
Annual Monitoring Report 2011-2013



Shaping our Place

April 2014

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Section 1: INTRODUCTION

Legislative Requirement for Production of Annual Monitoring Reports

- 1.1 From 2005 there has been a requirement for local authorities to produce an AMR each year, based on a period running from 1st April to 31st March.
- 1.2 AMRs are required to assess:
 - (a) the implementation of the Local Development Scheme (LDS); and
 - (b) the extent to which policies in the Local Development Documents are being achieved.

Herefordshire AMR 2013 Content and Format

- 1.3 This AMR is concerned with the assessment of the Council planning policies. This AMR is a hybrid document in that in some areas it provides an assessment of outcomes against adopted policies of the Herefordshire Unitary Development Plan (UDP), whilst in other areas (particularly where UDP policies are considered to be out of date) progress towards emerging Herefordshire Local Plan-Core Strategy policy targets are used to measure progress.
- 1.4 A revision to the LDS was published in January.

Limitations of the Annual Monitoring Report

- 1.5 Throughout this report updates have been given on deficiencies in the monitoring information. Where such gaps in data are identified, the AMR continues to set out steps that could be taken to improve future data collection. As the evidence base being established for the Local Plan- Core Strategy continues to be developed it will provide useful and accurate data to measure policies and therefore, deficiencies in information and data are likely to reduce. Tables with planning permissions granted between 1st April 2011 and 31st March 2013 in respect of hotel, leisure, renewable energy and poly tunnel approvals can be found in Appendix 5.

Section 2: LOCAL DEVELOPMENT FRAMEWORK PREPARATION

Monitoring the Local Development Scheme

Introduction

- 2.1 This section reports on progress in achieving the timetable and milestones set out in the Council's Local Development Scheme (LDS) operative from June 2010.
- 2.2 Each proposed Local Development Document identified in the LDS is listed below, with a brief review of progress in meeting the milestones and timetable in the reporting period, 2012/2013. The LDS has been updated in January 2014 and progress against this document will be reported upon in the 2014 AMR.

Core Strategy

- 2.3 Work on the Core Strategy began in September 2006. Early consultation on issues to be addressed was undertaken in June 2007, with a more formal consultation on this aspect in September 2007. The publication of a Developing Options Paper was undertaken in the summer of 2008 and the "Place Shaping Paper" was subject to an extensive consultation in January, February and March 2010. Later in 2010 a series of preferred option consultations were undertaken.
- 2.4 However, the target of publishing the Core Strategy in February 2011 as set out in the June 2010 LDS was not achieved primarily as a result of legislative changes to the planning system and the need to further update key elements of evidence. Revisions to the draft proposals emerging through the Core Strategy resulted in a revised preferred options consultation being undertaken in 2011 and a Draft Local Plan - Core Strategy was published for consultation in March 2013.
- 2.5 Adoption of the Local Plan – Core Strategy is now anticipated for the end of 2014/ beginning of 2015.

Hereford Area Plan

- 2.6 This document was added to the LDS in 2008. Work on evidence gathering for this document began in May 2008. Along with the Core Strategy and the Market Towns and Rural Areas Plan it featured in the "Place Shaping Paper" consultation of January, February and March 2010 and as part of subsequent preferred option consultations. As a result of delays with the Core Strategy progress on the Hereford Area Plan has not been as anticipated in the LDS. A revised timetable will be set out in the AMR (2014).

Market Towns and Rural Areas Plan

- 2.7 This document was added to the LDS in January 2009 and, like the Hereford Area Plan, featured as part of the Place Shaping Paper consultation. However, with the introduction of Neighbourhood Development Plans the need for the preparation of a detailed plan for the market towns and rural areas has been reassessed and the preparation of this plan does not feature in the latest version of the LDS (2014).

Minerals and Waste Development Plan Document

2.8 The 2010 LDS includes a new proposed Local Development Document, a Minerals and Waste DPD, which was planned for 2013/2014. Progress on that will feature in subsequent AMRs. As a result of delays with the Core Strategy progress on the Minerals and Waste DPD Plan has not been as anticipated in the LDS. The latest LDS sets out a timetable for producing a Natural Resources DPD, incorporating Minerals and Waste. Progress on the progress of this document will be reported in future AMRs.

