methodist Church	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.60/1	Policy H5 and paragraph 5.4.62 - Main villages, housing land allocations - Land at Upper Weston, Weston Under Penyard	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.61/1	Policy H5 and paragraph 5.4.63 - Main villages, housing land allocations - Land adjacent To Whitestone Chapel, Withington	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.62/1	Policy H5 and paragraph 5.4.64 - Main villages, housing land allocations - Land adjacent To Village Hall, Withington	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.63/1	Policy H5 - Main villages - Suggested sites	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.64/1	Policy H6 and Table 4 - Housing in smaller settlements (non site based issues)	Amend Table 4, combining the figures for 2001- 2006 (668 dwellings as corrected) and 2006 - 2011 (427 dwellings as corrected) into a single column for 2001- 2011.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 084.
5.64/2	Policy H6 and Table 4 - Housing in smaller settlements (non site based issues)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.65/1	Policy H6 - Housing in smaller settlements (site based issues)	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.66/1	Policy H6 - Additional suggested smaller settlements	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.67/1	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	In exception 2 to policy H7, delete; 'including tourism and farm diversification schemes'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 085.
5.67/2	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	In exception 2 to policy H7, add 'establishment or' before 'growth'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 086.
5.67/3	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	In paragraph 5.4.72, after 'farm diversification requirement', add 'or accompanies the establishment or growth of a rural enterprise'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 087.
5.67/4	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	Add a new exception to policy H7: 'it is rural exception housing in accordance with policy H10'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 088.
5.67/5	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.68/1	Policy H8 - Agricultural and forestry dwellings and dwellings associated with rural businesses	In policy H8, after the phrase 'may be granted for a maximum period of three years', add the following: 'Successive extensions will not normally be granted.' Delete the final sentence of the same paragraph.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 089.
5.68/2	Policy H8 - Agricultural and forestry dwellings and dwellings associated with rural businesses	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.69/1	Policy H9 and paragraphs 5.5.1 to 5.5.13 - Affordable housing	Change the final word of paragraph 5.5.5 from 'parish' to 'county'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 091.
5.69/2	Policy H9 and paragraphs 5.5.1 to 5.5.13 - Affordable housing	Change the numbering in the second part of policy H9 to a), b) and c).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 092.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.69/3	Policy H9 and paragraphs 5.5.1 to 5.5.13 - Affordable housing	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.70/1	Policy H10 and paragraphs 5.5.14 to 5.5.18 - Rural exception housing	Substitute the following for the first word of paragraph 5.5.15b: 'In the case of individual affordable dwellings, there'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 093.
5.70/2	Policy H10 and paragraphs 5.5.14 to 5.5.18 - Rural exception housing	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.71/1	Policy H12 and paragraphs 5.5.20 to 5.5.23 - Gypsies and other travellers	Add the following new paragraph after paragraph 5.5.20: 'The Housing Act 2004 now requires Local Authorities to include within their Local Housing Assessments the accommodation needs of Gypsies and Travellers. In addition, Government planning policy is increasingly favouring the identification of sites for Gypsies and Travellers in Development Plan Documents. Herefordshire Council recognises these emerging requirements which will be taken forward in the preparation of new Development Plan Documents forming part of the Local Development Framework. In the interim, however, the following policy is still required in order to consider the merits of planning proposals.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 094. However, in addition the Plan should now recognise the new Government guidance reflected in Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites, which has made paragraph 5.5.20 redundant and requires minor changes to the wording of the Inspector's recommendation.
5.71/2	Policy H12 and paragraphs 5.5.20 to 5.5.23 - Gypsies and other travellers	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.72/1	Policy H13 and paragraphs 5.6.1 to 5.6.4 - Sustainable residential design	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.73/1	Policy H14 and paragraphs 5.6.5 to 5.6.9 - Re-using previously developed land and buildings	In the Glossary, under a new heading of 'Previously developed land', insert: 'See 'Brownfield land / previously developed land'.' Refer to the definition in PPG3.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 208.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.73/2	Policy H14 and paragraphs 5.6.5 to 5.6.9 - Re-using previously developed land and buildings	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.74/1	Policy H15 and paragraphs 5.6.10 to 5.6.11 - Density	In policy H15, add the following text at the end of the first paragraph: 'in Hereford and the market towns:'. Delete the words 'Hereford and the market towns:' from the following part of the policy.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 095.
5.74/2	Policy H15 and paragraphs 5.6.10 to 5.6.11 - Density	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.75/1	Policy H16 and paragraph 5.6.12 - Car parking	In policy H16 replace the words 'provision of 1.5 spaces per dwelling' with: 'provision of an average of not more than 1.5 spaces per dwelling'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 096.
5.75/2	Policy H16 and paragraph 5.6.12 - Car parking	Substitute the following for the fourth sentence in paragraph 5.6.12: 'The intention is to restrict average off-street parking provision to not more than 1.5 spaces per dwelling.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 097.
5.75/3	Policy H16 and paragraph 5.6.12 - Car parking	In policy H16, after the words 'with no minimum level of provision', add the words 'other than parking for disabled people'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 096.
5.75/4	Policy H16 and paragraph 5.6.12 - Car parking	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.76/1	Policy H17 and paragraph 5.6.13 - Sub-division of existing housing	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.77/1	Policy H18 and paragraphs 5.6.14 to 5.6.15 - Alterations and extensions	In policy H18, change 'private amenity open space' to 'private open amenity space'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 098.
5.77/2	Policy H18 and paragraphs 5.6.14 to 5.6.15 - Alterations and extensions	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
5.78/1	Policy H19 and paragraphs 5.6.16 to 5.6.20 - Open space requirements	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
5.79/1	Suggested additional policy matters	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.1/1	Policy E1 and paragraphs 6.4.2 to 6.4.5 - Rotherwas Industrial Estate	In policy E1, remove reference to the following sites: Land west of Coldnose Road; land east of Coldnose Road; land at Chapel Road; and land north of Holme Lacy Road. Change the area total to 7.9 ha.	<p>ACCEPT the Inspector's recommendation in respect of land at Chapel Road for the reasons he has given. See MOD 102 and Map PM10.</p> <p>REJECT the Inspector's recommendation in respect of land west of Coldnose Road, land east of Coldnose Road and land north of Holme Lacy Road. These allocations are only partially affected by the flooding constraints. Their allocation for development is not objected to by the Environment Agency, who have agreed the approach set out in the Plan at paragraph 6.4.2. This incorporates the provision of compensatory flood storage as part of an overall flood defence strategy, as a precursor to the development of land within the flood plain.</p> <p>The Inspector recommends that one of the Plan's objectives should be to direct most new employment development to Hereford (3.19/5). However, at April 2005, only 16.5% of readily available employment land in the County was located at Hereford/Rotherwas (10.16 hectares out of 61.66 hectares). The Plan allocations at Coldnose Road and Holme Lacy Road contribute 4.15 hectares to this availability, with the remainder subject to the flooding constraint referred to above. The Council is also mindful that the Inspector has called for a detailed assessment of the need for employment land in Hereford (3.19/4), and that he recognises that the Rotherwas Industrial Estate has a continuing role to play in helping to meet the future employment land requirements of the County. It is considered that the Plan properly acknowledges the constraints on the development of the Estate and has appropriately identified only a limited amount of land to be brought forward for employment purposes during the Plan period.</p> <p>On this basis, pending the further assessment recommended by the Inspector and having regard to the agreed approach to the resolution of flooding constraints, it is considered that these three allocations should remain within the Plan. This is in order to recognise the strategic priority in favour of Hereford and to provide certainty for users of the Plan as to the Council's intentions with respect to the delivery of employment development at Hereford and at Rotherwas.</p>

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.1/2	Policy E1 and paragraphs 6.4.2 to 6.4.5 - Rotherwas Industrial Estate	For the second sentence of paragraph 6.4.2, and the first word of the third sentence, substitute the following: 'Constraints on development ...'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 103.
6.1/3	Policy E1 and paragraphs 6.4.2 to 6.4.5 - Rotherwas Industrial Estate	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.2/1	Policy E2 and paragraph 6.4.12 - Moreton-on-Lugg Depot, Moreton-on-Lugg	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.3/1	Policy E3 - Employment land allocations	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.4/1	Policy E3 and paragraph 6.4.19 - Bromyard - Porthouse Farm	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.5/1	Policy E3 and paragraph 6.4.20 - Kington - Hatton Gardens and land north of B4355	Delete paragraph 6.4.20 and the allocation of land north of the B4355 (including the 0.85 ha of land west of Barton Lane advanced under Proposed Change No 8) for employment purposes.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 105 and Map PM16.
