



Herefordshire Unitary Development Plan

Proposed Modifications

(Including Statement of Decisions and Reasons)

September 2006

PROPOSED MODIFICATIONS

STATEMENT OF DECISIONS AND REASONS

This document contains the Proposed Modifications to the Revised Deposit Draft Herefordshire Unitary Development Plan. It also contains the Statement of Decisions and Reasons the Council have reached in response to the Inspector's Report following the Public Inquiry into objections. A further separate document has been prepared as a Sustainability Appraisal of the Proposed Modifications.

What is a Proposed Modification?

A Proposed Modification is a suggested change, either to the text or to the maps, of the Herefordshire Unitary Development Plan Revised Deposit Draft, published in May 2004.

Herefordshire Council has carefully considered the Inspector's recommendations following the Public Inquiry into all unresolved objections to the Herefordshire Unitary Development Plan. This Inquiry was held between 8th February 2005 and 24th June 2005. As a result of the Inspector's recommendations, and the need to make factual updates in some instances, the Council is proposing to make modifications to the Revised Deposit Draft.

A number of the changes being made, as modifications, are those agreed and published by the Council as Proposed Changes prior to the Inquiry and in response to unresolved objections. Whilst these changes were discussed and considered at the Inquiry and are addressed in the Inspector's Report, they still need to be formally advertised at this stage.

The Proposed Modifications are set out in schedule form in Plan order, with Proposals Map changes at the end. The schedule sets out the actual change being made under the modification, the reason and a cross reference to the Inspector's recommendation, where relevant.

What is the Statement of Decisions and Reasons?

The Statement of Decisions and Reasons is a requirement and a record of all the recommendations made by the Inspector following the Public Inquiry, together with a statement of how the Council has responded to each of those recommendations.

The Statement of Decisions and Reasons is also set out in schedule form. It lists each of the Inspector's recommendations in Plan order and the Council's formal response. Where a change is proposed to the Plan, the schedule includes a cross-reference to the relevant modification (and MOD number) shown in the Proposed Modifications.

Only 9 of the Inspector's 633 recommendations have been rejected by the Council. They are listed below. The reasons for their rejection are explained in the Statement of Decisions and Reasons on the page indicated.

Inspector's Ref No	Policy/Site	Schedule Page
5.3/2	Policy H1, Settlement boundary/established residential area at Kings Acre Road, Hereford	100
5.3/3	Policy H1, Settlement boundary at Bullinghope, Hereford	101
5.5/1	Policy H1, Settlement boundary at Overross/Model Farm, Ross-on-Wye	101
5.14/1	Policy H2, Bullinghope, Hereford	104
5.19/3	Paragraph 5.4.17, Barons Cross Camp, Leominster	106

6.1/1	Policy E1, Sites at Rotherwas Industrial Estate, Hereford	119
6.10/1	Policy E4, Overross/Model Farm, Ross-on-Wye	122
7.23/2	Policy TCR20R, Eign Gate regeneration area, Hereford	133
8.35/1	Paragraph 8.8.21, Leominster Zone of Interest	141

What can I comment on?

The Proposed Modifications, together with the Statement of Decisions and Reasons, are publicly available for comment for a six week period from **Thursday 7th September to Thursday 19th October 2006**. Representations may only support or object to modifications now being proposed, or where the Inspector's Report recommended a modification but the Council has not accepted that recommendation. These are listed above and can be found in the 'Statement of Decisions and Reasons'. At this late stage any other comments that relate to the Deposit Draft or Revised Deposit Draft Plan cannot be made and will not be registered.

Representations must be in writing and on the form provided. A separate form should be completed for each objection. Forms can be downloaded from the Council's UDP website www.herefordshire.gov.uk or obtained from the Forward Planning Team (see contact details below).

Copies of the UDP, the Inspectors Report, Proposed Modifications and Statement of Decisions and Reasons, Sustainability Appraisal along with information and documents relating to the Council's Local Development Framework can also be found on the Council's website.

Representations should be submitted by 5.00 pm on Thursday 19th October 2006 to:

Dr. D. Nicholson
 Forward Planning Manager
 Planning Services
 Town Hall
 St. Owen Street
 Hereford
 HR1 2PJ

Forms can be downloaded at www.herefordshire.gov.uk/udp
 Fax 01432 260289
 e-mail udp@herefordshire.gov.uk

For further information contact the Forward Planning Team
 Tel: 01432 260139

Proposed Modifications

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
001	Paragraph 1.1 - Introduction	<p>Insert new paragraph after paragraph 1.1.2:</p> <p>'In preparing the Plan, regard has also been had to the changes made to the planning system by the Planning and Compulsory Purchase Act 2004. This creates a new type of planning system, with local authorities now responsible for establishing Local Development Frameworks rather than plans such as the UDP. The 2004 Act includes transitional arrangements, under which the UDP has been adopted and will be used whilst elements of the new approach are put in place. Details can be found in the Council's Local Development Scheme, which sets out how the Local Development Framework for Herefordshire will be established.'</p>	<p>Factual update and to provide clarification on changes to the planning system introduced by the Planning and Compulsory Purchase Act 2004.</p>
002	Paragraph 1.2.2 - National and regional context	<p>Delete paragraph 1.2.2. and replace with:</p> <p>'The current RPG11 was published in June 2004. In September 2004, with the commencement of Part 1 of the Planning and Compulsory Purchase Act 2004, it became the Regional Spatial Strategy and a statutory development plan. As such, it guides the preparation of local authority development plans and local transport plans in the West Midlands up to 2021.</p> <p>The Regional Spatial Strategy is being revised, in three phases. The first phase was carried out as the Black Country Study. The second phase embraces aspects of housing, employment, transport and environment, and is timetabled for completion by Autumn 2008. Many of the issues being tackled through this phase were raised by the Secretary of State in approving the Strategy in July 2004. In the case of housing and employment land it is also intended to undertake a re-examination of overall regional requirements. A further third phase of revision will be undertaken in due course. These reviews of the Regional Spatial Strategy have implications for the production of the Local Development Framework for the County and have been taken into account in preparing the Local Development Scheme.'</p> <p>Replace references to 'RPG11' to 'the Regional Spatial Strategy' throughout the Plan.</p>	<p>In accordance with the Inspector's recommendation 3.1/1.</p>

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
003	Paragraphs 1.2.3 and 1.2.4 - Local context	Delete heading 'Local context' and paragraphs 1.2.3 and 1.2.4.	The Structure and Local Plans will be replaced by the Unitary Development Plan when it is adopted. As a result, there is no need to list these documents or to refer to the increasing weight that attaches to the Unitary Development Plan as it is prepared.
004	Paragraph 1.3.1 - The Plan preparation process	Delete heading 'The Plan preparation process' and paragraph 1.3.1.	This paragraph summarises the various stages undertaken in preparing the Plan as a guide to those participating in the process. This section will serve no purpose when the Plan is adopted.
005	Paragraph 1.4.4 - Participation and consultation	Amend paragraph 1.4.4 as follows: Delete second sentence. Amend fifth bullet point to read: * Publication in 2002 of the Deposit Draft version of the Plan, which generated a significant response leading to changes being published for comment in the Revised Deposit Draft' Insert additional bullet points to read: * Publication in 2004 of the Revised Deposit Draft version of the Plan. * Consultation in December 2004 on a number of pre-Inquiry Proposed Changes. * Consideration of outstanding objections to the Plan at Public Inquiry during February-June 2005. * Publication in 2006 of Proposed Modifications to the Plan, following the recommendations of the Inquiry Inspector.'	Factual update.
006	Paragraph 1.5.1 - Sustainability appraisal	Amend paragraph 1.5.1 to read: 'Considerations associated with sustainable development are at the heart of the Plan. Sustainable development is defined, and its relationship to land use planning set out, in Chapter 3 and in more detail in the sustainability appraisals which have been prepared for successive stages of the Plan. These set out a systematic approach to the treatment of environmental issues and related social and economic concerns. The appraisals provide a starting point for subsequent monitoring of the Plan, which is critical in developing and implementing a sound planning policy framework to achieve overall objectives and to policy development and review. This work is detailed in the Annual Monitoring Report which is submitted to Government each year.'	To update the Plan and the approach to be taken to monitoring.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
007	Paragraph 1.5.4 - Background papers	Amend paragraph 1.5.4 to read: '...An urban housing capacity study was published with the Revised Deposit Draft version of the Plan.'	Factual update.
008	Paragraph 1.5.5 - Supplementary planning guidance	Amend paragraph 1.5.5 and heading as follows: 'Supplementary planning documents Provision is made in the Planning and Compulsory Purchase Act 2004 for the preparation of Supplementary Planning Documents as a means of providing further advice on matters included in the Plan. They can deal either with specific themes or topics, or focus on particular development sites. Prior to the 2004 Act, a range of Supplementary Planning Guidance was prepared by the Council which also provides further detail on Plan policies. This material continues to carry weight and is a material consideration in the determination of planning applications. Over time, such existing guidance will be replaced by Supplementary Planning Documents. The Local Development Scheme sets out the position regarding both the status of existing Guidance and the timetable for preparing Supplementary Planning Documents.'	The 2004 Act makes provision for the preparation of Supplementary Planning Documents instead of Supplementary Planning Guidance. Existing Guidance however remains in use on a non-statutory basis for a transitional period. This modification provides clarity on this aspect of the new planning system.
009	Paragraph 1.6 - Timetable	Delete section 1.6.	This section deals with the timetable for preparing the Plan and will no longer be required on adoption.
010	Paragraph 2.2.2 - Herefordshire's characteristics and qualities	Update reference in paragraph 2.2.2 to the Herefordshire Economic Assessment to '2002-2004'.	Factual update to refer to most up to date document.
011	Paragraph 2.2.8 - Population changes	Amend first sentence of paragraph 2.2.8 to read 'Herefordshire's population is 177,800 (2004 mid year estimate)....'. Amend third sentence of paragraph 2.2.8 to read: 'Hereford, with about 54,850 people sits at the centre....'. Amend final sentence of paragraph 2.2.8 to read: 'Together the market towns contain a population of around 36,800.'	Factual update to take account of updated population statistics.
012	Paragraph 2.2.9 - Population changes	Amend the first sentence of paragraph 2.2.9 to read: 'The remaining population live...'	Factual update.
013	Paragraph 2.2.10 - Population changes	Amend second sentence of paragraph 2.2.10 to read: 'Between 1991 and 2004 the population increased by 17,400 or 11%...'	Factual update.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
014	Paragraph 2.2.11 - Population changes	Amend first sentence of paragraph 2.2.11 to read: 'Although Herefordshire is ranked 192nd out of 354 local authorities by the ODPM's 2004 Index of Multiple Deprivation, there are areas of poverty and deprivation...'	Factual update.
015	Paragraph 2.2.16 - Patterns of economic activity	Amend second sentence of paragraph 2.2.16 to read: 'Average wages are consistently around the lowest of any county in the region; the average annualised earnings in Herefordshire are around £6,600 lower than the national figure.'	Factual update.
016	Paragraph 2.2.17 - Patterns of economic activity	<p>Delete the following funding programmes from the list within paragraph 2.2.17:</p> <ul style="list-style-type: none"> * Herefordshire Hills and Teme Valley Leader II projects * Education Action Zone * Rural Development Programme * Single Regeneration Budget (Leominster, South Wye) <p>Add the following funding programmes to the list within paragraph 2.2.17:</p> <ul style="list-style-type: none"> * European Regional Development Fund (new programmes from 2007-13) * European Social Fund (new programmes from 2007-13) * European Rural Development Programme (new programmes from 2007-13) * National Lottery * Market Town Initiative * Redundant Buildings Grant' 	Factual update on current funding programmes.
017	Paragraph 3.1.3 - Links to other strategies	In paragraph 3.1.3 and throughout the Plan, replace references to the 'Herefordshire Plan' with the 'Herefordshire Community Strategy', and replace references to 'Ambition Groups' with 'thematic groups'. Retain historic references to the Herefordshire Plan and to Ambition Groups where appropriate.	Factual update to reflect changes in terminology.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
018	Paragraphs 3.2.1 to 3.2.9 - Regional Planning Guidance	<p>Delete paragraphs 3.2.1 to 3.2.9 and replace with:</p> <p>'Regional Spatial Strategy</p> <p>The Regional Spatial Strategy was published in June 2004 as RPG11, acquiring statutory status in September 2004 with the commencement of Part 1 of the Planning and Compulsory Purchase Act 2004. The Strategy guides the preparation of local authority development plans and transport plans in the region; informs the work of other public agencies and service providers, and sets a planning framework for the Regional Economic Strategy prepared by Advantage West Midlands.</p> <p>Sustainable development objectives lie at the heart of the Spatial Strategy. The key challenge is seen as the continued outward movement of people and jobs away from the Major Urban Areas (MUA's) of Birmingham/Solihull, the Black Country, Coventry and the North Staffordshire conurbation. This trend is seen as increasing pressures on the environment, encouraging the development of greenfield sites, increasing the need for car-based travel and creating dangers of abandonment and social polarisation within the region. The Strategy seeks to address these pressures in order to create balanced and stable communities across the region.</p> <p>In doing so, the Strategy identifies four major challenges for the region:</p> <ul style="list-style-type: none"> * Urban renaissance – developing the MUA's in such a way that they can increasingly meet their own economic and social needs in order to counter the unsustainable outward movement of people and jobs * Rural renaissance – addressing more effectively the major changes which are challenging the traditional roles of rural areas and the countryside * Diversifying and modernising the region's economy – ensuring that opportunities for growth are linked to meeting needs and that they help to reduce social exclusion * Modernising the transport infrastructure to support the sustainable development of the region. <p>The Strategy promotes development opportunities in the MUA's, designed to retain and attract people and investment through such measures as housing market renewal, support for vital and vibrant town centres and improvements to the quality of transport and the environment.</p>	In accordance with the Inspector's recommendation 3.1/1.