Summary of progress

2.9 Figure 1 below summarises the achievement against the timetable in the Local Development Scheme of June 2010.

Figure1: Local Development Scheme 2010 Achievements

Key: ☺ = LDS timetable statutory target achieved ☹ = LDS timetable statutory target missed ☺ = LDS timetable target achievement uncertain	
Document	2012/2013
Core Strategy	☹
Hereford Area Plan DPD	☹
Market Towns and Rural Areas DPD	No longer features in the LDS.
Minerals and Waste DPD	☹

Section 3: HOUSING

- 3.1 This report monitors housing targets against the objectives, targets, policies and proposals contained within the emerging Draft Local Plan – Core Strategy. Previous monitoring reports were assessed against the Herefordshire Unitary Development Plan (UDP) and the West Midlands Regional Spatial Strategy (RSS). In May last year the West Midlands RSS was revoked while the housing supply policies of the UDP (which remains the development plan) were intended to cover the period up to 2011. In order to develop a monitoring framework post 2011, this report will assess the up to date monitoring targets which take account the emerging Core Strategy, and changes to government legislation which impact the way monitoring is undertaken and targets derived.

Draft Core Strategy Objective: Social Progress 1

To meet the housing needs of all sections of the community (especially those in need of affordable housing), by providing a range of quality, energy efficient homes in the right place at the right time.

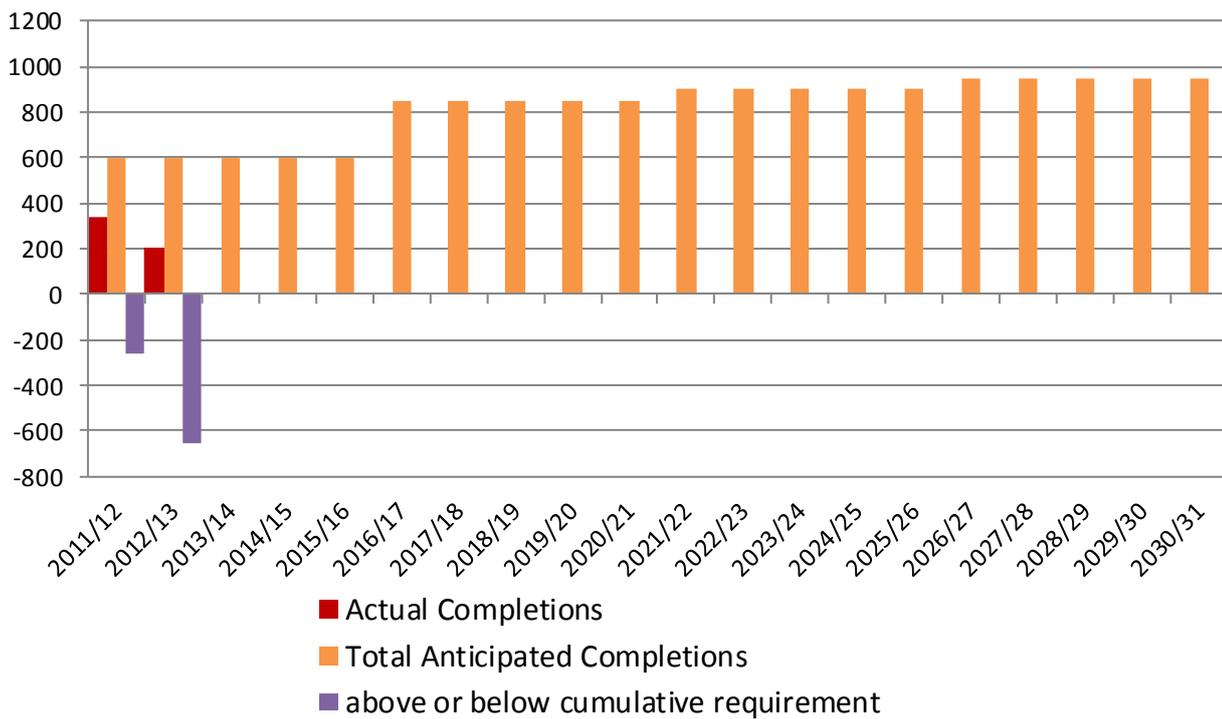
3.2 Housing Delivery

Draft Core Strategy monitoring indicators

To meet the LDF requirement of 16,500 dwellings to be provided within the period 2011-2031.
Net additional dwellings since the start of the Core Strategy period (2011)
Net additional dwellings for the current year