6.5/2	Policy E3 and paragraph 6.4.20 - Kington - Hatton Gardens and land north of B4355	Subject to the priorities of the Council in preparing development plan documents as part of its local development framework, re-examine employment allocations in Kington in a development plan document that examines the potential of land at Hatton Gardens.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.5/3	Policy E3 and paragraph 6.4.20 - Kington - Hatton Gardens and land north of B4355	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.6/1	Policy E3 and paragraph 6.4.17 - Ledbury - Land north of viaduct	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.7/1	Policy E3 and paragraph 6.4.23 - Wigmore - Land southwest of Kings Meadow	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.8/1	Policy E4 - New employment land allocations	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.9/1	Policy E4 and paragraph 6.4.27 - New employment land allocations - Hereford - Land north of Roman Road	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.10/1	Policy E4 and paragraphs 6.4.28 to 6.4.29 - New employment land allocations - Ross-on-Wye - Overross and Model Farm site	In relation to policy E3 and paragraph 6.4.29, delete the provisions relating to Model Farm and reinstate those in respect of the Overross site.	<p data-bbox="1314 236 1413 256">REJECT.</p> <p data-bbox="1314 292 1984 451">The Overross and Model Farm sites were assessed as alternative locations to accommodate the employment land requirements of Ross-on-Wye during the preparation of the Plan. The Model Farm site was included at Revised Deposit Draft stage following consideration of objections received to the allocation of the Overross site in the Deposit Draft Plan.</p> <p data-bbox="1314 486 1995 783">It is not accepted that the Overross site should be reinstated in preference to Model Farm. The Model Farm site is suited to the development proposed. Significant development has already taken place to the east of the A40 at Hildersley. Planning permission has been granted for employment uses at Hildersley Farm to the south of Model Farm and this scheme will introduce new business uses into the locality. The site accommodates a number of agricultural buildings in varying condition presenting a developed feel to the area. There is the opportunity to secure a more attractive urban edge to Ross-on-Wye through high quality development at this gateway location.</p> <p data-bbox="1314 818 1995 919">In contrast, the Overross site comprises undeveloped open farmland and is separated from the town by the A40 and A449 acting as firm boundaries which, apart from the transport related development adjoining the site, have not been breached.</p> <p data-bbox="1314 954 2007 1193">In terms of access, as a result of the severance effects of the A40/A449 on the Overross site, Model Farm is more suitable for the provision of sustainable transport choices relative to Ross-on-Wye. Vehicular access to Model Farm is readily and directly available from the adjoining A40. In contrast, given capacity and safety concerns at the Overross roundabout, the Overross site was proposed to be accessed from the M50 roundabout, requiring the provision of a length of access across greenfield land not included in the proposed allocation.</p> <p data-bbox="1314 1228 1995 1386">The difference in the extent to which the two sites enjoy a rural, countryside setting is not considered to be a determining factor in the overall balance of planning considerations between the two sites. The need to include a comprehensive landscaping scheme at Model Farm to address the landscape setting of the site is a requirement in the Plan, including the protection of open</p>

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
			land to the west of the site to form a landscaped buffer with residential uses. Further provision in this regard was made through Proposed Change No. 9 (December 2004), identifying the buffer land as subject to policy HBA9. This is now confirmed as a Proposed Modification in order to allow its incorporation within the Plan. See MOD 106 and Map PM18.
6.10/2	Policy E4 and paragraphs 6.4.28 to 6.4.29 - New employment land allocations - Ross-on-Wye - Overross and Model Farm site	In reinstated paragraph 6.4.29, delete the words '(together with that of the proposed housing at Tanyard Lane'. In paragraph 5.4.22, delete the words 'and the new business park proposal'. In the same sentence, substitute 'occupation of the development' for 'the commencement of either development'.	ACCEPT the Inspector's recommendation for the reasons he has given. In accordance with the Council's decision on Inspector's recommendation 6.10/1, the modification will be applied to paragraph 6.4.29 as set out in the Revised Deposit Draft. See MOD 107 and MOD 067.
6.10/3	Policy E4 and paragraphs 6.4.28 to 6.4.29 - New employment land allocations - Ross-on-Wye - Overross and Model Farm site	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.11/1	Policy E4 - New employment land allocations - Dormington - Claston Farm	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.12/1	Policy E4 - New employment land allocations - Grafton - Grafton Inn	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.13/1	Policy E4 - New employment land allocations - Grafton - Graftonbury Garden Hotel	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.14/1	Policy E4 - New employment land allocations - Grafton - Land off Grafton Lane	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.15/1	Policy E4 - New employment land allocations - Hereford - west of Beech Business Park	Extend the settlement boundary of Hereford so as to incorporate land west of Beech Business Park.	ACCEPT the Inspector's recommendation for the reasons he has given and, in addition, safeguard the area as employment land in order to ensure and appropriate use. See MOD 108 and Map PM05.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.15/2	Policy E4 - New employment land allocations - Hereford - west of Beech Business Park	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.16/1	Policy E4 - New employment land allocations - Holmer - North of the Rose Gardens Public House	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.17/1	Policy E4 - New employment land allocations - Kings Acre, Hereford - Land at Wyevale	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.18/1	Policy E4 - New Employment Land Allocations - Kingstone - Rear of Surgery	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.19/1	Policy E4 - New employment land allocations - Kington - East of A4111	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.20/1	Policy E4 - New employment land allocations - Ledbury - Adjacent to Countrywide Farmers	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.21/1	Policy E4 - New employment land allocations - Madley Airfield	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.22/1	Policy E4 - New employment land allocations - Alternative site - Ross-on-Wye - Motorway Service Area (North)	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.23/1	Policy E4 - New employment land allocations - Alternative site - Ross-on-Wye - Part of Hildersley Farm, Model Farm and part former MOD Land	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.24/1	Policy E4 - New employment land allocations - Alternative site - Ross-on-Wye - Land north of Overross	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.25/1	Policy E4 - New employment land allocations - Alternative site - Ross-on-Wye - Tanyard Lane	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.26/1	Policy E4 - New employment land allocations - Alternative site - Ross-on-Wye - Various sites	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.27/1	Policy E4 - New employment land allocations - Weobley - Land North of Burton Wood Road	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.28/1	Policy E4 - New employment land allocations - Withington - North of Railway House	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.29/1	Policy E4 - New employment land allocations - Withington - Pomona Cottage Corner	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.30/1	Policy E4 - New employment land allocations - Withington - Southwest of Railway Bridge	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.31/1	Policy E4 - New employment land allocations - Withington - Whitestone Business Park - Land to east	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.32/1	Policy E4 - New employment land allocations - Withington - Whitestone Business Park - Land adjacent to A4103	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.33/1	Policy E4 - New employment land allocations - Withington - Whitestone Business Park location	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.34/1	Policy E4 - New employment land allocations - Withington - Whitestone Business Park - Acquired land	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.35/1	Policy E4/E5 and paragraph 6.4.36 - Alternative sites - Madley Airfield	See recommendation 17.23/1	ACCEPT the Inspector's recommendation for the reasons he has given. Recommendation 17.23/1 recommends a modification to the Proposals Map. See MOD 109 and Map PM31.
6.49/1	Paragraph 6.4.36 - Safeguarding employment land and buildings	In paragraph 6.4 36, delete the words '(this does not relate to expansion of existing businesses on these estates which will be considered under policy E6).' At the end of the same paragraph, insert the following: 'The expansion of existing firms on land in the rural areas designated as safeguarding employment land will be considered under policy E6.'	ACCEPT the Inspector's recommendation for the reasons he has given to Policy E6. See MOD 111.
6.36/1	Policy E5 and paragraphs 6.5.30 to 6.5.36 - Safeguarding employment land and buildings	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.37/1	Policy E5 - Safeguarding employment land and buildings - Co-op Supermarket, Cusop	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.38/1	Policy E5 - Safeguarding employment land and buildings - 1ha of land at Faraday Road, Hereford	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.39/1	Policy E5 - Safeguarding employment land and buildings - 2.38ha of land at Faraday Road, Hereford	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.40/1	Policy E5 - Safeguarding employment land and buildings - Former Gas Works, Hereford	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.41/1	Policy E5 - Safeguarding employment land and buildings - Land between Yazor Brook and Westfields Trading Estate, Hereford	See Recommendation 6.43/1	ACCEPT the Inspector's recommendation for the reasons he has given. Recommendation 6.43/1 suggests modifying the Plan by removing E5 designation. See MOD 112.
6.42/1	Policy E5 - Safeguarding employment land and buildings - Land at Plough Lane, Hereford	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.43/1	Policy E5 - Safeguarding employment land and buildings - Land north of Whitecross School, Hereford	In respect of land off Yazor Road and north of Whitecross School, remove the designation 'Safeguarding Employment Land (E5)' as shown on the Proposals Map.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 112 and Map PM06.