Away from the MUA's, new development is to be focused on other large settlements, and in particular five sub-regional foci, of which Hereford is one (the others are Rugby, Shrewsbury, Telford and Worcester). New development should primarily meet locally generated needs to support balanced, sustainable communities. The Strategy envisages a significant reduction in the proportion of housing development to meet demand arising from the MUA's. Housing needs should be satisfied in the sub-regional foci rather than the peripheral expansion of other large settlements. Such growth is to be supported by a balanced network of vital and vibrant town and city centres, acting as service centres for their rural hinterlands, and by improvements to transport networks to reduce social exclusion and improve access to services and opportunities.

The ultimate aim of the Strategy is a region made up of a dynamic network of places, important in their own right and with distinct characteristics but reinforcing functions. An important part of this is the development of a balanced network of town and city centres. Shire towns such as Hereford should continue to act as a focus for new investment to support wider regeneration and meet the economic, social and cultural needs of the surrounding rural areas, building upon traditional strengths of heritage and high quality environment. Elsewhere, other towns and villages have acknowledged roles in delivering improved local services and developing their own distinctive roles and character.

The Strategy provides for rural renaissance initiatives to be concentrated in the Rural Regeneration Zone in the west of the region – designated by Advantage West Midlands and including much of Herefordshire. Actions in the Zone embrace a wide variety of measures, including traffic management/public transport improvements in the A49 corridor; encouragement of new economic activity; strengthening the range and quality of services through rural service centres based wherever possible on market towns and large villages; improving accessibility to jobs and services; provision of affordable housing to meet local needs; promoting rural diversification and maintaining and enhancing environmental character and quality.

More generally, market towns of all sizes are seen by the Strategy as having a key role in rural renaissance, as a focus for sustainable economic and housing development, with this role to be defined in development plans. Villages are also acknowledged as performing an essential role in the rural way of life, and the Strategy provides for consideration to be given to the extent to which sustainable

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
		<p>development, appropriate in scale and nature, would enable villages to remain viable.</p> <p>In accordance with the overall approach, the Strategy sets out a significant redistribution of housing provision. The aim is to move from a situation where the ratio of new housing development between the MUA's and other areas is 1:2 to a position at 2011 where the ratio is in favour of the MUA's. To help achieve this, outside the MUA's progressively lower levels of housing growth are proposed, so that such areas ultimately meet local needs and do not provide for continued out-migration. As one of the sub-regional foci, Hereford is identified as a location for longer term strategic housing development beyond the MUA's, with this function to be the subject of further study. Overall, the annual average rate of housing provision in Herefordshire, expressed as maxima, is as follows: 2001-2007, 800 dwellings; 2007-2011, 600; and 2011-2021, 600. The Strategy sets a target that 68% of this development should be on previously developed land (regional target 76%).</p> <p>The Regional Spatial Strategy forms part of the statutory development plan. Regard has been had to the Strategy in preparing the UDP. The Strategy may also be material to decisions on individual planning applications and appeals.'</p>	
019	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.'	In accordance with the Inspector's recommendation 3.3/2.
020	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.'	In accordance with the Inspector's recommendation 3.3/1.
021	Guiding Principle P4	Amend guiding principle P4 to read: 'The UDP will provide an appropriate range of housing...'	In accordance with the Inspector's recommendation 3.7/1.

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022	Paragraphs 3.5.1 to 3.5.14 - Development strategy	<p>Delete title 'Hereford and the market towns' and the first two sentences of para. 3.5.3, from 'Development will generally be concentrated...' to '...community services and opportunities.'</p> <p>Amend first sentence of paragraph 3.5.4 to read: 'Where peripheral growth is needed to meet development requirements, locations have been selected in accordance with the guidance in the Regional Spatial Strategy and the need to create stable and balanced communities.'</p> <p>Delete paragraph 3.5.5 and the first line of paragraph 3.5.6 and insert:</p> <p>'Hereford</p> <p>Hereford forms the natural focus for the County, centrally located and at the hub of existing road and public transport networks. It offers a wide range of employment, leisure, educational and community services and opportunities. It is identified as a focus for development in the sub-region within the Regional Spatial Strategy. Hereford has accordingly been taken as the most sustainable location for the majority of new development, in line with the Spatial Strategy and the 'Planning for the New Millennium' public consultation.</p> <p>Recognising limits on transport capacity in Hereford, the Plan's proposals emphasise the re-use of previously developed land with only limited use of greenfield land. The Regional Spatial Strategy acknowledges that the A49 in Hereford is subject to increasing congestion and that this has implications for the fulfilment of the city's identified role as a sub-regional focus for development and regeneration. Further work on identifying the role of the foci is proposed as part of the partial review of the Strategy.</p> <p>Market towns</p> <p>Away from Hereford, the amount of development being directed to the market towns of Leominster, Ross-on-Wye, Ledbury, Bromyard and Kington varies according to local factors:'.</p>	In accordance with the Inspector's recommendation 3.14/1.
023	Policy S1 - Sustainable development	Amend criterion 7 of policy S1 to delete the word 'strategic'.	In accordance with the Inspector's recommendation 3.16/1.
024	Policy S2 - Development requirements	Amend criterion 3 of policy S2 to read: '...and local highway network is taken fully into account;'	In accordance with the Inspector's recommendation 3.17/1.

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025	Policy S3 and paragraphs 5.3.1 to 5.3.7 and Table 1 in Chapter 5 - Housing	<p>Delete policy S3 and replace with the following:</p> <p>'S3 Housing</p> <p>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. 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> <p>Dwelling completions</p> <table> <tr> <td>1996-2001</td> <td>approximately 5,000 dwellings</td> </tr> <tr> <td>2001-2007</td> <td>approximately 4,800 dwellings at 800 dwellings a year</td> </tr> <tr> <td>2007-2011</td> <td>approximately 2,400 dwellings at 600 dwellings a year</td> </tr> </table> <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> <p>The distribution of housing is as follows:</p> <table> <tr> <td>Hereford</td> <td>3,781 dwellings</td> </tr> <tr> <td>Leominster</td> <td>1,037 dwellings</td> </tr> <tr> <td>Ross-on-Wye</td> <td>693 dwellings</td> </tr> <tr> <td>Ledbury</td> <td>956 dwellings</td> </tr> <tr> <td>Bromyard</td> <td>480 dwellings</td> </tr> <tr> <td>Kington</td> <td>275 dwellings</td> </tr> <tr> <td>Main villages</td> <td>3,044 dwellings</td> </tr> <tr> <td>Wider rural area</td> <td>1,918 dwellings</td> </tr> </table> <p>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.</p>	1996-2001	approximately 5,000 dwellings	2001-2007	approximately 4,800 dwellings at 800 dwellings a year	2007-2011	approximately 2,400 dwellings at 600 dwellings a year	Hereford	3,781 dwellings	Leominster	1,037 dwellings	Ross-on-Wye	693 dwellings	Ledbury	956 dwellings	Bromyard	480 dwellings	Kington	275 dwellings	Main villages	3,044 dwellings	Wider rural area	1,918 dwellings	In accordance with the Inspector's recommendations 3.18/6, 3.18/7, 3.18/8, 3.18/9 and 3.18/10, to provide a factual update of the latest housing numbers and as a consequence of the rejection of the Inspector's recommendation 5.14/1.
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		<p>Housing will be provided to meet the needs of communities throughout the County, including the need for affordable housing (about 2,300 dwellings in the Plan period) and for the provision of a range of dwelling types and sizes, and taking advantage of opportunities to create and maintain sustainable and integrated communities. In selecting and appraising locations for housing development, consideration will be given to:</p> <ol style="list-style-type: none"> 1. accessibility to employment and local services by transport modes other than the car; and 2. the capacity of existing infrastructure including public transport, utilities and social and educational facilities to absorb and serve the development proposed. <p>Guiding principle P4'</p> <p>Delete other references to 'vacant and under-used land' in the Plan.</p>	
026	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	Add reference to guiding principle P9 at the end of policy S4.	In accordance with the Inspector's recommendation 3.19/1.
027	Policy S4 and paragraphs 6.3.2 to 6.3.3 - Employment	Delete '150 hectares' and replace with '100 hectares' in policy S4.	In accordance with the Inspector's recommendation 3.19/2.
028	Policy S5 and paragraphs 7.3.1 to 7.3.4 - Town centres and retail	Amend criterion 4 of 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.'	In accordance with the Inspector's recommendation 3.20/1.
029	Policy S7 - Natural and historic heritage	Add 'Landscape' at the beginning of criterion 4 of policy S7.	In accordance with the Inspector's recommendation 3.22/1.
030	Policy S9 and paragraphs 11.3.3 to 11.3.6 - Minerals	Add cross reference to guiding principle P9 at foot of policy S9 Minerals.	In accordance with the Inspector's recommendation 3.24/3.
031	Paragraph 4.4.3 - Design	Replace references to PPG1 by 'PPS1'.	Factual update to reflect the publication of PPS1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
032	Paragraph 4.4.7 - Design	Amend final sentence of paragraph 4.4.7 to read: 'The planning elements of such documents will be adopted as further planning guidance as an expression of local distinctiveness and community participation.'	To clarify the position with regard to village design statements and Parish Plans. Under the Planning and Compulsory Purchase Act 2004, supplementary planning guidance is no longer to be prepared.
033	Policy DR3 and paragraphs 4.4.14 to 4.4.15 - Movement	Amend paragraph 4.4.14 to read: 'Any development likely have a material impact on either or both the trunk and local road network...'	In accordance with the Inspector's recommendation 4.3/1 and Proposed Change No. 4.
034	Policy DR3 and paragraphs 4.4.14 to 4.4.15 - Movement	Amend policy DR3 at criterion 1 by deleting the phrase 'satisfying minimum design standards and'.	In accordance with the Inspector's recommendation 4.3/2
035	Policy DR5 - Planning obligations	Update the Plan by referring at paragraph 4.4.25 and throughout to Circular 05/2005.	In accordance with the Inspector's recommendation 4.5/1
036	Policy DR7 and paragraph 4.5.9 - Flood risk	<p>Add additional sentence to end of paragraph 4.5.9: 'In areas of little or no flood risk, a flood risk assessment may still be required appropriate to the scale of development, and developers should seek advice from the Environment Agency at the earliest opportunity'.</p> <p>Amend first paragraph of policy DR7 (second sentence) to read: 'Additionally and within high risk areas (zone 3) as defined on the proposals map or as reviewed by other justified data, proposals...'</p> <p>Amend penultimate paragraph of policy DR7 (last sentence) to read: 'All proposals will need to include the necessary minimum standards of flood defence, including a dry access for residential development, show that...'</p>	In accordance with the Inspector's recommendation 4.7/1 and Proposed Changes Nos. 5, 6 and 7.
037	Policy DR7 and paragraph 4.5.9 - Flood risk	<p>Amend the following Proposals Maps to reflect revised flood risk information:</p> <p>Inset Map 13 Cusop (See Map PM21) Inset Map 23 Leintwardine (See Map PM24) Inset Map 39 Walford (Coughton) (See Map PM26) Inset Map 40 Wellington (See Map PM27) Inset Map ROSS 1 (See Map PM16) Inset Map ROSS 2 (See Map PM16).</p>	In accordance with the Inspector's recommendation 4.7/2 and Proposed Change No. 24 (except insofar as it relates to Ewyas Harold).