- 3.2.1 Core Strategy Housing policies
SS2 - Delivering new homes
SS3 - Releasing land for residential development
H1 - Affordable housing – thresholds and targets
H2 - Rural exception sites
H3 - Ensuring an appropriate range and mix of housing
H4 - Travellers sites
HD1 – Development in Hereford
BY1 – Development in Bromyard
KG1 – Development in Kington
LB1 - Development in Ledbury
LO1 – Development in Leominster
RW1 – Development in Ross-on-Wye
RA1 – Rural housing Strategy
- 3.2.2 Figure 2 shows the housing trajectory as at the beginning of April 2011. The graph is based upon the indicative housing trajectory set out in the Draft Herefordshire Local Plan – Core Strategy. For the past two years, the rate of housing completions has declined against identified targets. In this reporting period, 202 dwellings net (223 gross) were completed in Herefordshire compared to 341 (net) the previous year (2011-12). This year's completion total is below the anticipated completion target of 600 net dwellings per annum.

Figure 2: Housing Trajectory 2011-2031



Source: Herefordshire Council Housing Land Monitoring 2013)

3.2.3 The Strategic Housing Land Availability Assessment will be reviewed on a regular basis in order to support the forecasted level of growth in the County to identify suitable housing opportunities.

3.3 Use of previously developed land

Draft Core Strategy – Local Plan Target

To monitor:

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

3.3.1 Although the UDP set a target of 68% for the re-use of brownfield land between 2001 and 2011, there is no longer a national target. The National Planning Policy Framework (NPPF) encourages the reuse of brownfield land and enables Council’s to set their own targets. Herefordshire Council have not set a target for the monitoring year, however the re-use of brownfield land for housing developments will continue to be monitored.

3.3.2 Draft Core Strategy Policies

- SS2 - Delivering new homes
- SS3 - Releasing land for residential development
- H1 - Affordable housing – thresholds and targets
- H2 - Rural exception sites
- H3 - Ensuring an appropriate range and mix of housing

- H4 - Travellers sites
- HD1 – Development in Hereford
- BY1 – Development in Bromyard
- KG1 – Development in Kington
- LB1 - Development in Ledbury
- LO1 – Development in Leominster
- RW1 – Development in Ross-on-Wye
- RA1 – Rural housing Strategy
- RA4 – Agricultural, forestry and rural enterprise dwellings
- RA5 – Re-use of rural buildings

3.3.3 Figure 3 provides a breakdown of the past two year’s housing completions, indicating those built on previously developed and greenfield land. It shows that the proportion of dwellings built for this year on previously developed land has decreased to 33% compared to 48% in the previous year. Development on greenfield land has increased to 67%. This is at least partially due to changes in the categorisation of land which falls within the curtilage of a residential garden now being classified as greenfield development (garden land), rather than brownfield.

Figure 3: Housing Completions 2011/12 and 2012/13

	Actual completions 2011/12 (net)	Proportion of Total 2011/12	Actual completions 2012/13 (net)	Proportion of Total 2012/13
Former Residential	37	11%	34	17%
Former Employment	8	2%	6	3%
Other Brownfield	120	35%	27	13%
Total Brownfield	165	48%	67	33%
Greenfield (garden land)	12	4%	14	7%
Greenfield	164	48%	120	60%
Total Greenfield	176	52%	134	67%
Total Completions	341	100%	202	100%

(Source: Herefordshire Council Housing Land monitoring 2013)

- 3.3.4 In this monitoring year, completions on brownfield sites have dropped down to 33% compared to 48% in the previous year. The Draft Core Strategy Policy SS2 states that priority will be given to the use of previously developed land in sustainable locations
- 3.3.5 As at April 2013, in addition to the 202 net completions, there were 2297 commitments (net with a -5% lapsed rate applied), 1316 of which are on previously developed land (57%), (minus potential losses and -5% lapsed rate being applied.) In addition to these commitments, there are 644 UDP allocations without planning permission.