6.43/2	Policy E5 - Safeguarding employment land and buildings - Land north of Whitecross School, Hereford	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.44/1	Policy E5 - Safeguarding employment land and buildings - Land at Whitecross Road, Hereford	In respect of land at Whitecross Road, remove the designation 'Safeguarding Employment Land (E5)' as shown on the Proposals Map.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 113 and Map PM07.
6.44/2	Policy E5 - Safeguarding land and buildings - Land at Whitecross Road, Hereford	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.45/1	Policy E5 - Safeguarding employment land and buildings - SINC's at Roman Road and Rotherwas	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.46/1	Policy E5 - Safeguarding employment land and buildings - Broadmeadows Industrial Estate, Ross-on-Wye	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.47/1	Policy E5 - Safeguarding employment land and buildings - Additional area - Shobdon Airfield - Adjacent to Kingspan	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.48/1	Policy E5 - Safeguarding employment land and buildings - East of Whitestone Business Park	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.49/2	Policy E6 and paragraph 6.5.1 - Expansion of existing businesses	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.50/1	Policy E7 and paragraphs 6.5.2 to 6.5.3 - Other employment proposals within and around Hereford and the market towns	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.51/1	Policy E8 and paragraphs 6.5.4 to 6.5.6 - Design standards for employment sites	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.52/1	Policy E9 and paragraphs 6.5.7 to 6.5.8 - Home based businesses	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
6.53/1	Policy E10 and paragraphs 6.5.9 to 6.5.11 - Employment proposals within or adjacent to main villages	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.54/1	Policy E11 and paragraphs 6.5.12 to 6.5.13 - Employment in the smaller settlements and open countryside	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.55/1	Policy E12 and paragraph 6.5.14 - Farm diversification	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.56/1	Policy E14 and paragraphs 6.5.16 to 6.5.17 - Conversion of large dwellings to employment uses	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.57/1	Policy E15 and paragraphs 6.5.18 to 6.5.20 - Protection of greenfield land	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given. In addition, reference to PPG7 in paragraph 6.5.18 requires updating to refer to PPS7. See MOD 114.
6.58/1	Policy E16 and paragraphs 6.5.21 to 6.5.24 - Intensive livestock units	Add a new paragraph ahead of policy E16 stating: 'Intensive livestock units for poultry are now covered by new legislation. For new poultry units above 40,000 birds and for substantial extensions to existing units, an IPPC permit must be obtained from the Environment Agency.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 115.
6.58/2	Policy E16 and paragraphs 6.5.21 to 6.5.24 - Intensive livestock units	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.59/1	New policy - High value/value added food/crop related initiatives	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
6.60/1	Special Mention - Cadbury Limited, Marlbrook	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
7.1/1	Paragraphs 7.1.1 to 7.1.7 - Introduction	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.2/1	Policy TCR1 and paragraphs 7.4.1 to 7.4.3 - Central shopping and commercial areas	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.3/1	Policy TCR1 - Central shopping and commercial areas - additional area - Hereford - Livestock Market site	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.4/1	Policy TCR1 - Central shopping and commercial areas - additional area - Bromyard - Co-op	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.5/1	Policy TCR1 - Central shopping and commercial areas - additional area - Kington - Arrow Mills	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.6/1	Policy TCR1 - Central shopping and commercial areas - additional area - Ross-on-Wye - Land at Brookend Street/Kyrle Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.7/1	Policy TCR2 and paragraph 7.4.5 - Vitality and viability	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.8/1	Policy TCR2 and paragraph 7.4.5 - Vitality and viability - Hereford - Edgar Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.9/1	Policy TCR2 and paragraph 7.4.5 - Vitality and viability - Ross-on-Wye - Brookend Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
7.10/1	Policy TCR3 - Primary shopping frontages - Hereford - Bewell Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.11/3	Policy TCR3 - Primary shopping frontages - Kington - Church Street, Bridge Street and Duke Street	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.12/1	Policy TCR8 and paragraph 7.4.16 - Small scale retail development	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.14/1	Policy TCR8 and paragraph 7.5.2 - Large scale retail and leisure development outside central shopping and commercial areas - Ross-on-Wye - Land at Brookend Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.23/1	Paragraph 7.5.1 - Large scale retail and leisure development outside central shopping and commercial areas	In paragraph 7.5.1, replace 'within the confines of the CSCA's of' with 'within the heart of'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 124.
7.13/1	Policy TCR9 and paragraph 7.5.2 - Large scale retail and leisure development outside central shopping and commercial areas	Modify criterion 1 of policy TCR9 so that it reads 'it can be demonstrated that there is a need for the development'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 125.
7.13/2	Policy TCR9 and paragraph 7.5.2 - Large scale retail and leisure development outside central shopping and commercial areas	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
7.15/1	Policy TCR13 and paragraph 7.6.1 - Local and neighbourhood shopping centres	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.16/1	Policy TCR14 and paragraphs 7.6.2 to 7.6.4 - Village commercial facilities	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.17/1	Policy TCR16 and paragraphs 7.6.6 to 7.6.9 - Garden centres	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.18/1	Policy TCR18 and paragraphs 7.6.12 to 7.6.13 - Petrol filling stations	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.19/1	Paragraphs 7.7.1 to 7.7.7 and 7.7.1R to 7.7.9R - Hereford	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.20/1	Paragraphs 7.7.10R to 7.7.16R - Edgar Street Grid	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.21/1	Policy TCR19/TCR19R, paragraphs 7.7.8 to 7.7.12 and paragraphs 7.7.17R to 7.7.21R, Hereford Livestock Market - relocation	Substitute the following for the final sentence of paragraph 7.7.21R: 'An environmental impact assessment of the development is likely to be required prior to any planning permission being granted. In addition, a transport assessment will be needed.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 127.
7.21/2	Policy TCR19/TCR19R, paragraphs 7.7.8 to 7.7.12 and paragraphs 7.7.17R to 7.7.21R, Hereford Livestock Market - relocation	At the end of policy TCR19R, criterion 5, add 'or ground water'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 128.
7.21/3	Policy TCR19/TCR19R, paragraphs 7.7.8 to 7.7.12 and paragraphs 7.7.17R to 7.7.21R, Hereford Livestock Market - relocation	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
7.22/1	Policy TCR19/TCR19R - Hereford Livestock Market relocation - omission site - Land at Stretton Sugwas Quarry	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.23/4	Paragraphs 7.7.24R, 7.7.39R, 7.7.46R, 7.7.49R and 7.7.55R - Hereford	Modify the Plan in accordance with Proposed Change No.10 (except insofar as it relates to deleted paragraph 7.7.50R, see Inspector's recommendation 7.27/1).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 129.
7.23/2	Policies TCR21/TCR20R and paragraphs 7.7.18 to 7.7.25 and 7.7.25R to 7.7.32R - Hereford Livestock Market redevelopment and Eign Gate regeneration area	Add the following after the second sentence of policy TCR20R: 'Within the overall regeneration scheme, the emphasis will be on the provision of comparison goods floorspace, including retail warehousing, to meet Hereford's retail requirements but with no significant net increase in provision for the sale of convenience goods.'	REJECT. Government guidance in PPS6 states that it is not necessary to demonstrate the need for retail proposals within the primary shopping area (PPS6, paragraph 3.8). The Inspector concludes that an unrestricted policy would facilitate the comprehensive planning and development of the whole of the Eign Gate regeneration area as envisaged in policy TCR20R (Inspector's Report, paragraph 7.23.15). It would be inconsistent with PPS6 and the terms of the policy as supported by the Inspector to further require that there should be no significant net increase in provision for the sale of convenience goods.
7.23/3	Policies TCR21/TCR20R and paragraphs 7.7.18 to 7.7.25 and 7.7.25R to 7.7.32R - Hereford Livestock Market redevelopment and Eign Gate regeneration area	In the final sentence of paragraph 7.7.32R, delete the words after 'obligations'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 130.
7.23/5	Policies TCR21/TCR20R and paragraphs 7.7.18 to 7.7.25 and 7.7.25R to 7.7.32R - Hereford Livestock Market redevelopment and Eign Gate regeneration area	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.25/1	Policy TCR22R and paragraphs 7.7.40R to 7.7.46R - Hereford United Football Club/Merton Meadow	At the end of paragraph 7.7.44R, add the following: 'In addition, and given provision for the key cultural and leisure components, office and residential development will be supported.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 131.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
7.25/2	Policy TCR22R and paragraphs 7.7.40R to 7.7.46R - Hereford United Football Club/Merton Meadow	In policy TCR22R criterion 3, substitute 'Class A3 to A5' for 'Class A3'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 132.
7.25/3	Policy TCR22R and paragraphs 7.7.40R to 7.7.46R - Hereford United Football Club/Merton Meadow	Amend criterion 4 of policy TCR22R to read: 'office and residential uses'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 133.