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
038	Paragraph 4.5.15 - Air quality	<p>Delete paragraph 4.5.15 and replace with:</p> <p>'The National Air Quality Strategy, published in 1997 within the framework of the Environment Act 1995, identifies the planning system as one of the key methods for securing UK air quality improvements. The Council has so far undertaken two reviews of the local air quality within Herefordshire, in accordance with this Strategy. The first led to an Air Quality Management Area (AQMA) being declared in November 2001 in respect of sections of the A49T and A465 around Hereford city centre, reflecting the impact of road traffic emissions. Following this, a draft Hereford City Air Quality Action Plan was formulated to improve air quality in the Hereford AQMA, the plan being closely linked to the proposals within the draft Local Transport Plan. The second review has led to an Air Quality Management Area (AQMA) being declared in March 2006 in respect of the Bargates area of Leominster, again reflecting the impact of road traffic emissions and local congestion at a road junction. An Action Plan to improve the air quality in the Leominster AQMA will be drafted in due course.'</p>	Factual update.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
039	Paragraphs 4.6.1 to 4.6.4 - Supplementary planning guidance	<p>Delete paragraph 4.1.2. Delete paragraphs 4.6.1 to 4.6.3 and replace with:</p> <p>'Supplementary planning documents</p> <p>Throughout the Plan, reference is made to the use of Supplementary Planning Documents (SPDs). These are provided for by the Planning and Compulsory Purchase Act 2004 and have an important role to play in setting out details of policy implementation which, because of the level of detail involved, cannot be realistically included in the Plan itself. The role of SPDs is thus to supplement Plan policies and provide further helpful information to users of the Plan as to specific issues to be addressed and the requirements of the local planning authority.</p> <p>The SPDs referred to in this Plan comprise either general guidance on design issues relative to design statements submitted pursuant to policy DR1, development briefs for allocated sites or guidance dealing with specific policy areas. In addition, prior to the 2004 Act several pieces of Supplementary Planning Guidance (SPG) were published pursuant to Plan policies. Though SPG is no longer to be prepared, such existing SPG continues to carry weight and is a material consideration in the determination of planning applications. Over time it will be replaced by SPD. The position regarding the status of existing Guidance and the timetable for the preparation of SPDs is set out in the Council's Local Development Scheme.</p> <p>Village appraisals, parish plans and village design statements</p> <p>A number of rural communities in Herefordshire have prepared village appraisals, village and parish plans, and village design statements, a number of which were adopted as SPG before commencement of the 2004 Act. Village appraisals and parish plans embrace a wide range of social, economic and environmental issues of concern to local communities. They have a role to play in the planning process in providing a framework and justification for the consideration of local issues such as housing need, design, and community requirements to be met through associated developments. These documents should address the needs of all in the community and incorporate opportunities to participate in their preparation. Where they are consistent with planning policies, Parish Plans will be recognised by the Council through adoption of their planning elements as further planning guidance to the UDP and as an expression of local distinctiveness and community participation.'</p> <p>Amend last sentence of paragraph 4.6.3 to read: 'Where village design</p>	<p>The 2004 Act makes provision for the preparation of Supplementary Planning Documents instead of Supplementary Planning Guidance as part of the move to the establishment of Local Development Frameworks. This modification explains the role of SPDs and the status of existing SPG which remains in use on a non-statutory basis for a transitional period. The modification also confirms that Parish Plans and similar documents will continue to be adopted as further planning guidance whilst not forming part of the Local Development Framework.</p>

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
		statements are in conformity with the development plan and have benefitted from consultation, again their planning elements will be adopted as further planning guidance to the UDP.'. <p data-bbox="607 309 1368 386">Replace references to 'SPG' or 'supplementary planning guidance ' to 'SPD' or 'supplementary planning documents' as appropriate throughout the Plan.</p>	
040	Paragraphs 5.1.1 to 5.2.2 - Introduction and aims and objectives	Delete 'An urban housing capacity study is being published with this version of the Plan.' from paragraph 5.1.2 and replace with a final bullet point to read 'A Housing Capacity Study undertaken in 2001'. <p data-bbox="607 537 1368 587">Delete all after Herefordshire in the first bullet point of 5.2.1 and replace with 'in accordance with the policies of the Regional Spatial Strategy.'</p>	Factual update.
041	Paragraph 5.3.1 - Strategy and general policy.	Delete the third, fourth and fifth sentences of paragraph 5.3.1 and replace with: <p data-bbox="607 708 1361 922">'Approximately 5,000 dwellings (4,993) were built in the period 1996-2001. Having regard to the provisions of the Regional Spatial Strategy, 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>	In accordance with the Inspector's recommendation 3.18/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification																
042	Paragraph 5.3.2 - Strategy and general policy	<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>Delete: 'the conversion of rural buildings and from' in sub-paragraph ii),</p> <p>Delete the third sentence and the words 'under used and vacant' from the second sentence in sub-paragraph iii),.</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. 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 12,458 dwellings against a 'requirement' of about 12,200 dwellings. However it is expected that not all allocated sites will be completed by the end of the Plan period. 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>	In accordance with the Inspector's recommendation 3.18/2 and to provide a factual update of the housing numbers and as a consequence of the rejection of the Inspector's recommendation 5.14/1.																
043	Table 1 - Dwelling completions	<p>Delete Table 1 and replace with:</p> <p>Table 1: Dwelling completions 1996-2011 Herefordshire.</p> <table border="1"> <thead> <tr> <th>1996-2001 Dwelling completions</th> <th>Anticipated dwellings from:</th> <th>2001-2011</th> <th>Total 1996-2011</th> </tr> </thead> <tbody> <tr> <td rowspan="5">4993</td> <td>2001 commitments</td> <td>1217</td> <td rowspan="5">12,458</td> </tr> <tr> <td>Windfalls</td> <td>2829</td> </tr> <tr> <td>UDP allocation</td> <td>3145</td> </tr> <tr> <td>Other</td> <td>274</td> </tr> <tr> <td>Total</td> <td>7465</td> </tr> </tbody> </table>	1996-2001 Dwelling completions	Anticipated dwellings from:	2001-2011	Total 1996-2011	4993	2001 commitments	1217	12,458	Windfalls	2829	UDP allocation	3145	Other	274	Total	7465	In accordance with the Inspector's recommendation 3.18/3 and updated to reflect latest housing figures.
1996-2001 Dwelling completions	Anticipated dwellings from:	2001-2011	Total 1996-2011																
4993	2001 commitments	1217	12,458																
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Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
044	Paragraph 5.3.3 - Strategy and general policy	Delete the third sentence in paragraph 5.3.3 and replace with: '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 ...'.	In accordance with the Inspector's recommendation 3.18/4.
045	Paragraph 5.3.4 - Strategy and general policy.	Insert a new paragraph before paragraph 5.3.4: '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.'.	In accordance with the Inspector's recommendation 3.18/5.
046	Policy H1 - Hereford - Settlement boundaries and establish residential areas (site based issues)	Amend Inset Map HER1 to ensure that the established residential area follows the rear curtilage of the existing houses in Dorchester Way. See Map PM01.	In accordance with the Inspector's recommendation 5.3/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification																																																																																																									
047	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)	<p>Delete Table 2 in the Revised Deposit Draft UDP and replace it with:</p> <p>Table 2: Dwelling completions 1996-2011 by phase, Hereford and market towns.</p> <table border="1"> <thead> <tr> <th>1996-2001 Dwelling completions</th> <th>2001-2011 Anticipated dwellings from:</th> <th>Total 1996-2011</th> </tr> </thead> <tbody> <tr> <td colspan="3">Hereford</td> </tr> <tr> <td></td> <td>2001 commitments</td> <td>247</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>763</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>1833</td> </tr> <tr> <td></td> <td>Other</td> <td>253</td> </tr> <tr> <td>938</td> <td>Hereford total</td> <td>3096</td> </tr> <tr> <td colspan="3">Leominster</td> </tr> <tr> <td></td> <td>2001 commitments</td> <td>57</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>188</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>505</td> </tr> <tr> <td>287</td> <td>Leominster total</td> <td>750</td> </tr> <tr> <td colspan="3">Ross-on-Wye</td> </tr> <tr> <td></td> <td>2001 commitments</td> <td>32</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>120</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>289</td> </tr> <tr> <td></td> <td>Other</td> <td>21</td> </tr> <tr> <td>252</td> <td>Ross-on-Wye total</td> <td>462</td> </tr> <tr> <td colspan="3">Ledbury</td> </tr> <tr> <td></td> <td>2001 commitments</td> <td>42</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>70</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>38</td> </tr> <tr> <td>806</td> <td>Ledbury total</td> <td>150</td> </tr> <tr> <td colspan="3">Bromyard</td> </tr> <tr> <td></td> <td>2001 commitments</td> <td>29</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>75</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>139</td> </tr> <tr> <td>237</td> <td>Bromyard total</td> <td>243</td> </tr> <tr> <td colspan="3">Kington</td> </tr> <tr> <td></td> <td>2001 commitments</td> <td>75</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>87</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>40</td> </tr> <tr> <td>73</td> <td>Kington total</td> <td>202</td> </tr> <tr> <td>2593</td> <td>Market towns total</td> <td>4903</td> </tr> <tr> <td></td> <td></td> <td>7496</td> </tr> </tbody> </table> <p>Add footnote to Table 2 stating: 'For details of 'Other' sites see paragraph 5.3.2 iv)</p>	1996-2001 Dwelling completions	2001-2011 Anticipated dwellings from:	Total 1996-2011	Hereford				2001 commitments	247		Windfalls	763		UDP allocation	1833		Other	253	938	Hereford total	3096	Leominster				2001 commitments	57		Windfalls	188		UDP allocation	505	287	Leominster total	750	Ross-on-Wye				2001 commitments	32		Windfalls	120		UDP allocation	289		Other	21	252	Ross-on-Wye total	462	Ledbury				2001 commitments	42		Windfalls	70		UDP allocation	38	806	Ledbury total	150	Bromyard				2001 commitments	29		Windfalls	75		UDP allocation	139	237	Bromyard total	243	Kington				2001 commitments	75		Windfalls	87		UDP allocation	40	73	Kington total	202	2593	Market towns total	4903			7496	In accordance with the Inspector's recommendations 3.18/11 and 5.8/1, to provide a factual update and as a consequence of the rejection of the Inspector's recommendation 5.14/1.
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Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
		Replace '57%' with '59%' in the second sentence of paragraph 5.4.1.	
		Delete 'vacant and under-used' from the second sentence of paragraph 5.4.4.	
048	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)	Delete the third sentence of paragraph 5.4.5 and replace with: 'Site suitability and local circumstances, including site economics, will also be taken into account in considering individual schemes.'	In accordance with the Inspector's recommendation 5.8/2.
049	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)	Delete the words in policy H2 'In considering windfall planning applications' and replace with 'In considering development on non-allocated sites,'.	In accordance with the Inspector's recommendation 5.8/3.
050	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 to 216.	In accordance with the Inspector's recommendation 5.9/1.
051	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.	In accordance with the Inspector's recommendation 5.9/2.
052	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'.	In accordance with the Inspector's recommendation 5.10/1.
053	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.	In accordance with the Inspector's recommendation 5.10/2.
054	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'.	In accordance with the Inspector's recommendation 5.10/3.
055	Policy H2 and paragraph 5.4.9 - Hereford - Allocated sites - General Hospital	Amend paragraph 5.4.9 to read: 'This site, which was identified as a proposed housing allocation in the Deposit Draft Plan, has now been completed.'	Factual update.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
056	Policy H2 and paragraph 5.4.13 (deleted) - Hereford - Allocated sites - Land at Holmer	<p>Amend policy H2 to reinstate the provisions relating to land at Holmer as set out in the Deposit Draft Plan, to read as follows:</p> <p>Site: Land at Holmer Estimated dwelling capacity : 300 Target of affordable dwellings (35%): 105</p> <p>Reinstate paragraph 5.4.13 as set out in the Deposit Draft Plan, amended as necessary to reflect a proposed modification to delete policy H3 and a further factual update, to read:</p> <p>'This site lies within the rural parish of Holmer and Shelwick. Its release will need to be guided by a development brief. The 10 ha site lies east of more recent development promoted through the South Herefordshire District Local Plan and is situated between Attwood Lane and Munstone Road directly north and adjacent to the Hereford City boundary defined by the Roman Road. Access to the site would be limited to the A4103 Roman Road to retain the rural nature of Munstone Road. To restrict the spread of development and to retain landscape character its northern boundary is limited and defined by the local ridgeline where a green corridor and tree cover will be required as part of the comprehensive landscape treatment to screen the development from views from the north. Additionally, and as guided by the development brief the overall layout and design would need to incorporate housing of diminishing densities to ensure the necessary transition to countryside to reflect landscape character. To protect the amenity of existing residential properties developers will be required to make appropriate use of landscaping and open space provision. Footpaths and walkways within and through the development should be so designed to link up to public transport and adjoining countryside routes. In addition to an element of affordable housing and a mix of dwelling units and useable open space in accordance with Plan policies, the proposal will be required to underground existing H.V. electricity lines, take account of land drainage and local road flooding. Additionally, developers will be required to address provision of additional land necessary for an extension to the existing Holmer and Shelwick burial ground. A contribution towards the road improvements at the eastern end of Roman Road and rail crossing will be required.'</p> <p>Amend Inset Map HER1 to reinstate the Holmer allocation and modify the settlement boundary accordingly (see Map PM02).</p>	<p>In accordance with the Inspector's recommendation 5.15/1. The text of paragraph 5.4.13 set out in the Deposit Draft Plan has been amended to reflect the proposed modification to delete policy H3 and the fact that the land at Holmer is not the only greenfield housing site being proposed at Hereford.</p>