3.4 Housing completions by tenure type and location

Draft Core Strategy – Local plan Target

To monitor:

Housing completions by tenure type and location – assessed in relation to 5 year tranches in order to ensure that there remains a flexible supply of available and deliverable land for housing across the county

3.4.1 Core Strategy Policies

SS2 - Delivering new homes

SS3 - Releasing land for residential development

H1 - Affordable housing – thresholds and targets

H2 - Rural exception sites

H3 - Ensuring an appropriate range and mix of housing

H4 - Travellers sites

HD1 – Development in Hereford

BY1 – Development in Bromyard

KG1 – Development in Kington

LB1- Development in Ledbury

LO1 – Development in Leominster

RW1 – Development in Ross-on-Wye

RA1 – Rural housing Strategy

RA4 – Agricultural, forestry and rural enterprise dwellings

3.4.2 The Draft Core Strategy no longer sets policies which require a density across the County, with only strategic sites being given an approximate density target. Figure 4 sets out the density of completions for development in Herefordshire over last three years. It can be seen that the percentage of dwellings built below 30 dwellings per hectare, at 64.5% is an increase on the previous year (62%). The density is calculated only on completed sites and where the site area of the application is known.

Figure 4: Density of Completions

	2010-11		2011-12		2012-13	
	Number	Proportion of Total	Number	Proportion of Total	Number (Gross)	Proportion of Total
Less than 30 dwellings /ha	288	53%	227	62%	100	64.5%
30-50 dwellings /ha	89	16%	35	10%	42	27%
Over 50 dwellings /ha	170	31%	103	28%	13	8.5%
Total	547	100%	365	100%	155	100%

(Source: Herefordshire Council Housing Land Monitoring 2013)

3.4.3 Figure 6 shows that in 2012/13 some 36% of new dwellings were completed in Hereford City, with 24% in the market towns and 40% in the rural areas.

Figure 5: Housing Completions by Area 2011-12

Location	Completions 2011-12 (gross)	Losses (on completed sites)	Completions (Net)	Percentage of total
Hereford City	158	4	154	45%
Leominster	52	2	50	15%
Ross-on-Wye	30	1	29	8.5%
Ledbury	9	1	8	2.2%
Bromyard	1	0	1	0.3%
Kington	5	0	5	1%
Market Towns Total	97	4	93	27%
Rural Areas	110	16	94	28%
COUNTY TOTAL	365	24	341	100%

(Source: Herefordshire Council Housing Land monitoring 2012)

Figure 6: Housing Completions by Area 2012-13

Location	Completions 2012-13 (gross)	Losses (on completed sites)	Completions (Net)	Percentage of total
Hereford City	80	8	72	36%
Leominster	16	1	15	7.4%
Ross-on-Wye	25	0	25	12.3%
Ledbury	10	1	9	4.3%
Bromyard	0	0	0	0
Kington	0	0	0	0
Market Towns Total	51	2	49	24%
Rural Areas	92	11	81	40%
COUNTY TOTAL	223	21	202	100%

(Source: Herefordshire Council Housing Land monitoring 2013)