7.25/4	Policy TCR22R and paragraphs 7.7.40R to 7.7.46R - Hereford United Football Club/Merton Meadow	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.24/1	Policies TCR23 and TCR21R and paragraphs 7.7.28 to 7.7.32 and paragraphs 7.7.33R to 7.7.39R - Land at Widemarsh Street/Canal basin and historic core	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.26/1	Policy TCR23R and paragraphs 7.7.47R to 7.7.49R - Civic quarter	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.27/1	Policy TCR24/TCR24R, paragraphs 7.7.33 to 7.7.34 and paragraphs 7.7.50R to 7.7.51R - Causeway Farm	Delete from the Plan paragraphs 7.7.50R, 7.7.51R and policy TCR24R.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 134 and Map PM09.
7.27/2	Policies TCR24/TCR24R, paragraphs 7.7.33 to 7.7.34 and paragraphs 7.7.50R to 7.7.51R - Causeway Farm	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
7.28/1	Policies TCR25/TCR25R, paragraphs 7.7.35 to 7.7.38 and paragraphs 7.7.52R to 7.7.53R - Land for retail warehousing	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.29/1	Policy TCR26R and paragraphs 7.7.54R to 7.7.55R - Land at Commercial Road	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
7.30/1	Proposed new policy - Retail outlets serving agricultural businesses	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.1/1	Paragraphs 8.1.1 to 8.1.3 - Introduction	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given. However, an update of these paragraphs is necessary to reflect the preparation of the revised Local Transport Plan. See MOD 135.
8.2/1	Paragraphs 8.2.1 to 8.2.2 - Aims and objectives	In the introduction to the transport chapter, refer to and set out the hierarchy of transport modes (Local Transport Plan (Document Q 11), Page 7).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 136.
8.2/2	Paragraphs 8.2.1 to 8.2.2 - Aims and objectives	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.3/1	Policy T1 and paragraphs 8.4.1 to 8.4.4 - Public transport facilities	In the penultimate sentence of paragraph 8.4.1, delete 'quality of bus services' and insert 'level of service for bus users, pedestrians and cyclists'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 137.
8.3/2	Policy T1 and paragraphs 8.4.1 to 8.4.4 - Public transport facilities	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.4/1	Policy T1 and paragraphs 8.4.1 to 8.4.4 - Public Transport Facilities - Bromyard - Bus interchange	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
8.5/1	Policy T1 and paragraphs 8.4.1 to 8.4.4 - Public transport facilities - Grafton - New passenger rail station	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.6/1	Policy T1 and paragraphs 8.4.1 to 8.4.4 - Public transport facilities - Pontrilas	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.7/1	Policy T1 and paragraphs 8.4.1 to 8.4.4 - Public transport facilities - Shelwick	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.8/1	Policy T1 - Public transport facilities and Policy T4 - Rail freight - Moreton-on-Lugg	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.9/1	Policy T1 - Public transport facilities and Policy T4 - Rail freight - Withington	Amend policy T4 by deleting reference to Withington (Whitestone Estate).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 138 and Map PM30.
8.9/2	Policy T1 - Public transport facilities and Policy T4 - Rail freight - Withington	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.10/1	Policy T2 and paragraph 8.4.5 - Park and ride	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.11/1	Policy T3 and paragraphs 8.5.1 to 8.5.2a - Protection and development of the rail network	Modify paragraph 8.5.2a to make clear that land is declared surplus to operational requirements where there is likely to be no future rail use on the site, not in response to market conditions.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 139.
8.11/2	Policy T3 and paragraphs 8.5.1 to 8.5.2a - Protection and development of the rail network	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
8.12/1	Policy T3 and paragraphs 8.5.1 to 8.5.2 - Protection and development of the rail network - Metro and Great Western Way	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.13/1	Policy T4 and paragraphs 8.5.4 to 8.5.7 - Rail freight	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.14/1	Policy T4 - Rail freight - omission of land at Grafton	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.15/1	Policy T4 - Rail freight - Moorfields/Westfields	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.16/1	Policy T4 - Rail freight - Pontrilas Station Yard	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.17/1	Policy T5 and paragraphs 8.5.8 to 8.5.10 - Safeguarding former railway land	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.18/1	Policy T6 and paragraphs 8.6.1 to 8.6.5 - Walking	In the fourth sentence of paragraph 8.6.2, delete all words after 'wheelchairs'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 140.
8.18/2	Policy T6 and paragraphs 8.6.1 to 8.6.5 - Walking	In the first numbered clause of policy T6, insert 'and improved' between 'new' and 'links'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 141.
8.18/3	Policy T6 and paragraphs 8.6.1 to 8.6.5 - Walking	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.19/1	Policy T6 and paragraphs 8.6.1 to 8.6.5 - Walking - Omission of footpath to Parish boundary on Hergest Road	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.20/1	Policy T7 and paragraphs 8.7.1 to 8.7.4 - Cycling	Modify paragraph 8.7.3 in accordance with Proposed Change No 11	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 143.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
8.20/2	Policy T7 and paragraphs 8.7.1 to 8.7.4 - Cycling	Substitute the following for the first sentence of the final paragraph of policy T7: 'Development that would prejudice the provision of any route planned for implementation in the plan period will not be permitted.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 144.
8.20/3	Policy T7 and paragraphs 8.7.1 to 8.7.4 - Cycling	In the third sentence of paragraph 8.7.3, delete all words after 'wheelchairs'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 145.
8.20/4	Policy T7 and paragraphs 8.7.1 to 8.7.4 - Cycling	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.36/1	Policy T7 and paragraph 8.7.5 - Cycling	Add 'convenient, safe' before 'secure cycle parking' at the end of the first paragraph within policy T10 and the third line of paragraph 8.7.5.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 146.
8.36/2	Policy T7 and paragraph 8.7.5 - Cycling	Delete 'are set out in Appendix A' and replace with 'will be included in supplementary planning guidance' in paragraph 8.7.5	ACCEPT the Inspector's recommendation for the reasons he has given and provide a further update by including a reference to the revised standards document. See MOD 147.
8.21/1	Policy T8 and paragraph 8.8.1- Road hierarchy	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.22/1	Policy T9 and paragraphs 8.8.5 to 8.8.9 - Road freight	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.23/1	Paragraph 8.8.17 - Pembridge bypass	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given. However a factual update to the paragraph is required to reflect the information within the revised Local Transport Plan. See MOD 149.
8.24/1	Policy T10 and paragraph 8.8.16 - Safeguarding of road schemes - Edgar Street / Commercial Road link	Add to end of replacement paragraph 8.8.16; 'Further work will be necessary before a detailed submission can be made.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 151.
8.24/2	Policy T10 and paragraph 8.8.10 - Safeguarding road schemes	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
8.25/1	Policy T10 and paragraphs 8.8.11 to 8.8.12 - Safeguarding road schemes - Outer relief road / Rotherwas Access Road	Amend Inset Map HER1 in accordance with Proposed Change No 23 and Map PC3.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 152 and Map PM11.
8.25/2	Policy T10 and paragraphs 8.8.11 to 8.8.12 - Safeguarding road schemes - Outer relief road / Rotherwas Access Road	Delete the A49 Ross Road to A465 Abergavenny Road scheme from Policy T10. Delete paragraph 8.8.12 and replace with a statement about the Council's aspirations in respect of an outer distributor road for Hereford.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 153 and Map PM12.
8.25/3	Policy T10 and paragraphs 8.8.11 to 8.8.12 - Safeguarding of road schemes - Outer relief road / Rotherwas Access road	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.26/1	Policy T10 and paragraph 8.8.15 - Safeguarding of road schemes - A4103 Roman Road (eastern section)	Amend paragraph 8.8.15 by inserting reference to development proposals with access onto Roman Road.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 154.
8.26/2	Policy T10 and paragraph 8.8.15 - Safeguarding of road schemes - Roman Road (Eastern section)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.27/1	Policy T10 and paragraphs 8.8.13 to 8.8.14 - Safeguarding road schemes - A4103 Roman Road (Tillington Road - Stretton Sugwas	Delete paragraph 8.8.13.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 155.
8.27/2	Policy T10 and paragraphs 8.8.13 to 8.8.14 - Safeguarding road schemes - A4103 Roman Road (Tillington Road - Stretton Sugwas	Amend paragraph 8.8.14 in accordance with Proposed Change No 12.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 156.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
8.27/3	Policy T10 and paragraphs 8.8.13 to 8.8.14 - Safeguarding of road schemes - Roman Road (Tillington Road - Stretton Sugwas)	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.28/1	Policy T10 and paragraph 8.8.16 - Safeguarding of road schemes - Edgar Street / Commercial Road link	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.29/1	Policy T10 and paragraph 8.8.20 - Safeguarding of road schemes - Ledbury bypass extension	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.31/1	Policy T10 - Safeguarding road schemes - Additional scheme - Bromyard northwest bypass	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.32/1	Policy T10 - Safeguarding of road schemes - Additional scheme - Pembridge / Eardisley / Lyonshall bypass	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.33/1	Policy T10 - Safeguarding road schemes - Additional scheme - Leominster southern relief road	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.34/1	Policy T10 - Safeguarding road schemes - Additional scheme - Little Dewchurch	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.35/1	Paragraph 8.8.21 - Leominster Zone of Interest	Delete paragraph 8.8.21 from the plan.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 157.