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
057	Paragraph 5.4.14 - Victoria Eye Hospital	Amend paragraph 5.4.14 to read: 'This site, which was identified as a proposed housing allocation in the Deposit Draft Plan, is now nearing completion.'	Factual update.
058	Paragraph 5.4.15 - Whitecross High School	Add to the end of paragraph 5.4.15: 'A development brief has been prepared and approved by the Council as a Supplementary Planning Document to guide the redevelopment of the site.'	Factual update to refer to the development brief.
059	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 to 149.	In accordance with the Inspector's recommendation 5.19/1.
060	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.	In accordance with the Inspector's recommendation 5.19/2.
061	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 'Its development will be guided by the supporting development brief as adopted in January 2005.'	In accordance with the Inspector's recommendation 5.23/1.
062	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.'	In accordance with the Inspector's recommendation 5.23/2.
063	Paragraph 5.4.22 - Land at Tanyard Lane	Delete the words 'and the new business park proposal' in paragraph 5.4.22. In the same sentence, substitute 'occupation of the development' for 'the commencement of either development'.	In accordance with the Inspector's recommendation 6.10/2.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
064	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 estimated site capacity from 30 to 43 dwellings. Update the text to refer to the latest planning history by deleting the second, third, fourth and penultimate sentences of paragraph 5.4.23 and add to the end of the paragraph: 'Planning permission was granted in 2005 for a sheltered accommodation scheme comprising 43 apartments. The applicant has entered into a Section 106 agreement which provides for an off-site contribution to the provision of affordable housing and limits the age of the occupants of the apartments.'	In accordance with the Inspector's recommendation 5.24/1.
065	Policy H2 and paragraph 5.4.25 - Ross-on-Wye - Allocated sites - Vine Tree Farm	Delete all but the first sentence of paragraph 5.4.25 and add: 'Planning permission has been granted for 66 dwellings and the site is now under construction.'	Factual update.
066	Paragraph 5.4.26 - Ledbury, Abattoir site	Amend paragraph 5.4.26 to read: 'This 0.6 hectare brownfield site was included as an allocation within the Deposit Draft Plan and its development has now been completed.'	Factual update.
067	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.'	In accordance with the Inspector's recommendation 5.27/1.
068	Paragraph 5.4.30 - Bromyard - Tanyard, Pump Street	Add to the end of last sentence of 5.4.30: '...which is now under construction.'	Factual update.
069	Policy H2 - Hereford - Suggested sites	Amend Inset Map HER1 to show the extent of the Established Residential Area as detailed within the Council's written statement to the Public Inquiry (C5/041/H2/hereford alternative site - Bulmers Sport Ground), to reflect the recent development. See Map PM03.	In accordance with the Inspector's recommendation 5.31/2.
070	Policy H2 and the associated Proposal Maps	Amend all Proposals and Inset Maps associated with policy H2 to show reference system for allocation sites.	In accordance with the Inspector's recommendation 17.1/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification																					
071	Policy H3 and paragraphs 5.4.32 to 5.4.36 - Managing the release of housing land	<p>Delete policy H3 and paragraphs 5.4.32 to 5.4.36.</p> <p>Delete from policy H2 columns headed 'Estimated dwellings in Plan phase', '2001/6' and '2006/11'.</p> <p>Delete final sentence from paragraph 5.4.1.</p>	In accordance with the Inspector's recommendation 5.37/1.																					
072	Policy H4 and paragraphs 5.4.37 to 5.4.44 - Main villages: settlement boundaries (non-site based issues)	<p>Delete Table 3 and replace with:</p> <p>Table 3: Dwelling completions 1996-2011, main villages</p> <table border="1"> <thead> <tr> <th>1996-2001</th> <th>2001-2011</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Dwelling completions</td> <td>Dwellings arising from:</td> <td>1996-2011</td> </tr> <tr> <td></td> <td>2001 commitments</td> <td>407</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>759</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>301</td> </tr> <tr> <td>1577</td> <td>Total</td> <td>1467</td> </tr> <tr> <td></td> <td></td> <td>3044</td> </tr> </tbody> </table>	1996-2001	2001-2011	Total	Dwelling completions	Dwellings arising from:	1996-2011		2001 commitments	407		Windfalls	759		UDP allocation	301	1577	Total	1467			3044	In accordance with the Inspector's recommendation 5.38/1.
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073	Policy H4 and paragraphs 5.4.37 to 5.4.44 - Main villages: settlement boundaries (non-site based issues)	Delete the words '(priority will be given to applications on urban capacity sites and previously developed land)' in policy H4.	In accordance with the Inspector's recommendation 5.38/2.																					
074	Policy H4 - Main Villages - Other villages, settlement boundaries	Amend the Plan in accordance with Proposed Change No. 25 to show amended settlement boundary at Weston under Penyard on Inset Map 42. See Map PM28.	In accordance with the Inspector's recommendation 5.40/3.																					
075	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.	In accordance with the Inspector's recommendation 5.46/1.																					
076	Policy H5 and paragraph 5.4.59a - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Amend Inset Map 40 to show the additional land subject to policy RST4 and RST5 as shown on the plan at Appendix F of the Council's statement Ref: C5/163/H5/RST5/RST7/DR7. See Map PM27.	In accordance with the Inspector's recommendation 5.57/1.																					