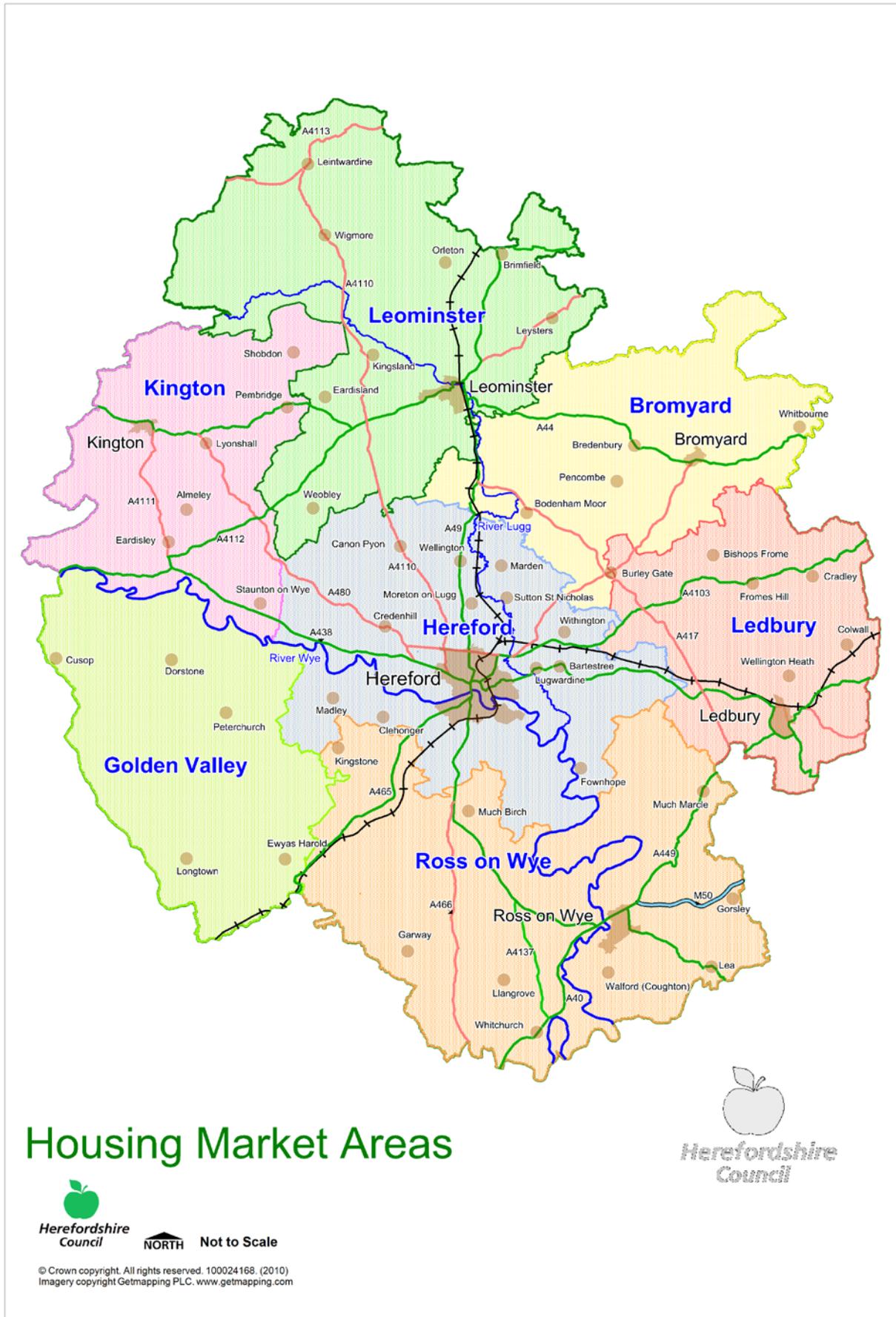
3.4.4 Housing market areas are used as a policy tool in the emerging Core Strategy. Figure 7 sets out the 7 Housing Market Area completions. These are areas identified as local housing markets within Herefordshire through an analysis of key indicators such as tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns. The Housing Market Areas are illustrated in Figure 8.

Figure 7: Housing Market Area Completions 2012-13

Housing Market Area	Completions 2012-13 (gross)	Losses (on completed sites)	Completions (Net)	Percentage of total
Hereford	103	9	94	46.5%
Leominster	26	3	23	11%
Ross-on-Wye	52	4	48	24%
Ledbury	34	2	32	16%
Bromyard	1	1	0	0%
Kington	6	1	5	2.5%
Golden Valley	1	1	0	0%
County Total	223	21	202	100%

(Source: Herefordshire Council Housing Land monitoring 2013)

Figure 8: Housing Market Areas



3.5 Affordable Housing Provision

Core Strategy – Local Plan indicators

To monitor:

Affordable housing completions split by social and intermediate occupancy

The number of affordable housing completions during the reporting period;

3.5.1 Draft Core Strategy Policies

SS2 - Delivering new homes

SS3 - Releasing land for residential development

H1 - Affordable housing – thresholds and targets

H2 - Rural exception sites

H3 - Ensuring an appropriate range and mix of housing

H4 - Travellers sites

3.5.2 Figure 9 sets out the 2011/12 and 2012/13 affordable housing completions broken down into social rented, intermediate housing and affordable rent, the 32 completions for the year represents a reduction over the previous year (52). Although the number of affordable housing completions is down on previous years, this downward trend is also reflected in the fall of market dwelling completions. The provision of affordable housing in both urban and rural areas of Herefordshire is an issue of concern and will be subject to continued monitoring.