8.35/2	Paragraph 8.8.21 - Leominster Zone of Interest	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
8.30/1	Paragraph 8.8.25 - Bromyard industrial relief road	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.36/3	Policy T11 and paragraph 8.9.1 - 8.9.4 - Parking provision	Delete the word 'generally' from second sentence of policy T11.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 159.
8.36/4	Policy T11 and paragraph 8.9.1 - 8.9.4 - Parking provision	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.37/1	Policy T12 and paragraphs 8.9.5 to 8.9.7 - Existing parking areas	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.38/1	Policy T13 and paragraphs 8.9.8 - Traffic management schemes	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.39/1	Policy T14 and paragraphs 8.9.10 to 8.9.14 - School travel	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.40/1	Policy T15 and paragraphs 8.10.2 to 8.10.3 - Air transport facilities	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.41/1	Policy T16 and paragraphs 8.11.1 to 8.11.2 - Access for all	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.42/1	New policy - Access to rail freight sites	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.43/1	New policy - Addressing needs of remote rural communities	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.44/1	New policy - Recognising transport needs of rural areas	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.45/1	New policy - Further car parking, Pembridge	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
8.46/1	New policy - Banning heavy vehicles in Eardisley	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.47/1	New policy - Signposting	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
8.48/1	New policy - Targets for public transport	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.1/1	Paragraph 9.2.1 - Aims	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.2/1	Paragraphs 9.4.1 to 9.4.4 - Landscape introduction	Amend paragraph 9.4.1 by substituting 'in the light of guidance in PPS7' for 'as a consequence of the Countryside and Rights of Way Act 2000'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 162.
9.2/2	Paragraphs 9.4.1 to 9.4.4 - Landscape introduction	Amend paragraph 9.4.4 by deleting the words 'especially those that are not resilient to change' from the second bullet.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 163.
9.2/3	Paragraphs 9.4.1 to 9.4.4 - Landscape introduction	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.3/1	Policy LA1 and paragraphs 9.4.5 to 9.4.7 - Areas of Outstanding Natural Beauty	Amend the second paragraph of policy LA1 by substituting 'can be demonstrated either to meet local community or economic needs or' for 'is necessary to facilitate the economic and social well-being of the designated areas and their communities or can..'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 164.
9.3/2	Policy LA1 and paragraphs 9.4.5 to 9.4.7 - Areas of Outstanding Natural Beauty	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.4/1	Policy LA2 and paragraphs 9.4.8 to 9.4.16 - Landscape character and areas least resilient to change	Delete the second sentence of second paragraph in policy LA2. Delete reference to areas or landscape least resilient to change in paragraph 9.4.10 and elsewhere as appropriate. Delete the related notation on the Proposals Map.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 165.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.4/2	Policy LA2 and paragraph 9.4.8 to 9.4.16 - Landscape character and areas least resilient to change	Revert to the wording used in the Deposit Draft in first paragraph of policy LA2.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 166.
9.4/3	Policy LA2 and paragraph 9.4.8 to 9.4.16 - Landscape character and areas least resilient to change.	<p>Add the following to the end of Chapter 6 - Employment</p> <p>Military Developments</p> <p>6.5.25 The Sterling Lines site at Credenhill, as shown as the Proposals Map, is acknowledged by the Council to be a facility of national importance. As a result of existing and longstanding military development, the site is atypical of the landscape types within which its sits. Consequently, the site specific landscape characteristics have been largely overridden and the opportunity for retaining and enhancing landscape character on the site through the use of policy LA2 is considered minimal.</p> <p>6.5.26 Nothing in this policy is intended to support the development of the site for non-military purposes.</p> <p>E17 Military development The Sterling Lines site, as shown in the Proposals Map, is designated for military purposes. Development for such purposes and according with the principles set out in policy S2 will be supported</p>	ACCEPT the Inspector's recommendation for the reasons he has given in recommendation 9.4/3. See MOD 116.
9.4/4	Policy LA2 and paragraph 9.4.8 to 9.4.16 - Landscape least resilient to change.	Show the Sterling Lines site on the Proposals Map with the notation 'Military Purposes (E17)'	ACCEPT the Inspector's recommendation for the reasons he has given in recommendation 9.4/4. See MOD 117 and Map PM21.
9.4/5	Policy LA2 and paragraphs 9.4.8 to 9.4.16 - Landscape character and areas least resilient to change	Delete the final sentence of paragraph 9.4.14	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 167.
9.4/6	Policy LA2 and paragraphs 9.4.8 to 9.4.16 - Landscape character and areas least resilient to change	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.5/1	Policy LA2 - Landscape character and areas least resilient to change - Bosbury	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.6/1	Policy LA2 - Landscape character and areas least resilient to change - Credenhill	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.7/1	Policy LA2 - Landscape character and areas least resilient to change - Cusop	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.8/1	Policy LA2 - Landscape character and areas least resilient to change - Dilwyn	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.9/1	Policy LA2 - Landscape character and areas least resilient to change - Hereford - Whitecross	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.10/1	Policy LA2 - Landscape character and areas least resilient to change - Ledbury - Adjacent to River Leadon	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.11/1	Policy LA2 - Landscape character and areas least resilient to change - Arrow Valley	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.12/1	Policy LA2 - Landscape character and areas least resilient to change - Lea - South of village	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.13/1	Policy LA2 - Landscape character and areas least resilient to change - Leominster - Cadbury's at Marlbrook	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.14/1	Policy LA2 - Landscape character and areas least resilient to change - Whitecross and Bullinghope	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.15/1	Policy LA2 - Landscape character and areas least resilient to change - Breinton, Land north of Green Lanes	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.16/1	Policy LA3 and paragraphs 9.4.14 to 9.4.16 - Setting of settlements	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.17/1	Policy LA4 and paragraph 9.4.20 - Protection of historic parks and gardens	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.18/1	Policy LA5 and paragraphs 9.4.21 to 9.4.22 - Protection of trees, woodlands and hedgerows	Delete 'and only permitted where the development is in the public interest' from criterion 2 of policy LA5.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 168.
9.18/2	Policy LA5 and paragraphs 9.4.21 to 9.4.22 - Protection of trees, woodlands and hedgerows	Replace references to 'Ancient Semi-Natural Woodlands' with 'Ancient and Semi-Natural Woodlands' in policy LA5.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 169.
9.18/3	Policy LA5 and paragraphs 9.4.21 to 9.4.22 - Protection of trees, woodlands and hedgerows	Amend the final bullet point in paragraph 9.2.22, to read, 'encourage the restoration of Ancient Woodlands sites where plantations have occurred (Plantation on Ancient Woodland Site (PAWS)).'	ACCEPT the Inspector's recommendation for the reasons he has given although there is an error in the recommendation regarding the paragraph number which should read 9.4.22. See MOD 170.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.18/4	Policy LA5 and paragraphs 9.4.21 to 9.4.22 - Protection of trees, woodlands and hedgerows	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.19/1	Policy LA6 and paragraph 9.4.24 - Landscaping schemes	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.21/1	Policy NC1 and paragraphs 9.5.6 to 9.5.8 - Biodiversity and development	Modify first sentence of 9.5.6 in accordance with Proposed Change No 13, by substituting 'protection' for 'attention'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 171.
9.21/2	Policy NC1 and paragraphs 9.5.6 to 9.5.8 - Biodiversity and development	In a variation of Proposed Change No 13, amend the first bullet point of paragraph 9.5.6 to read; 'safeguarding internationally, nationally and locally protected areas of biodiversity and geological interest, protected species and species listed in the UK and local BAP from inappropriate and unnecessary development.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 172.
9.21/3	Policy NC1 and paragraphs 9.5.6 to 9.5.8 - Biodiversity and development	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.22/1	Policy NC2 and paragraphs 9.5.9 to 9.5.12 - Sites of International Importance	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.23/1	Policy NC3 and paragraphs 9.5.13 to 9.5.14 - Sites of National Importance	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.24/1	Policy NC4 and paragraphs 9.5.15 to 9.5.18 - Sites of local importance	Modify policy NC4 to read: 'Development proposals which could directly or indirectly affect a Special Wildlife Site, Site of Importance to Nature Conservation, Local Nature Reserve, a Regionally Important Geological / Geomorphological Site or a site subject to an agreement under section 39 of the Wildlife and Countryside Act will not be permitted unless it can be demonstrated that there would be no harm to the substantive nature conservation value of the site, or that appropriate mitigation and compensatory measures can be taken in accordance with Policy NC7, or that the reasons for the development clearly outweigh the need to safeguard the nature conservation value of the site.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 174.