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification																		
077	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 within policy RST5.	In accordance with the Inspector's recommendation 5.57/2.																		
078	Policy H5 and paragraph 5.4.59 - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Delete the tenth 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.'	In accordance with the Inspector's recommendation 5.57/3.																		
079	Policy H5 and paragraph 5.4.59a - Main villages, housing land allocations - Land off Auberrow Road, Wellington	Add to 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.'	In accordance with the Inspector's recommendation 5.57/4.																		
080	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'.	In accordance with the Inspector's recommendation 5.59/1.																		
081	Policy H6 and Table 4 - Housing in smaller settlements (non site based issues)	Delete Table 4 and replace with: Table 4: Dwelling completions 1996-2011 rural areas <table border="1"> <thead> <tr> <th>1996-2001 Dwelling completions</th> <th>2001-2011 Dwellings arising from:</th> <th>Total 1996-2011</th> </tr> </thead> <tbody> <tr> <td></td> <td>2001 commitments</td> <td>328</td> </tr> <tr> <td></td> <td>Windfalls</td> <td>767</td> </tr> <tr> <td></td> <td>UDP allocation</td> <td>0</td> </tr> <tr> <td>823</td> <td>Total</td> <td>1095</td> </tr> <tr> <td></td> <td></td> <td>1918</td> </tr> </tbody> </table>	1996-2001 Dwelling completions	2001-2011 Dwellings arising from:	Total 1996-2011		2001 commitments	328		Windfalls	767		UDP allocation	0	823	Total	1095			1918	In accordance with the Inspector's recommendation 5.64/1.
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Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
082	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	Delete 'including tourism and farm diversification schemes' from criterion 2 of policy H7.	In accordance with the Inspector's recommendation 5.67/1.
083	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	Amend criterion 2 of policy H7 to read: '...accompaniment to the establishment or growth of a rural enterprise...'	In accordance with the Inspector's recommendation 5.67/2.
084	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	Amend paragraph 5.4.72, second sentence to read: '...forestry or other economic or farm diversification requirement or accompanies the establishment or growth of a rural enterprise;'	In accordance with the Inspector's recommendation 5.67/3.
085	Policy H7 and paragraph 5.4.72 - Housing in the countryside outside settlements	Add a new criterion to policy H7: 'it is rural exception housing in accordance with policy H10'.	In accordance with the Inspector's recommendation 5.67/4.
086	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.	In accordance with the Inspector's recommendation 5.68/1.
087	Paragraph 5.5.7 - Affordable housing	Delete reference to policy H6 from the penultimate sentence of paragraph 5.5.7.	Factual update.
088	Policy H9 and paragraphs 5.5.1 to 5.5.13 - Affordable housing	Amend paragraph 5.5.5, final bullet point to read: '...due to the lack of affordable housing within the County.'	In accordance with the Inspector's recommendation 5.69/1.
089	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).	In accordance with the Inspector's recommendation 5.69/2.
090	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'.	In accordance with the Inspector's recommendation 5.70/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
091	Policy H12 and paragraphs 5.5.20 to 5.5.23 - Gypsies and other travellers	<p>Delete paragraph 5.5.20.</p> <p>Add the following new paragraph replacing 5.5.20:</p> <p>'The Housing Act 2004 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 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.'</p>	In accordance with the Inspector's recommendation 5.71/1 and to update the policy by recognising recent national legislation and guidance.
092	Policy H15 and paragraphs 5.6.10 to 5.6.11 - Density	<p>Delete the second sentence of paragraph 5.6.11 and replace with: 'On town centre sites and those adjacent to town centres, where there is good public transport accessibility, it is expected that higher densities will be secured. The choice of an appropriate density for a particular scheme should also be informed by the characteristics of the area.'</p> <p>Amend policy H15 to read:</p> <p>'New housing developments should make the most effective and efficient use of the site area available, consistent with the housing provision policies and the characteristics of the area. In order to secure the efficient use of land, the following guideline net site densities have been set for sites of one hectare or above in Hereford and the market towns:</p> <p>Town centre and adjacent sites, between 30 and 50 dwellings per hectare Other sites, at least 30 dwellings per hectare'.</p>	In accordance with the Inspector's recommendation 5.74/1. To include reference to the characteristics of an area, and to express density requirements in town centre and adjacent locations more flexibly.
093	Policy H16 and paragraph 5.6.12 - Car parking	Amend policy H16 to read: 'New housing developments will be subject to a maximum off-street car parking provision of an average of not more than 1.5 spaces per dwelling, with no minimum level of provision other than parking for disabled people.'	In accordance with the Inspector's recommendations 5.75/1 and 5.75/3.
094	Policy H16 and paragraph 5.6.12 - Car parking	Delete fourth sentence of paragraph 5.6.12 and replace with: 'The intention is to restrict average off-street parking provision to not more than 1.5 spaces per dwelling.'	In accordance with the Inspector's recommendation 5.75/2.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
095	Policy H18 and paragraphs 5.6.14 to 5.6.15 - Alterations and extensions	Amend criterion 3 of policy H18 to read: '...having regard to provision of suitable private open amenity space...'	In accordance with the Inspector's recommendation 5.77/1.
096	Policy H19 - Open space requirements	Amend policy H19 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.'	In accordance with the Inspector's recommendation 10.46/1.
097	Paragraph 6.2.2 - Aims and objectives.	Delete the first bullet point of paragraph 6.2.2 and replace with: '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.'	In accordance with the Inspector's recommendation 3.19/5.
098	Paragraph 6.3.5 - Strategy and general policy.	Delete the second, third and fourth sentences of paragraph 6.3.5 and replace with: '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.'	In accordance with the Inspector's recommendation 3.19/3.
099	Policy E1 and paragraphs 6.4.2 to 6.4.5 - Rotherwas Industrial Estate	Amend policy E1 to delete reference to land at Chapel Road and revise total area to 14.3 ha. Delete paragraph 6.4.4. Amend Inset Map HER1 to delete the Chapel Road allocation, see Map PM09.	In accordance with the Inspector's recommendation 6.1/1.
100	Policy E1 and paragraphs 6.4.2 to 6.4.5 - Rotherwas Industrial Estate	Delete the second sentence of paragraph 6.4.2, and substitute 'Constraints on development ...' for the first word of the third sentence.	In accordance with the Inspector's recommendation 6.1/2.
101	Paragraph 6.4.16 - Leominster Enterprise Park	Delete 'on which construction commenced in 2003.' and replace with 'was completed in 2004.'	Factual update.
102	Policy E3 and paragraph 6.4.20 - Kington - Hatton Gardens and land north of B4355	Delete paragraph 6.4.20 and the employment land allocation of Land north of the B4355, Kington (including the 0.85 ha of land west of Barton Lane advanced under Proposed Change No. 8) from policy E3 and Inset Map KING1. See Map PM15.	In accordance with the Inspector's recommendation 6.5/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
103	Policy E4 and paragraphs 6.4.28 to 6.4.29 - New employment land allocations - Ross-on-Wye - Overross and Model Farm site	Add new penultimate sentence to paragraph 6.4.29 to read: 'The open land concerned is designated as subject to policy HBA9.' Amend Inset Map ROSS1 to indicate the land proposed to be subject to the policy HBA9 designation. See Map PM17.	To provide for appropriate protection of the land concerned, restrict infill development and recognise its role as a buffer between existing residential and proposed employment land uses.
104	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 accordance with the Inspector's recommendation 6.10/2.
105	Policy E4 - New employment land allocations - Hereford - west of Beech Business Park	On Inset Map HER1, extend the settlement boundary of Hereford to incorporate land west of Beech Business Park and designate the area as safeguarded employment land (policy E5). See Map PM04.	In accordance with the Inspector's recommendation 6.15/1 and to ensure an appropriate use for the site.
106	Policy E4/E5 and paragraph 6.4.36 - Alternative sites - Madley Airfield	See recommendation 17.23/1 and Map PM30.	In accordance with the Inspector's recommendation 6.35/1.
107	Paragraphs 6.4.30 to 6.4.32 - Employment land availability	Delete paragraphs 6.4.30 to 6.4.32 and the heading 'Employment land availability'	In order to remove out of date information.
108	Paragraph 6.4.36 - Safeguarding employment land and buildings	Delete the words '(this does not relate to expansion of existing businesses on these estates which will be considered under policy E6).'	In accordance with the Inspector's recommendation 6.49/1 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.'	
109	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 Inset Maps HER1 and HER2. See Map PM05.	In accordance with the Inspector's recommendations 6.43/1 and 6.41/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
110	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 Inset Map HER2. See Map PM06.	In accordance with the Inspector's recommendation 6.44/1.
111	Policy E15 and paragraphs 6.5.18 to 6.5.20 - Protection of greenfield land	In the second sentence of paragraph 6.5.18 delete 'PPG7, now' and replace with 'PPS7'.	Factual update.
112	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.'	In accordance with the Inspector's recommendation 6.58/1.
113	New policy and paragraph - Military developments	Add the following to the end of Chapter 6 - Employment: 'Military Developments 6.5.25 The Stirling 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 it 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. 6.5.26 Nothing in this policy is intended to support the development of the site for non-military purposes. E17 Military development The Stirling 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.'	In accordance with the Inspector's recommendation 9.4/3.
114	New policy and paragraph - Military development	Show the Stirling Lines site on Inset Map 12 with the notation 'Military Purposes (E17)'. See Map PM20.	In accordance with the Inspector's recommendation 9.4/4.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
115	Paragraphs 7.1.2 and 7.1.7 - Introduction	<p>Delete paragraph 7.1.2 and replace with:</p> <p>'The Plan reflects the objectives of national planning policy with respect to town centres (PPS6). It also takes forward the relevant provisions of the Regional Spatial Strategy. This seeks to focus major retail, cultural, tourist, social and community, and leisure and office development within the region's network of town and city centres, including Hereford. Hereford is further identified as one of five sub-regional foci for development in the West Midlands. The Strategy also recognises the importance of the region's market towns and villages in acting as important service centres in their catchments. At the local level the Plan's approach is reflected in the Herefordshire Partnership's Economic Development Strategy, which supports enhancements to Hereford city centre such as the Edgar Street Grid proposals, discussed below.'</p> <p>Amend paragraph 7.1.7 to read: 'The benefits of a well managed town centre are now well established. PPS6 supports town centre management and the creation of partnerships to develop, improve and maintain town centres. The policies and proposals of the Plan...'</p> <p>Replace references to PPG6 by 'PPS6' throughout the Plan.</p>	Factual update to reflect the publication of PPS6, the Regional Spatial Strategy and revisions to the Economic Development Strategy.
116	Paragraph 7.1.6 - Introduction	<p>Amend the first sentence of paragraph 7.1.6 to read: 'Where large scale retail uses are proposed in edge of centre or out of centre locations, the need for the development ...'.</p> <p>Add at end of paragraph 7.1.6: 'The scope to encourage investment to regenerate deprived areas will also be considered.'</p>	In accordance with the Inspector's recommendation 3.20/1.