Figure 9: Affordable Housing delivered 2011/12 and 2012/13

2011/12

Tenure	Existing Housing	New-build
Social Rent	19	36
Intermediate Housing	11	16
Affordable Rent	8	0
Total	38	52

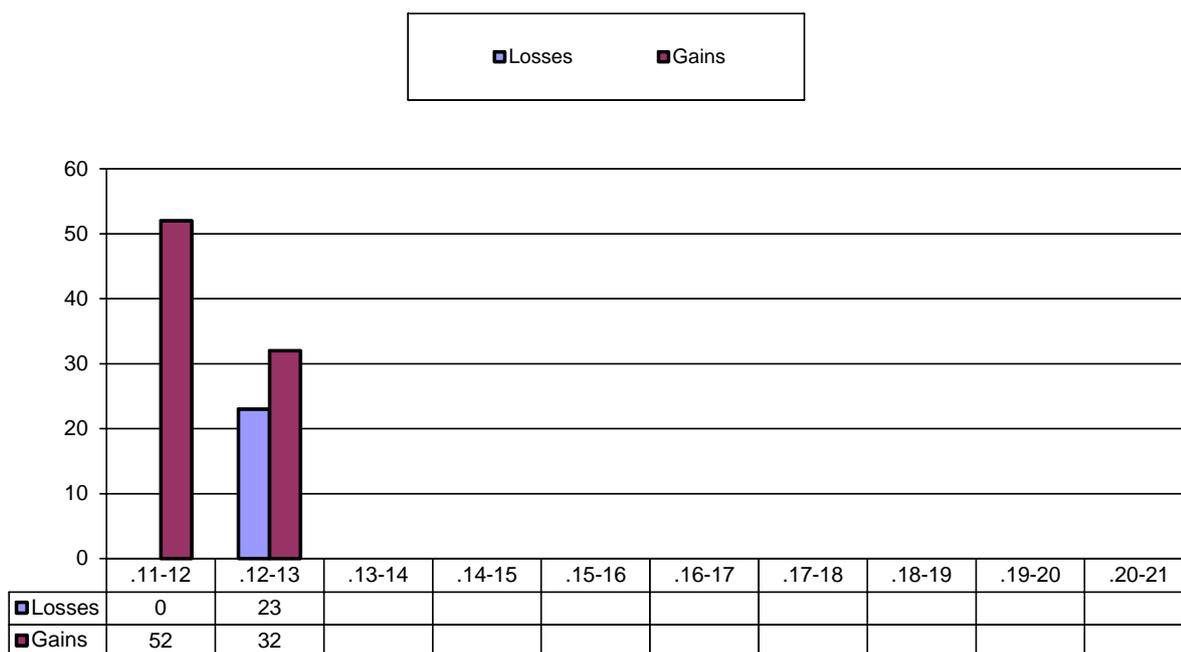
2012/13

Tenure	Existing Housing	New-build
Social Rent	10	20
Intermediate Housing	16	9
Affordable Rent	2	3
Total	28	32

(Source: Herefordshire Council – Homes and Communities

3.5.3 The national 'Right to Buy' policy, which has allowed public sector tenants whom are eligible, to purchase their home, has had an effect on affordable housing numbers since it was introduced in the 1980's. In addition, the 'Right to Acquire', introduced in 1997 has allowed housing association tenants to have a similar right against a set of criteria although in Herefordshire these are minimal. Figure 10 below shows the affordable homes losses and gains over the past two years losses being from Right to Buy and Right to Acquire schemes...

Figure 10: Affordable Homes – Losses and Gains 2011-2013¹



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

3.6 Gypsy and Traveller Sites

Core Strategy – Local Plan Target

Assess the traveller site provision against the needs identified in the Herefordshire's Gypsy and Traveller Accommodation Assessment (Draft) 2013-17

3.6.1 Draft Core Strategy Policies

- SS2 - Delivering new homes
- SS3 - Releasing land for residential development
- H2 - Rural exception sites
- H3 - Ensuring an appropriate range and mix of housing
- H4 - Travellers sites

3.6.2 The Provision of new Gypsy and Traveller sites is recognised in policy H4 of the Core Strategy – Local Plan which will provide for the needs of travellers through the preparation of a DPD which will allocate sites. Historically, this authority has not monitored Gypsy and Traveller site completions and the UDP does not set any targets for the provision of Gypsy and Traveller sites. However, due to the requirement by Central Government to produce a Gypsy and Traveller Accommodation Assessment (GTAA) and the need for the Local Plan – Core Strategy to set targets for site provision, AMRs now monitor site provision. A GTAA has been completed for Herefordshire in draft form. The findings of the GTAA have been taken forward in setting targets for the emerging Local Plan – Core Strategy. Future monitoring

¹ Only additional new build are counted as gains (fig 10)

reports will assess the delivery of pitches against targets set by the Core Strategy when adopted.