9.24/2	Policy NC4 and paragraphs 9.5.15 to 9.5.18 - Sites of local importance	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.25/1	Policy NC5 and paragraphs 9.5.19 to 9.5.20 - European and Nationally protected species	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.26/1	Policy NC7 and paragraph 9.5.22 - Compensation for loss of biodiversity	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.27/1	Policy NC9 and paragraph 9.5.24 - Management of feature of the landscape important for fauna and flora	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.28/1	Policy HBA1 and paragraph 9.6.9 - Alterations and extensions to listed buildings	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.29/1	Policy HBA2 and paragraphs 9.6.10 to 9.6.12 - Demolition of listed buildings	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.30/1	Policy HBA5 and paragraphs 9.6.17 to 9.6.21 - Designation of conservation areas	Add to the second sentence of paragraph 9.6.21, 'add alteration' after 'designation'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 175.
9.30/2	Policy HBA5 and paragraphs 9.6.17 to 9.6.21 - Designation of conservation areas	In paragraph 9.6.20, change '63' to '64' and '46' to '47'. Add 'Malvern Wells' to the list of conservation areas in Appendix E.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 176 and Map PM33.
9.30/3	Policy HBA5 and paragraphs 9.6.17 to 9.6.21 - Designation of conservation areas - Extension to Kington Conservation Area	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.31/1	Policy HBA6 and paragraph 9.6.22 to 9.6.23 - New development within conservation areas	Modify criteria 8 of policy HBA6 to read; 'Where the setting of and views into and out of the conservation area, including vistas and landmarks, are important to the character and appearance of the area they should be safeguarded.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 177.
9.31/2	Policy HBA6 and paragraphs 9.6.22 to 9.6.23 - New development within conservation areas	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.32/1	Policy HBA8 and paragraph 9.6.27 - Locally important buildings	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.33/1	Policy HBA9 and paragraphs 9.6.28 to 9.6.33 - Protection of open areas and green spaces	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.34/1	Policy HBA9 - Protection of open areas and green spaces - Hereford - Causeway Farm	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.35/1	Policy HBA9 - Protection of open areas and green spaces - Eardisland - South of shop cottage	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.36/1	Policy HBA9 - Protection of open areas and green spaces - Hereford, Land off Sherrington Drive	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.37/1	Policy HBA9 - Protection of open areas and green spaces - Kingsland, St Mary's Farm	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.38/1	Policy HBA9 - Protection of open areas and green spaces - Kington, West of Eardisley Road	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.39/1	Policy HBA9 - Protection of open areas and green spaces - Kington - Lland between Tanyard Lane and River Arrow	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.40/1	Policy HBA9 - Protection of open areas and green spaces - Ledbury - South of Ledbury bypass	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.41/1	Policy HBA9 - Protection of open areas and green spaces - Ledbury - various areas	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.42/1	Policy HBA9 - Protection of open areas and green spaces - Leintwardine - Dark Lane	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.43/1	Policy HBA9 - Protection of open areas and green spaces - Leominster, Ginhall Lane	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.44/1	Policy HBA9 - Protection of open areas and green spaces - Pembridge - West of Suckley Lane	On Inset Map 33, exclude the objection site from the area subject to policy HBA9	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 178 and Map PM26.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.44/2	Policy HBA9 - Protection of open areas and green spaces - Pembridge - West of Suckley Lane	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.45/1	Policy HBA9 - Protection of open areas and green spaces - Ross-on-Wye - Chase Hotel	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.50/1	Policy HBA9 - Protection of open areas and green spaces - Shobdon - Land at Moor Meadow	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.47/1	Policy HBA9 - Protection of open areas and green spaces - Land north of B4362 and west of Shobdon Bridge	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.48/1	Policy HBA9 - Protection of open areas and green spaces - Kingsland - St Mary's Farm	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.49/1	Policy HBA9 - Protection of open areas and green spaces - Kington - Recreation ground	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.46/1	Policy HBA9 - Protection of open areas and green spaces - Shobdon - Land at Moor Meadow	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.51/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Bodenham - Various areas	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.52/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Adjacent to Russet House	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.53/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Adjacent to the Church	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.54/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Buryfields playing field	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.55/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Brookside	Modify the Cradley inset plan (Map 11) to show the boundary of the HBA9 land at Brookside running along the brook.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 179 and Map PM20.
9.55/2	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Brookside	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.56/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Land between St Katherines and Huntingdon	On Inset Map 11, exclude the objection site from the area subject to policy HBA9.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 180 and Map PM20.
9.56/2	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Land between St Katherines and Huntingdon	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.57/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cusop - Land east of road to Dingle	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.58/1	Policy HBA9 - Protection of open areas and green spaces - Additional areas - Fownhope - Various	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.59/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Hereford - Bartonsham - Land at Harold Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.60/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Hereford, TA centre, Harold Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.61/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Kington - Various areas	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.62/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Ledbury - Grounds at Upperhall	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.63/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Pembridge - Various areas	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.64/1	Policy HBA9 - Protection of open areas and green spaces - Additional area - Withington - Land adjacent to Whitestone Chapel	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.65/1	Policy HBA9 and paragraph 9.6.11 - Advertising	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.66/1	Policy HBA12 and paragraphs 9.4.41 and 9.6.43 - Reuse of rural buildings	At beginning of paragraph 9.6.41, substitute 'PPS7' for 'PPG7'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 181.
9.66/2	Policy HBA12 and paragraphs 9.6.41 to 9.6.43 - Reuse of rural buildings	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.67/1	Policy HBA13 - Reuse of rural buildings for residential purposes	Modify policy HBA13 by substituting 'acceptable or practical' for 'acceptable, practical or beneficial' in the second sentence.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 183.
9.67/2	Policy HBA13 - Reuse of rural buildings for residential purposes	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.70/1	Policy ARCH1 and paragraph 9.7.13 - Archaeological assessments and field evaluations	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.71/1	Policy ARCH3 and paragraph 9.7.15 - Scheduled Ancient Monuments	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.72/1	Policy ARCH4 and paragraph 9.7.16 - Other Sites of National or Regional Importance	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
9.73/1	Policy ARCH5 and paragraph 9.7.17 - Sites of regional or local importance	Amend policy ARCH5 to read: ARCH5 Sites of Lesser Regional or Local Importance Development proposals which adversely affect a site of lesser regional or local importance that is unlikely to merit full preservation in situ will be permitted where the impact on the archaeological interest of the site can be shown to have been adequately mitigated.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 184.
9.73/2	Policy ARCH5 and paragraph 9.7.17 - Sites of regional or local importance	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.74/1	Policy ARCH8 and paragraph 9.7.23 - Enhancement and improved access to archaeological sites	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.20/1	New policy - Green belt for Hereford	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.68/1	New policy - Historic buildings and areas - Historic church buildings	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.69/1	New policy - Management of features of the landscape important for fauna and flora	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.1/1	Policy RST1 and paragraphs 10.4.1 to 10.4.6 - Criteria for recreation, sport and tourism development	In the first sentence of paragraph 10.4.6 delete all words after 'chapter'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 186.
10.1/2	Policy RST1 and paragraphs 10.4.1 to 10.4.6 - Criteria for recreation, sport and tourism development	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given. However a factual update is required to paragraph 10.4.4 to take account of the updated status of Special Areas of Conservation. See MOD 187.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
10.2/1	Policy RST2 and paragraph 10.4.7 - Recreation, sport and tourism development Within Areas of Outstanding Natural Beauty	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.3/1	Policy RST3 and paragraphs 10.5.1 to 10.5.3 - Standards for outdoor playing and public open space	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.4/1	Policy RST4 and paragraphs 10.5.4 to 10.5.7 - Safeguarding existing recreational open space	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.5/1	Policy RST4 - Safeguarding existing recreational open space - Hereford - Bulmer's Sports Ground	On the Proposals Map, modify the extent of the land subject to policy RST4 so that it coincides with the detail shown in Appendix 2 of the Council's statement Ref: C5/041/H2/Hereford Alternative site (Bulmer's Sport Ground).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 188 and Map PM04.