117	Paragraph 7.3.2 - Retail hierarchy.	Add 'Barons Cross Road' to the list of local shopping centres in paragraph 7.3.2.	In accordance with the Inspector's recommendation 3.20/2.
118	Paragraph 7.3.2 - Retail hierarchy.	<p>Add 'Belmont' to the list of neighbourhood shopping centres in paragraph 7.3.2.</p> <p>On Inset Map HER1 define the centre as comprising the Tesco store and the area of the community buildings on the opposite side of Belmont Road. See Map PM07.</p>	In accordance with the Inspector's recommendation 3.20/3.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
119	Policies TCR3, TCR4 and TCR6 and paragraphs 7.4.7, 7.4.8 and 7.4.10 - Non-retail uses in shopping frontages	<p>Amend the third sentence of paragraph 7.4.7 to read: '...together with restaurants and cafes (Class A3), drinking establishments (Class A4) and hot food takeaways (Class A5).'</p> <p>Amend paragraphs 7.4.8, 7.4.10 and title of policy TCR6 to replace 'A2 and A3' by 'A2-A5'.</p> <p>Amend the third sentence of policy TCR3 and the second sentence of policy TCR4 to read: 'Proposals for uses within Classes A2-A5 in ground floor premises...'</p> <p>Amend policy TCR3 criterion 5 and policy TCR4 criterion 3 to replace 'Class A3' by 'Classes A3-A5'.</p>	Factual update to reflect changes to the Use Classes Order in April 2005.
120	Paragraph 7.4.14 - Amusement centres	Delete first three sentences of paragraph 7.4.14.	Factual update. The three sentences concerned refer to guidance contained in PPG6 which has been superseded by the publication of PPS6.
121	Paragraph 7.5.1 - Large scale retail and leisure development outside central shopping and commercial areas	Amend paragraph 7.5.1 to read: 'Some retail operations may not be readily accommodated within the heart of Hereford...'	In accordance with the Inspector's recommendation 7.23/1.
122	Policy TCR9 and paragraph 7.5.2 - Large scale retail and leisure development outside central shopping and commercial areas	Amend criterion 1 of policy TCR9 to read: 'it can be demonstrated that there is a need for the development...'	In accordance with the Inspector's recommendation 7.13/1.
123	Policy TCR15 - Hot food take-away outlets	Amend reference in policy TCR15 to 'Class A3' to 'Class A5'.	Factual update to reflect changes to the Use Classes Order in April 2005.
124	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.'	In accordance with the Inspector's recommendation 7.21/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
125	Policy TCR19/TCR19R, paragraphs 7.7.8 to 7.7.12 and paragraphs 7.7.17R to 7.7.21R, Hereford Livestock Market - relocation	Add to the end of criterion 5 of policy TCR19R: 'or ground water'.	In accordance with the Inspector's recommendation 7.21/2.
126	Paragraphs 7.7.24R, 7.7.39R, 7.7.46R, 7.7.49R and 7.7.55R - Hereford	Add additional sentence to end of paragraphs 7.7.24R, 7.7.39R, 7.7.46R, 7.7.49R and 7.7.55R: 'Development proposals must provide a flood risk assessment in accordance with policy DR7 and PPG25.'	In accordance with the Inspector's recommendation 7.23/4.
127	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	Delete the words after 'obligations' in the final sentence of paragraph 7.7.32R.	In accordance with the Inspector's recommendation 7.23/3.
128	Policy TCR22R and paragraphs 7.7.40R to 7.7.46R - Hereford United Football Club/Merton Meadow	Add additional sentence to end of paragraph 7.7.44R: 'Given provision for the key cultural and leisure components, office and residential development will also be supported.'	In accordance with the Inspector's recommendation 7.25/1.
129	Policy TCR22R and paragraphs 7.7.40R to 7.7.46R - Hereford United Football Club/Merton Meadow	Substitute 'Class A3 to A5' for 'Class A3' in policy TCR22R criterion 3.	In accordance with the Inspector's recommendation 7.25/2.
130	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;'	In accordance with the Inspector's recommendation 7.25/3.
131	Policy TCR24/TCR24R, paragraphs 7.7.33 to 7.7.34 and paragraphs 7.7.50R to 7.7.51R - Causeway Farm	Delete paragraphs 7.7.50R, 7.7.51R and policy TCR24R from the Plan. Consequential change to remove allocation from Inset Map HER2. See Map PM08.	In accordance with the Inspector's recommendation 7.27/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
132	Paragraphs 8.1.1 to 8.1.3 - Introduction	Amend the seventh sentence of paragraph 8.1.3 to read: 'The LTP covers the period 2006/7-2010/11 and remains consistent with the policies of the UDP.'	In accordance with the Inspector's recommendation 8.1/1. However, a factual update of these paragraphs is necessary to reflect the preparation of LTP2
133	Paragraphs 8.2.1 to 8.2.2 - Aims and objectives	Add after the seventh sentence of paragraph 8.1.3: 'The LTP has developed a hierarchy of transport modes demonstrating commitment to securing a sustainable and integrated transport system which is accessible to all. This hierarchy, in order of highest priority, is set out below: 1. Pedestrians and people with mobility difficulties 2. Cyclists and public transport users 3. Commercial/business users and powered two wheelers 4. Car borne shoppers and coach borne visitors 5. Car borne commuters and visitors'. Delete 'the Revised Deposit Plan' in the final sentence of paragraph 8.1.3 and replace with 'this Plan'.	In accordance with the Inspector's recommendation and in order to update the Plan 8.2/1.
134	Policy T1 and paragraphs 8.4.1 to 8.4.4 - Public transport facilities	Delete 'quality of bus services' from the penultimate sentence of paragraph 8.4.1 and replace with 'level of service for bus users, pedestrians and cyclists'.	In accordance with the Inspector's recommendation 8.3/1.
135	Policy T1 - Public transport facilities and Policy T4 - Rail freight - Withington	Delete 'Withington (Whitestone Estate)' from policy T4. Amend Inset Map 46 accordingly. See Map PM29.	In accordance with the Inspector's recommendation 8.9/1.
136	Policy T3 and paragraphs 8.5.1 to 8.5.2a - Protection and development of the rail network	Delete 'with market forces' from paragraph 8.5.2a and replace with 'as operational requirements indicate that there is likely to be no future rail use on the site,'.	In accordance with the Inspector's recommendation 8.11/1.
137	Policy T6 and paragraphs 8.6.1 to 8.6.5 - Walking	Delete from the fourth sentence of paragraph 8.6.2: ', where sufficient route width is available to provide safe segregation and where minimum standards of layout and signing can be met.'.	In accordance with the Inspector's recommendation 8.18/1.
138	Policy T6 and paragraphs 8.6.1 to 8.6.5 - Walking	Insert 'and improved' between 'new' and 'links' in criterion 1 of policy T6.	In accordance with the Inspector's recommendation 8.18/2.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
139	Paragraph 8.7.2 - Cycling strategy	<p>Delete the bullet points attached to paragraph 8.7.2 and replace with:</p> <ul style="list-style-type: none"> * To develop a high quality route network with priority given to Hereford and the market towns and links to surrounding settlements which generate commuting journeys. * To ensure that route networks achieve high standards of coherence, directness, safety, attractiveness and comfort and design in accordance with 'Cycle Friendly Infrastructure -Guidelines for Planning and Design'. * To carry out where appropriate reviews of schemes in accordance with 'Guidelines for Cycle Audit and Cycle Review'. * To promote the health, financial and environmental benefits of cycling and the need for reduced use of the private car. * To ensure that cycle infrastructure proposals are supported by regular consultation with local cycling organisations. * To continue with Child Cycle Training and to extend the Adult Cycle Training pilot to cover the whole county.' 	Factual update reflecting the latest version of the Local Transport Plan.
140	Policy T7 and paragraphs 8.7.1 to 8.7.4 - Cycling	Amend third sentence of paragraph 8.7.3 to read: '...shared use with walkers, horse-riders and wheelchairs...'	In accordance with the Inspector's recommendation 8.20/1.
141	Policy T7 and paragraphs 8.7.1 to 8.7.4 - Cycling	Delete the first sentence of the final paragraph of policy T7 and replace with: 'Development that would prejudice the provision of any route planned for implementation in the plan period will not be permitted.'	In accordance with the Inspector's recommendation 8.20/2.
142	Policy T7 and paragraphs 8.7.1 to 8.7.4 - Cycling	Delete 'where sufficient route width is available to provide safe segregation and where minimum standards of layout and signing can be met' from the third sentence of paragraph 8.7.3.	In accordance with the Inspector's recommendation 8.20/3.
143	Policy T7 and paragraph 8.7.5 - Cycling	Add 'convenient, safe' before 'secure cycle parking' at the end of the first paragraph within policy T7 and the third line of paragraph 8.7.5.	In accordance with the Inspector's recommendation 8.36/1.
144	Policy T7 and paragraph 8.7.5 - Cycling	Delete 'are set out in Appendix A' and replace with 'will be included in the Council's revised highways design standards' in paragraph 8.7.5.	In accordance with the Inspector's recommendation 8.36/2 updated to reflect an appropriate title of this document.
145	Paragraph 8.8.10 - Safeguarding of road schemes	Amend fourth sentence of paragraph 8.8.10 to refer to 'four schemes' rather than three.	Factual update in line with the Local Transport Plan.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
146	Paragraph 8.8.17 - Pembridge bypass	Delete all but first sentence of paragraph 8.8.17 and add: 'The possibility of a future rural bypass scheme has been highlighted. The LTP now identifies the Herefordshire HGV Study which was undertaken in 2004 to examine the impact of traffic on a wider area encompassing Kington, Eardisley and Eardisland as well as Pembridge. Following the study the LTP proposes a series of measures including a Freight Quality Partnership, traffic management and on-going monitoring within the area, with the longer term options being kept under review. Any such road scheme which is identified as a result will be subject to an appropriate safeguarding policy at the time.'	Factual update.
147	Paragraph 8.8.18 - Leominster Enterprise Park access roads	Delete the first sentence of paragraph 8.8.18 and amend the second sentence to read: 'The new road works are now complete and provide access to the Leominster Enterprise Park to the south. The main...'	Factual update.
148	Policy T10 and paragraph 8.8.16 - Safeguarding of road schemes - Edgar Street / Commercial Road link	Add to end of paragraph 8.8.16: 'Further work will be necessary before a detailed submission can be made.'	In accordance with the Inspector's recommendation 8.24/1.
149	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 to show the permitted route of the Rotherwas Access Road. See Map PM10.	In accordance with the Inspector's recommendation 8.25/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
150	Policy T10 and paragraphs 8.8.11 to 8.8.12 - Safeguarding road schemes - Outer relief road / Rotherwas Access Road	<p>Delete the A49 Ross Road to A465 Abergavenny Road scheme from policy T10.</p> <p>Delete paragraph 8.8.12 and replace with:</p> <p>'Hereford Outer Distributor Road</p> <p>The proposals arising from the Hereford Transport Review include, as part of a combined package, an Outer Distributor Road for Hereford. This is a key component in the package, which will allow Hereford to fulfil its role as a sub-regional centre as set out in the Regional Spatial Strategy. The Review evaluated that in terms of both traffic flow and economics the scheme makes a significant contribution to the overall performance of the transport strategy for the City in the longer term. No part of the scheme is expected to be achievable within the Plan period (up to 2011). However, the Local Transport Plan includes provision for the development of proposals for a new link between the A49 Ross Road and the A465 Abergavenny Road, to form a component of the Outer Distributor Road and to be implemented in the LTP period 2011/12 to 2015/16. In addition, the LTP provides for a review of the overall alignment of the Road and assessment of options for the next stages, including provision of a new river crossing. This review will take place in association with work on the Local Development Framework, enabling opportunities for contributions from future development to be explored and ensuring that it meets the future transport needs of the City.'</p> <p>Amend Inset Map HER1 to delete reference to the A49 Ross Road to A465 Abergavenny Road scheme. See Map PM11.</p>	In accordance with the Inspector's recommendation 8.25/2.
151	Policy T10 and paragraph 8.8.15 - Safeguarding of road schemes - A4103 Roman Road (eastern section)	Amend paragraph 8.8.15, second sentence to read: 'Given the proposal in this Plan to develop land for housing purposes with access onto Roman Road, further road improvements...'	In accordance with the Inspector's recommendation 8.26/1.
152	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.	In accordance with the Inspector's recommendation 8.27/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
153	Policy T10 and paragraphs 8.8.13 to 8.8.14 - Safeguarding road schemes - A4103 Roman Road (Tillington Road - Stretton Sugwas	Delete the last sentence of paragraph 8.8.14 and replace with: 'Consideration will be given to such an extension being designed and built as soon as possible subject to funding for this scheme becoming available.'	In accordance with the Inspector's recommendation 8.27/2.
154	Paragraph 8.9.3 - Parking provision	Amend first sentence of paragraph 8.9.3 to read: 'Following the Countywide Car Parking Strategy, the LTP sets out...'	Factual update to reflect information within the Local Transport Plan.
155	Policy T11 and paragraph 8.9.1 - 8.9.4 - Parking provision	Delete the word 'generally' from second sentence of policy T11.	In accordance with the Inspector's recommendation 8.36/3.
156	Paragraph 8.9.7 - Existing parking areas	Replace reference to 'the Park and Ride and Parking Study' with 'Countywide Car Parking Strategy' within first sentence of paragraph 8.9.7.	Factual update to reflect information within the Local Transport Plan.
157	Paragraph 8.9.13 - School travel	Delete first and second sentences of paragraph 8.9.13 and replace with: 'The Council commenced a programme of developing safer routes to school which has now been combined with the Schools 20mph Zone programme.'	Factual update to reflect proposals within the Local Transport Plan.
158	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'.	In accordance with the Inspector's recommendation 9.2/1.
159	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.	In accordance with the Inspector's recommendation 9.2/2.
160	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...'	In accordance with the Inspector's recommendation 9.3/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
161	Policy LA2 and paragraphs 9.4.8 to 9.4.16 - Landscape character and areas least resilient to change	<p>Delete the second sentence of second paragraph in policy LA2.</p> <p>Delete reference to areas or landscape least resilient to change in paragraph 9.4.10 by deleting the fourth and fifth sentences, deleting the Revised Deposit changes to the paragraph and then adding the following:</p> <p>'The intention is not to prevent necessary development, but to ensure that development respects landscape character. This will be achieved either by resisting inappropriate new development that would cause unacceptable adverse change to landscape character, or by accommodating it only if it can be demonstrated that landscape character can be protected adequately or that the proposed development can satisfactorily mitigate the impacts or compensate for them.'</p> <p>Delete reference to areas or landscape least resilient elsewhere in the Plan, as appropriate.</p> <p>Delete the related notation on the Proposals Map.</p>	In accordance with the Inspector's recommendation 9.4/1.
162	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, i.e. 'will not be permitted'.	In accordance with the Inspector's recommendation 9.4/2.
163	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.	In accordance with the Inspector's recommendation 9.4/5.
164	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.	In accordance with the Inspector's recommendation 9.18/1.
165	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.	In accordance with the Inspector's recommendation 9.18/2.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
166	Policy LA5 and paragraphs 9.4.21 to 9.4.22 - Protection of trees, woodlands and hedgerows	Amend the final bullet point in paragraph 9.4.22 to read: 'encourage the restoration of Ancient Woodlands sites where plantations have occurred (Plantation on Ancient Woodland Site (PAWS)).'	In accordance with the Inspector's recommendation 9.18/3 except for correcting the paragraph number to apply the modification.
167	Policy NC1 and paragraphs 9.5.6 to 9.5.8 - Biodiversity and development	Amend first sentence of paragraph 9.5.6 in accordance with Proposed Change No. 13, by substituting 'protection' for 'attention'.	In accordance with the Inspector's recommendation 9.21/1.
168	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.'	In accordance with the Inspector's recommendation 9.21/2.
169	Paragraphs 9.5.9 and 9.5.10 - Sites of international importance	Delete the word 'candidate' from the seventh sentence of paragraph 9.5.9 and delete the final two sentences. Delete the word 'candidate' from the first line of paragraph 9.5.10.	Factual update. The four candidate SACs have now been given full status.
170	Policy NC4 and paragraphs 9.5.15 to 9.5.18 - Sites of local importance	Amend 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.'	In accordance with the Inspector's recommendation 9.24/1.
171	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, 'and alteration' after 'designation'.	In accordance with the Inspector's recommendation 9.30/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
172	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. Add Malvern Wells conservation area to the proposals map. See Map PM32.	In accordance with the Inspector's recommendation 9.30/2.
173	Policy HBA6 and paragraph 9.6.22 to 9.6.23 - New development within conservation areas	Amend 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.'	In accordance with the Inspector's recommendation 9.31/1.
174	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. See Map PM25.	In accordance with the Inspector's recommendation 9.44/1.
175	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Brookside	Amend Inset Map 11 to show the boundary of the HBA9 land at Brookside running along the brook. See Map PM19.	In accordance with the Inspector's recommendation 9.55/1.
176	Policy HBA9 - Protection of open areas and green spaces - Additional area - Cradley - Land between St Katherine's and Huntingdon	On Inset Map 11 exclude the objection site from the area subject to policy HBA9. See Map PM19.	In accordance with the Inspector's recommendation 9.56/1.
177	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'.	In accordance with the Inspector's recommendation 9.66/1.
178	Paragraph 9.6.41 - Reuse of rural buildings	Delete reference to Objective 5B from the third sentence of paragraph 9.6.41 and amend to read: 'Much of the County has received European funding over recent years and this is set to continue through Objective 2.'	Factual update to delete reference to Objective 5B funding which ceased some time ago.
179	Policy HBA13 - Reuse of rural buildings for residential purposes	Amend policy HBA13 by substituting 'acceptable or practical' for 'acceptable, practical or beneficial' in the second sentence.	In accordance with the Inspector's recommendation 9.67/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
180	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.'	In accordance with the Inspector's recommendation 9.73/1.
181	Paragraph 10.4.2 - Criteria for recreation, sport and tourism development.	Add 'noise,' before 'increased traffic' in the third sentence of paragraph 10.4.2.	In accordance with the Inspector's recommendation 10.51/1.
182	Policy RST1 and paragraphs 10.4.1 to 10.4.6 - Criteria for recreation, sport and tourism development	Delete all words after 'chapter' in the first sentence of paragraph 10.4.6.	In accordance with the Inspector's recommendation 10.1/1
183	Policy RST1 and paragraphs 10.4.1 to 10.4.6 - Criteria for recreation, sport and tourism development	Delete the word 'candidate' from paragraph 10.4.4.	Factual update.
184	Policy RST4 - Safeguarding existing recreational open space - Hereford - Bulmer's Sports Ground	Amend the extent of the land subject to policy RST4 on Inset Map HER1. See Map PM03.	In accordance with the Inspector's recommendation 10.5/1.
185	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...'	In accordance with the Inspector's recommendation 10.33/1.
186	Policy RST13 and paragraph 10.6.4 - Rural and farm tourism development	Delete criterion 3 from policy RST13.	In accordance with the Inspector's recommendation 10.44/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
187	Policy RST14 and paragraphs 10.6.5 to 10.6.7- Static caravans, chalets, camping and touring caravan sites	Amend policy RST14 in accordance with Proposed Change No. 14 by adding an additional criterion to read: 'the site is located outside functional flood plain (zone 3c, policy DR7).'	In accordance with the Inspector's recommendation 10.45/1.
188	Paragraph 11.3.1 - Strategy and general policy.	Amend beginning of paragraph 11.3.1 to read: 'A landbank of permitted reserves of sand and gravel sufficient to meet at least 7 years production...'	In accordance with the Inspector's recommendation 3.24/2.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification																								
189	Paragraphs 11.3.4 and 11.3.5 - Strategy and general policy.	<p>Delete paragraph 11.3.4 and 11.3.5 and replace with:</p> <p>11.3.4 'The WMRAWP apportionment for sand and gravel from the County is that provision should be made to supply 2.83 mt in the period 2001-2011 and for a further 1.41 mt for the period to 2016. The landbank of permitted reserves of sand and gravel at 1st January 2004 was 5,950,000 tonnes, equivalent to a landbank of 21 years. This means that at 2011 the County would have a landbank of 43,969,000 tonnes, equivalent to a 14 years supply. Government guidance is that a landbank equivalent to at least 7 years supply should be maintained. At the end of the Plan period there is expected to be a landbank of permitted reserves of sand and gravel sufficient to accord with Government policy. Mineral planning authorities are required to consider the productive capacity of mineral workings in order to ascertain whether the landbank is capable of ensuring an adequate and regular supply of aggregates. For reasons of confidentiality, only limited information can be made public. It is however possible to state the following:</p> <p>Sand and Gravel: Productive Capacity to 2018 (2011 plus 7 years)</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Reserves at 31/12/03</th> <th>Productive Capacity Identified in Original Application</th> <th>Capacity in Years</th> </tr> </thead> <tbody> <tr> <td>Shobdon</td> <td>Not publicly available</td> <td>140,000</td> <td>Expected to continue beyond 2018</td> </tr> <tr> <td>Lugg Bridge</td> <td>Not publicly available</td> <td>200,000</td> <td>To March 2005 (condition imposes date)</td> </tr> <tr> <td>Wellington</td> <td>Not publicly available</td> <td>170,000</td> <td>Expected to cease before 2011</td> </tr> <tr> <td>Portway</td> <td>2 million tonnes</td> <td>125,000</td> <td>To commence, expected to continue beyond 2011</td> </tr> <tr> <td>Upper Lyde</td> <td>210,000 tonnes</td> <td>40,000</td> <td>To commence</td> </tr> </tbody> </table>	Site	Reserves at 31/12/03	Productive Capacity Identified in Original Application	Capacity in Years	Shobdon	Not publicly available	140,000	Expected to continue beyond 2018	Lugg Bridge	Not publicly available	200,000	To March 2005 (condition imposes date)	Wellington	Not publicly available	170,000	Expected to cease before 2011	Portway	2 million tonnes	125,000	To commence, expected to continue beyond 2011	Upper Lyde	210,000 tonnes	40,000	To commence	In accordance with the Inspector's recommendation 3.24/1.
Site	Reserves at 31/12/03	Productive Capacity Identified in Original Application	Capacity in Years																								
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Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
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Moreton Camp	2,000,000	200,000	To commence, expected to continue beyond 2011
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Total permitted reserves	5,950,000		To 2025
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At the end of the Plan period (2011), Lugg Bridge, Wellington and Upper Lyde are expected to be virtually exhausted. Shobdon, Portway and Moreton Camp are likely to be operational, easily able to supply 283,000 tonnes pa between them and to provide a choice of operators. This provides an adequate productive capacity for the Plan period.