10.5/2	Policy RST4 - Safeguarding existing recreational open space - Hereford - Bulmer's Sports Ground	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.6/1	Policy RST4 - Safeguarding existing recreational open space - Hereford - Dorchester Way, Belmont	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.7/1	Policy RST4 - Safeguarding existing recreational open space - Hereford - Bowling Green, Liberal Club	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.8/1	Policy RST4 - Safeguarding existing recreational open space - Kington - Access road to Arrow Mills	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
10.9/1	Policy RST4 - Safeguarding existing recreational open space - Leominster - Land at Ginhall Lane	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.10/1	Policy RST4 - Safeguarding existing recreational open space - Ledbury - Full Pitcher	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.11/1	Policy RST4- Safeguarding existing recreational open space - Yarpole - Land south of the graveyard	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.12/1	Policy RST4 - Safeguarding existing recreational open space - Almeley - Spearmarsh Common	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.13/1	Policy RST4 - Safeguarding Existing Recreational Open Space - Hereford - Bartonsham, Green Street	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.14/1	Policy RST4 - Safeguarding existing recreational open space - Bishops Frome - Car park	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.15/1	Policy RST4 - Safeguarding existing recreational open space - Bishops Frome - Sports ground	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.16/1	Policy RST4 - Safeguarding existing recreational open space - Burghill - Green between Bakers Furlong and Leasdown	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
10.17/1	Policy RST4 - Safeguarding existing recreational open space - Hereford - Causeway Farm	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.18/1	Policy RST4 - Safeguarding existing recreational open space - Hereford - TA Centre	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.19/1	Policy RST4 - Safeguarding existing recreational open space - Kington - East of Kington Football Ground	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.20/1	Policy RST4 - Safeguarding existing recreational open space - Ledbury - Children's open space	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.21/1	Policy RST4 - Safeguarding existing recreational open space - Ledbury - Land south and west of the bypass	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.22/1	Policy RST4 - Safeguarding existing recreational open space - Yarpole - Between The Bell Public House and St. Leonard's Church	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.23/1	Policy RST5 and paragraphs 10.5.8 to 10.5.11 - New open space in/ adjacent to settlements	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.24/1	Policy RST5 - New open space in/ adjacent to settlements - Dorchester Way, Belmont	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
10.25/1	Policy RST5 - New open space in/ adjacent to settlements - Hereford - Land north of The Rose Garden Public House	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.26/1	Policy RST5 - New open spaces in/adjacent to settlements - Hereford - Land to the rear of the John Venn Unit	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.27/1	Policy RST5 - New open space in/ adjacent to settlements - Ledbury - Land adjacent to Ledbury Rugby Club	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.28/1	Policy RST5 - New open space in/ adjacent to settlements - Ledbury Park	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.29/1	Policy RST5 - New open space in/adjacent to settlements - Little Dewchurch - Playing field for Primary School	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.30/1	Policy RST5 - New open space in/adjacent to settlements - Pembridge - Proposal for Townsend Farm	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.31/1	Policy RST5 - New open space in/adjacent to settlements - Unity Garden, Hereford	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.32/1	Policy RST5 - New open spaces in/adjacent to settlements - Wellington - Land adjacent to the chapel	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
10.33/1	Policy RST5 and paragraphs 10.5.13 to 10.5.14 - New open space in/ adjacent to settlements - Designation - Hereford - Haywood Country Park	Amend the first part of the penultimate sentence of paragraph 10.5.13 to read: 'Public acquisition of additional open space and development of the country park as an informal recreational facility will be requirements...'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 189.
10.33/2	Policy RST5 and paragraphs 10.5.13 to 10.5.14 - New open space in/adjacent to settlements - Designation - Hereford - Haywood Country Park	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.34/1	Policy RST5 and paragraphs 10.5.17 - New open space in/ adjacent to settlements - Designation - Hereford - Whitecross High School	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.35/1	Policy RST5 and paragraph 10.5.18 - New open space in/ adjacent to settlements - Designation - Hereford - Yazor Road	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.36/1	Policy RST5 and paragraph 10.5.25 - New open space in/ adjacent to settlements - Designation - Stretton Sugwas	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.37/1	Policy RST5 and paragraph 10.5.27 to 10.5.28 - New open space in/ adjacent to settlements - Designation - Withington - Land west of Village Hall	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
10.38/1	Policy RST7 and paragraphs 10.5.31 to 10.5.37 - Promoted recreational routes	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.39/1	Policy RST8 and paragraphs 10.5.38 to 10.5.44 - Waterway corridors and open water areas	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.40/1	Policy RST9 and paragraphs 10.5.41 to 10.5.44 - Herefordshire and Gloucestershire Canal	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.41/1	Policy RST10 and paragraphs 10.5.45 to 10.5.47 - Major sports facilities	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.42/1	Policy RST11 and paragraphs 10.5.48 to 10.5.50 - Golf courses	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.43/1	Policy RST12 and paragraph 10.6.1 - Visitor accommodation	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.44/1	Policy RST13 and paragraph 10.6.4 - Rural and farm tourism development	Delete criterion 3 from the policy.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 190.
10.44/2	Policy RST13 and paragraph 10.6.4 - Rural and farm tourism development	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.45/1	Policy RST14 and paragraphs 10.6.5 to 10.6.7- Static caravans, chalets, camping and touring caravan sites	Amend the Plan in accordance with Proposed Change No. 14.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 191.
10.45/2	Policy RST14 and paragraphs 10.6.5 to 10.6.7- Static caravans, chalets, camping and touring caravan sites	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
10.46/1	Proposed new policy - Commuted payments for open space	Modify policy H19 in accordance with Document HC13 by adding the following new sentence after criterion 3: 'Developments below 10 dwellings will be expected to provide appropriate levels of open space on a pro rata basis.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 099.
10.46/2	Proposed new policy - Commuted payments for open space	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.47/1	Proposed new policy - Leisure facilities, Bromyard	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.48/1	Proposed new policy - Recognising existing leisure venues	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.49/1	Proposed new policy - Policy for tourist signs	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.50/1	Proposed new policy - Funding for football facilities	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
10.51/1	Proposed new policy - Noisy and intrusive sports	Add 'noise,' before 'increased traffic' in the third sentence of paragraph 10.4.2.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 185.
10.51/2	Proposed new policy - Noisy and intrusive sports	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.1/1	Introduction - Paragraphs 11.1.1 to 11.1.6	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.2/1	Policy M1 and paragraph 11.4.1 - Preferred areas for extraction	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.3/1	Policy M1 - Preferred areas for aggregate extraction - additional area - Land at Arrow Green	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
11.4/1	Policy M1 - Preferred areas for aggregate extraction - Lugg Valley/Lugg Bridge	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.5/1	Policy M1 - Preferred areas for aggregate extraction - Upper Lyde	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.6/1	Policy M1 - Preferred areas for aggregate extraction - Moreton	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.7/1	Policy M1 - Preferred areas for aggregate extraction - South of preferred area	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.8/1	Policy M1 and paragraph 11.4.3 - Preferred areas for aggregate extraction - Moreton-on-Lugg	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.10/2	Paragraph 11.4.13 - Aggregate extraction	Modify the Plan in accordance with Proposed Change No: 17	ACCEPT the Inspector's recommendation for the reasons he has given to policy M3. See MOD 194.
11.9/1	Policy M2 and paragraphs 11.4.13 to 11.4.14 - Borrow Pits	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.10/1	Policy M3 and paragraphs 11.5.1 to 11.5.7 - Criteria for new aggregate mineral workings	Amend the Plan in accordance with Proposed Change No 18 subject only to amending secondary constraint 4 to read 'Archaeological constraints of lesser regional or local importance' and substituting 'satisfactorily mitigated' for 'wholly mitigated' in the first paragraph of the policy.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 195.
11.10/3	Policy M3 and paragraphs 11.5.1 to 11.5.7 - Criteria for new aggregate mineral workings	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.11/1	Policy M5 and paragraph 11.5.11 - Safeguarding mineral reserves	Omit land at Lower Bullingham from the area safeguarding mineral reserves.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 196 and Map PM13.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
11.11/2	Policy M5 and paragraph 11.5.22 - Safeguarding mineral reserves	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.12/1	Policy M7 and paragraph 11.5.13 - Reclamation of mineral workings	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.13/1	Policy M8 and paragraph 11.5.14 - Malvern Hills	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
11.14/1	Policy M10 - Oil and gas exploration and development	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
12.1/1	Paragraphs 12.1.1 to 12.1.17 - Introduction	Modify Chapter 12 as necessary to refer to PPS10 and 'Changes to Waste Management Decision Making Principles in Waste Strategy 2000' (DEFRA July 2005).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 198 and 202.
12.1/2	Paragraphs 12.1.1 to 12.1.17 - Introduction	Modify the Plan in accordance with Proposed Change No:19	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 199.