11.3.5 The WMRAWP apportionment for crushed rock from the County is that provision should be made to supply 4.24mt in the period 2001-2011 and a further 2.12mt up to 2016. The landbank of permitted reserves of crushed rock at 2001 was 16,962,000 tonnes, equivalent to a landbank of 40 years. This means that at 2011 the County would have a landbank of 13,990,000 tonnes equivalent to 33 years supply and of 11,870,000 tonnes, equivalent to 28 years supply in 2016. Government guidance is that a landbank equivalent to at least 7 years extraction should be maintained but that a longer period may be necessary for crushed rock. The forecast reserve will satisfy the national requirements. The productive capacity for crushed rock in the County during the Plan period is:

Crushed Rock: Productive Capacity to 2018 (2011 plus 7 years)

Site	Reserves at 31/12/03	Productive capacity identified in original application	Capacity in years
Leinthal Earls	Not publicly available	350,000	Applicants estimate to 2028
Perton	Not publicly available	135,000	Applicants estimate to 2031
Nash Scar	Not publicly available	Not identified	Available subject to assessment of schemes required in

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
		<p>conditions. Unlikely to be commenced for some years and then to extend far beyond Plan period.</p> <p>By the end of the Plan period, reserves are expected to exist in all three sites. In view of these assessments the Plan does not identify further areas for sand and gravel or crushed rock extraction. At current rates of extraction the presently identified reserves are sufficient to supply an adequate landbank over the Plan period (calculated in accordance with current Government policy). Should national or regional policy guidance or the balance of local supply and demand change, this position will be reviewed. In all cases minerals development should be sustainable and environmentally acceptable both during and after extraction, balanced with the economic need for the mineral and the fact that minerals can only be worked where they exist. Although the impact of minerals extraction has the potential to be severe, many of its more damaging effects are temporary and can be mitigated by careful planning and operational management.’.</p>	
190	Paragraph 11.4.13 - Aggregate extraction	At the beginning of the second sentence of paragraph 11.4.13 delete 'In the event that the permitted reserves' and replace with 'In the event of exceptional circumstances, notably where the permitted reserves'.	In accordance with the Inspector's recommendation 11.10/2 to M3.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
191	Policy M3 and paragraphs 11.5.1 to 11.5.7 - Criteria for new aggregate mineral workings	<p>Amend policy M3 and paragraphs 11.5.1 to 11.5.4 to read:</p> <p>11.5.1 The following policy sets out the criteria that will be used to assess planning applications for mineral extraction. In applying the criteria, many considerations will fall to be taken into account. The following will be taken as primary constraints to minerals development:</p> <ul style="list-style-type: none"> * Areas of Outstanding Natural Beauty * Sites and species of international and national importance to nature conservation * Scheduled Ancient Monuments and other sites of national or regional archaeological importance. <p>11.5.2 Planning applications for aggregate extraction affected by any one of the above constraints will not be permitted whilst there is still other lesser constrained material bearing land elsewhere in the County, unless the specialised nature of the mineral constitutes a material consideration sufficient to override the constraints.</p> <p>11.5.3 The following will be taken as secondary constraints:</p> <ul style="list-style-type: none"> * Sites and species of local importance to nature conservation. * Groundwater Source Protection Zones 3 and Zones of Special Interest. * Land within or abutting a Conservation Area. * Archaeological sites of lesser regional or local importance. * Where the site does not have direct access to an 'A' or 'B' class road. * Any adverse visual impact of the development on the landscape character of the area. * Best and Most Versatile Agricultural Land. * Ancient semi-natural woodland. <p>11.5.4 Other than in exceptional circumstances, planning applications for aggregate extraction affected by two or more of these secondary constraints will not be permitted unless any adverse environmental, economic or social effects can be wholly mitigated.</p> <p>M3 Criteria for new aggregate mineral workings</p> <p>Planning applications for aggregate extraction will only be granted in exceptional circumstances, notably where the permitted aggregate reserves in the County prove insufficient to meet the County's sub-regional apportionment. In such cases planning permission for extraction will only be granted where the site is not affected by one or more primary constraints or two or more secondary constraints unless the adverse effects on the secondary constraints can be satisfactorily mitigated, or where the specialised nature of the mineral constitutes a</p>	In accordance with the Inspector's recommendation 11.10/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
		<p>material consideration sufficient to override the constraints, or there is no lesser constrained minerals bearing land elsewhere in the County.</p> <p>Primary Constraints</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. Sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance; <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. Sites and species of local importance to nature conservation; 2. Groundwater Source Protection Zones and Zones of Special Interest; 3. Land within or abutting a Conservation Area; 4. Archaeological constraints of lesser regional or local importance; 5. Where the site does not have direct access to an 'A' or 'B' class road; 6. The development would have an adverse visual impact on the landscape character of the area; 7. Best and Most Versatile Agricultural Land; 8. Ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints process, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <p>People and local communities;</p> <p>Natural and cultural assets;</p> <p>The highway network and other public rights of way;</p> <p>Land Stability;</p> <p>Public open space; and</p> <p>Air, soil and water resources.</p> <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.'</p> <p>Note: no changes are proposed to paragraphs 11.5.5 – 11.5.7.</p>	
192	Policy M5 and paragraph 11.5.11 - Safeguarding mineral reserves	Delete the area of safeguarded mineral working at Lower Bullingham shown on Inset Map HER1. See Map PM12.	In accordance with the Inspector's recommendation 11.11/1.
193	Paragraph 11.5.13 - Reclamation of mineral workings	Delete the following from the final sentence of paragraph 11.5.13: 'In the same way, proposals for the amenity or nature conservation use will' and replace with: 'These proposals will also...'	Factual update to avoid duplication and add clarity to the paragraph.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
194	Paragraphs 12.1.1 to 12.1.17 - Introduction	Delete paragraph 12.1.3 and replace with new paragraph as follows: 'The Government's planning policies for waste are contained within PPS10. The overall objective of Government policy on waste is to protect human health and the environment by producing less waste and by using it as a resource wherever possible. Changes to Waste Management Decision Making Principles in Waste Strategy 2000 were published by DEFRA in July 2005. This requires the management of waste in ways that protect human health and the environment.'	In accordance with the Inspector's recommendation 12.1/1.
195	Paragraphs 12.1.1 to 12.1.17 - Introduction	In the last sentence of paragraph 12.1.7a substitute the date 2030 for 2020.	In accordance with the Inspector's recommendation 12.1/2
196	Paragraph 12.3.1 - Strategy and general policy.	Add to the end of paragraph 12.3.1: 'Following the approval of the partial review of the Regional Spatial Strategy, which will accommodate a Regional Waste Strategy, there will be a need to consider bringing forward a local development document addressing the need for specific sites for waste recycling, treatment and disposal.'	In accordance with the Inspector's recommendation 3.25/1.
197	Paragraph 12.4.1 - New waste management facilities	Delete paragraph 12.4.1 and replace with: 'National planning policy is contained within PPS10: Planning for Sustainable Waste Management. A companion guide published with PPS10 supports its implementation and provides advice to assist planning authorities in the preparation of local development documents and in the consideration of planning applications.'	In accordance with the Inspector's recommendations regarding paragraphs 12.1.1-12.1.17 (recommendation 12.1/1)

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
198	Policy W1 and paragraphs 12.4.1 to 12.4.7 - New waste management facilities	<p>Delete policy W1 and paragraphs 12.4.3 to 12.4.6 and replace with:</p> <p>'12.4.3 The following policy sets out the criteria against which planning applications for the development of waste management facilities will be assessed. In applying the criteria, many considerations will need to be taken into account. The following will be regarded as primary constraints to such development:</p> <ul style="list-style-type: none"> * Areas of Outstanding Natural Beauty * Sites and species of international national importance to nature conservation * Scheduled Ancient Monuments and other sites of national or regional archaeological importance- * Groundwater Source Protection Zones 1 and 2 <p>12.4.4 Planning applications for waste management facilities affected by any one of the aforementioned constraints will not be permitted whilst there is still other lesser-constrained land available for such development, unless the specialised nature of the facility constitutes a material consideration sufficient to override the constraint.</p> <p>12.4.5 The following will be regarded as secondary constraints:</p> <ul style="list-style-type: none"> * Sites and species of local importance to nature conservation * Groundwater Source Protection Zones 3 and Zones of Special Interest * Land within or abutting a Conservation Area * Archaeological sites of lesser regional or local importance * Where the site does not have direct access to an 'A' or 'B' class road * Any adverse visual impact of the development upon the landscape quality of the area * Best and most versatile agricultural land * Ancient semi-natural woodland <p>12.4.6 Other than in the exceptional circumstances set out in policy W1, planning applications for waste management facilities incurring two or more of these secondary constraints will not be permitted unless any adverse environmental, economic or social impacts can be satisfactorily mitigated.</p> <p>W1 New waste management facilities</p> <p>Planning applications for new waste management facilities which do not fall into Class B1 and B2 will only be permitted where the site is not affected by one or more primary constraints or two or more secondary constraints except where:</p>	In accordance with the Inspector's recommendation 12.2/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
		<p>a. in the case of sites affected only by two or more secondary constraints, such constraints can be satisfactorily mitigated; or</p> <p>b. where the specialised nature of the facility constitutes a material consideration sufficient to override the constraints or there is no other lesser constrained land in elsewhere in the County.</p> <p>Primary Constraints</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. Sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance; 4. Ground Water Source Protection Zones 1 and 2. <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. Sites and species of local importance to nature conservation; 2. Ground Water Source Protection Zones 3 or Zones of Special Interest; 3. Land within or abutting a Conservation Area; 4. Archaeological sites of lesser Regional or Local Importance; 5. Where the site does not have direct access to an 'A' or 'B' class road; 6. Any adverse visual impact the development would have upon the landscape character of the area; 7. Best and most versatile agricultural land; 8. Ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <p>People and local communities;</p> <p>Natural and cultural assets;</p> <p>The highway network and other public rights of way;</p> <p>Public open space; and</p> <p>Air, soil and water resources.</p> <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.'</p>	
199	Policy CF2 and paragraphs 13.4.4 to 13.4.7 - Foul drainage	Add the following new paragraph to the end of 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.'	In accordance with the Inspector's recommendation 13.2/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
200	Policy CF3 and paragraphs 13.4.8 to 13.4.12 - Telecommunications	Amend paragraph 13.4.12 to read: '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.'	In accordance with the Inspector's recommendation 13.3/1.
201	Policy CF4 and paragraphs 13.4.13 to 13.4.14 - Renewable energy	Add 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.'	In accordance with the Inspector's recommendation 13.4/1.
202	Policy CF4 and paragraphs 13.4.13 to 13.4.14 - Renewable energy	Amend criterion 2 of policy CF4 to read: '...and any significant adverse effects on the qualities of the area...'	In accordance with the Inspector's recommendation 13.4/2.
203	Proposed new policy - New prison	Insert new paragraph after paragraph 13.1.3: '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".'	In accordance with the Inspector's recommendation 13.10/1.
204	Glossary	Insert new entry to read: 'Previously developed land See 'Brownfield / previously developed land.' Add to the end of the definition of 'Brownfield / previously developed land': 'Reference should also be made to the definition of previously-developed land set out in PPG3 (Annex C) or the successor Planning Policy Statement.'	In accordance with the Inspector's recommendation 5.73/1.
205	Glossary	Add the following 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.'	In accordance with the Inspector's recommendation 9.18/3.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
206	Glossary	Amend title of 'Visual envelope' entry in the Glossary to read: 'Designed visual envelope'.	In accordance with the Inspector's recommendation 15.1/1.
207	Appendix A - Cycle parking standards	Delete the words 'which are set out in Appendix A.' from the end of the first sentence of paragraph 8.7.5.	In accordance with the Inspector's recommendation 16.1/1.
208	Appendix C - Historic parks and gardens	Delete the following from the list of unregistered parks and gardens: Brinsop Vicarage Cheney Court Freens Court	Factual update.
209	Appendix D - Kington to Presteigne railway line Special Wildlife Site	Amend the Proposals Map to show the extent of the Kington to Presteigne railway line Special Wildlife Site which follows the track of the line to extend northward to OS grid reference 334770, 260000. See Map PM31.	In accordance with the Inspector's recommendation 16.3/1.
210	Appendix D - Broomy Hill waterworks - Special Wildlife Site	Delete reference to Broomy Hill waterworks as a special wildlife site in Appendix D of the Plan and on Inset Map HER1. See Map PM13.	In accordance with the Inspector's recommendation 16.3/2.
211	Appendix D - Yazor Brook	Delete the culverted stretch of Yazor Brook from Inset Map HER2. See Map PM14.	In accordance with the Inspector's recommendation 16.3/3.
212	Appendix D - Special Areas of Conservation	Delete the word 'candidate' from the title of the list of Special Areas of Conservation within Appendix D.	Factual update.
213	Proposals Map - Ross on Wye Map C (Inset Map Ross1/2)	Amend the area indicated as land liable to flood to accord with the Environment Agency's latest information. See Map PM16.	In accordance with the Inspector's recommendation 17.12/1.
214	Proposals Map - Almeley Map 1	Amend the Conservation Area to show the extent as delineated on Council's letter of July 8 2004. See Map PM18.	In accordance with the Inspector's recommendation 17.13/1.
215	Proposals Map - Cusop Map 13	Amend the area indicated as land liable to flood to accord with the Environment Agency's latest information. See Map PM21.	In accordance with the Inspector's recommendation 17.15/1.
216	Proposals Map - Eardisland Map 15	Amend the area indicated as land liable to flood to accord with the Environment Agency's latest information. See Map PM22.	In accordance with the Inspector's recommendation 17.16/1.

Mod No.	Policy/Paragraph	Proposed Modification	Reasons for the Modification
217	Proposals Map - Ewyas Harold Map 17	Amend the area indicating land liable to flood to accord with the blue hatched area shown in Inquiry Document EH 1. See Map PM23. Amend the key to read 'Land liable to Flood - Preliminary (DR7)'. 	In accordance with the Inspector's recommendation 17.18/1.
218	Proposals Map - Madley Airfield Map 50	Amend the safeguarded employment land designation to include the whole of the access bay. See Map PM30.	In accordance with the Inspector's recommendations 17.23/1 and 6.35/1.
219		Make any other minor corrections to outdated references, the numbering of various sections within the Plan or where other changes are proposed and a consequential modification is necessary to reconcile the Plan and ensure consistency.	To include factual updates, to reconcile incorrect references and to take account of the addition or deletion of policies and paragraphs throughout the Plan.