12.1/3	Paragraphs 12.1.1 to 12.1.17 - Introduction	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
12.2/1	Policy W1 and paragraphs 12.4.1 to 12.4.7 - New waste management facilities	Modify the Plan in accordance with Proposed Change No 20 subject to: a) clarification as to whether the exceptional circumstances criterion is intended to apply in areas affected by one or more primary constraints. If so, then mitigation should refer to 'primary and secondary constraints'; b) substituting 'satisfactorily mitigated' for 'wholly mitigated' in the first part of the policy; and c) amending primary constraint 3 to read 'Scheduled Ancient Monuments and other sites of national or regional archaeological importance' and amending secondary constraint 4 to read 'Archaeological constraints of lesser regional or local importance'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 202.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
12.2/2	Policy W1 and paragraphs 12.4.1 to 12.4.7 - New waste management facilities	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
12.3/1	Policy W2 and paragraphs 12.4.8 to 12.4.12 - Landfill or landraising	Do not make any modification in response to this objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
12.4/1	Policy W4 and paragraphs 12.4.14 to 12.4.16 - Temporary permissions	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
12.5/1	Policy W9 and paragraphs 12.4.24 to 12.4.25 - Reclamation, aftercare and afteruse	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
12.6/1	Proposed new policy - Provision for facilities to meet identified recycling/waste recovery capacity	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
12.7/1	Proposed new policy - Zero waste	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
13.1/1	Policy CF1 and paragraphs 13.4.1 to 13.4.3 - Utility services and infrastructure	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
13.2/1	Policy CF2 and paragraphs 13.4.4 to 13.4.7 - Foul drainage	Add a new paragraph to policy CF2: 'Use of a sustainable foul drainage system will be considered as an alternative to the provisions of this policy only where the particular treatment proposal has the approval of the Environment Agency.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 203.
13.2/2	Policy CF2 and paragraphs 13.4.4 to 13.4.7 - Foul drainage	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
13.3/1	Policy CF3 and paragraphs 13.4.8 to 13.4.12 - Telecommunications	In a variation of Proposed Change No 21, modify paragraph 13.4.12 to read in full: 'In line with the Communications Act 2003, the Code of Best Practice 2002 and operators' licence obligations and any other relevant information for the time being in force, operators will be required to remove any existing equipment rendered obsolete or redundant by the proposal or improvements in technology and reinstate the land.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 204.
13.3/2	Policy CF3 and paragraphs 13.4.8 to 13.4.12 - Telecommunications	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given
13.4/1	Policy CF4 and paragraphs 13.4.13 to 13.4.14 - Renewable energy	Add the following to the end of paragraph 13.4.13: 'The Council's policy is intended to reflect the advice in PPS 22 and the related companion guide as well as RPG 11 and the West Midlands Regional Energy Study. The guidance in PPS 7 will be relevant particularly in AONBs.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 205.
13.4/2	Policy CF4 and paragraphs 13.4.13 to 13.4.14 - Renewable energy	In proviso 2 of policy CF4, substitute 'qualities of the area' for 'qualities of the site'.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 206.
13.4/3	Policy CF4 and paragraphs 13.4.13 to 13.4.14 - Renewable energy	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
13.5/1	Policy CF5 and paragraph 13.5.1 - New community facilities	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
13.6/1	Policy CF5 and paragraph 13.5.1 - New community facilities - Library at Ledbury	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given
13.7/1	Policy CF5 and paragraph 13.5.1 - New community facilities - community facility at Shobdon	Do not make any modification in response to the objection	ACCEPT the Inspector's recommendation for the reasons he has given

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
13.8/1	Policy CF5 and paragraph 13.5.1 - New community facilities - Whitecross High School	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
13.9/1	Policy CF8 - Credenhill school - School proposals - Omission of new Credenhill School	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
13.10/1	Proposed new policy - New prison	Modify Section 13 by including the following additional paragraph: 'The Council acknowledges an identified need within the West Midlands region to provide additional prison places to accommodate the growing prison population. In considering any proposals within Herefordshire, the Council will have regard to the criteria set out in Circular 03/98 "Planning for Future Prison Development".'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 207.
13.10/2	Proposed new policy - New prison	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
13.11/1	Proposed new policy - New Ledbury library, coach park and toilets	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given
14.1/1	Paragraph 14.2.2 - Determination of planning applications	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
14.2/1	Paragraph 14.4.1 - Implementation and monitoring of UDP policies	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
9.18/3	Glossary	Add the definition to the glossary; Plantation on Ancient Woodland Site (PAWS) Ancient woodlands which have had some of their native broadleaves felled and replanted with non-native conifers.	ACCEPT the Inspector's recommendation for the reasons he has given in recommendation to LA5. See MOD 209.
15.1/1	Glossary	Modify the definition of 'Visual Envelope' in accordance with Proposed Change No:22	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 210.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
15.1/2	Glossary	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
16.1/2	Appendix A - Cycle parking standards	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
16.2/1	Appendix B - Vehicle parking standards	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
16.1/1	Appendix A - Cycle parking standards	Amend paragraph 8.7.5 by deleting the words 'which are set out in Appendix A.'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 211.
16.3/1	Appendix D - Kington to Presteigne railway line Special Wildlife Site	Amend the Proposals Map in accordance with Appendix 1 to the Council's Statement AD/3d (Kington to Presteigne railway line).	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 213 and Map PM32.
16.3/2	Appendix D - Broomy Hill waterworks - Special Wildlife Site	In Appendix D of the Plan, and on the Proposals Map, delete reference to Broomy Hill waterworks as a special wildlife site.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 214 and Map PM14.
16.3/3	Appendix D - Yazor Brook	Delete the culverted stretch of Yazor Brook from the Proposals Map.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 215 and Map PM15.
16.3/4	Appendix D	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
16.4/1	Appendix E - Conservation Areas and Scheduled Ancient Monuments	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.2/1	Proposals Map - HER1 Hereford	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.3/1	Proposals Map - HER2 Hereford and Policy RST9 - Herefordshire and Gloucestershire Canal	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
17.4/1	Proposals Map - Hereford G	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.5/1	Proposals Map - Hereford L	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.6/1	Proposals Map - Kington A	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.7/1	Proposals Map - Kington C	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.8/1	Proposals Map - Ledbury LED2	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.9/1	Proposals Map - Leominster LEO1	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.10/1	Proposals Map - Ross on Wye ROSS1	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.11/1	Proposals Map - Ross on Wye ROSS2	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.12/1	Proposals Map - Ross on Wye Map C (Inset Map Ross1/2)	On Ross on Wye Map C, vary the extent of the land liable to flood to accord with the latest information available from the Environment Agency.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 217 and Map PM17.
17.12/2	Proposals Map - Ross on Wye Map C	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.13/1	Proposals Map - Almeley Map 1	Amend Map 1 Almeley to show the boundary of the Conservation Area as delineated in the map accompanying the Council's letter dated 8 July 2004.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 218 and Map PM19.
17.13/2	Proposals Map - Almeley Map 1	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
17.14/1	Proposals Map - Cradley Map 11	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.15/1	Proposals Map - Cusop Map 13	On Map 13 Cusop, vary the extent of the land liable to flood to accord with the latest information from the Environment Agency.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 219 and Map PM22.
17.15/2	Proposals Map - Cusop Map 13	Do not make any other modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.16/1	Proposals Map - Eardisland Map 15	On Map 15 Eardisland, vary the extent of the land liable to flood to accord with the latest information available from the Environment Agency.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 220 and Map PM23.
17.16/2	Proposals Map - Eardisland Map 15	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.17/1	Proposals Map - Eardisley Map 16	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.18/1	Proposals Map - Ewyas Harold Map 17	On Inset Map 17, base the extent of the land liable to flood on the cross hatched area coloured blue on the objector's plan (Document EH 1) extracted off Messers Atkins flood risk assessment, In the Inset Map key, use the description 'Land Liable to Flood - Preliminary (DR7)'	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 221 and Map PM24.
17.19/1	Proposals Map - Orleton Map 32	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.20/1	Proposals Map - Pembridge Map 33	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.21/1	Proposals Map - Sutton St Nicholas Map 37	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.22/1	Proposals Map - Wellington Map 40	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.

Inspector's Reference	Policy/Paragraph	Inspector's Recommendations	Council's Decisions and Reasons
17.23/1	Proposals Map - Madley Airfield Map 50	Modify Inset Map 50 so that the whole of the access bay is shown as safeguarded employment land.	ACCEPT the Inspector's recommendation for the reasons he has given. See MOD 222 and Map PM31.
17.23/2	Proposals Map -Madley Airfield Map 50	Do not make any other modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.24/1	Proposals Map - Moreton on Lugg Depot Map 51	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.25/1	Proposals Map - Bodenham Conservation Area Map 57	Do not make any modification in response to the objections.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.26/1	Proposals Map - Lugg Bridge Map 66	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.
17.27/1	Proposals Map - Mordiford Map 67	Do not make any modification in response to the objection.	ACCEPT the Inspector's recommendation for the reasons he has given.