3.6.3 Figure 11 shows that for 2012/13 reporting year, a total of 5 Gypsy or Traveller pitches were delivered and 6 were delivered the previous year.

Figure 11 – Number of pitches delivered in 2011/12 and 2012/13

Location	No. of pitches (2011/12)	Number of Pitches (2012/13)
Lower Eggeton	2	
Ocle Pychard		2
Bosbury	1	2
Bromyard		1
Much Marcle	1	
Wigmore	2	
Total	6	5

3.6.4 Further to enabling the delivery of new pitches, Herefordshire Council own a series of pitches within the County, as identified in Figure 12. These sites were used in calculating the need identified in the GTAA.

Figure 12 – Council owned pitches

Site	Pitches
Romany Close, Grafton	9
Watery Lane	11
Tinkers Corner, Bosbury	7
Openfield, Bromyard	2
Croft Lane, Luston	10
Pembridge, Turnpike	6
Total	45

Section 4: EMPLOYMENT

- 4.1.1 As with the housing section this employment section monitors targets against the emerging Local Plan - Core Strategy (see paragraph 1.1). Not all the information has been collected in respect of all draft monitoring indicators, future years monitoring will look to report on these areas.

Draft Core Strategy Objective: Economic Prosperity 6

- 4.1.2 To provide more local, better paid job opportunities to limit out-commuting and strengthen the economy by attracting higher value-added, knowledge based industries and cutting-edge environmental technologies to new/existing employment land and enabling existing businesses to grow and diversify, facilitated by the universal provision of a high bandwidth broadband service

4.2 Employment Land delivery

Draft Core Strategy monitoring indicators

The amount of employment land commitments, completions and reallocations.

The amount of vacant land and premises for employment use in the county.

The amount of new employment development occurring in rural areas.

New business registration rates.

4.2.1 Emerging Core Strategy Policies relating to Economic Prosperity 6

SS5 - Employment provision

E1 - Employment provision

E2 - Redevelopment of employment land

E3 - Home working

HD7 - Hereford Employment Provision

The amount of land developed for employment by type

- 4.2.2 Figure 13 shows the amount of land developed for employment use in the monitoring period, and also provides a breakdown by use class type. The total area of employment land completions in Herefordshire in this reporting period is 3835 sqm on sites covering a total of 2.30 hectares.

Figure 13: Employment Completions 2012/13 by Type/sqm and Location

LOCATION	B1	B2	B8	MIXED USE SITES	TOTAL	TOTAL SITE AREA (ha)
Hereford City	2847			227	3074	2.04
Leominster						
Ross-on-Wye						
Ledbury						
Bromyard						
Kington						
Market Towns total						
Rural Areas			*	761	761	0.26
County total	2847			988	3835	2.30

(Source – Employment Land Monitoring 2012/13)

*Proposed change of use from agricultural to processing, storing and despatching of firewood, no building being erected therefore no extra floorspace for B8 use recorded.

Figure 14: Employment losses 2012/13 by type/sqm and Location

LOCATION	B1	B2	B8	MIXED USE SITES	TOTAL	TOTAL SITE AREA (ha)
Hereford City		180			180	0.4
Leominster						
Ross-on-Wye	418				418	0.05
Ledbury						
Bromyard						
kington						
Market Towns total						
Rural Areas						
County total	418	180			598	0.45

(Source – Employment Land Monitoring 2012/13)

4.2.3 Figure 14 identifies the use class losses and the location. These losses are calculated once the site has been completed and can be as a result of a change of use approval.

4.2.4 The methodology used to measure employment land development continues from previous monitoring period by analysing the square metres of new development rather than previous monitoring periods where employment figures were calculated by totalling the site area's (measured in hectares) for each development.

Figure 15: Employment Commitments 2012/13 by type/sqm and Location

LOCATION	B1	B2	B8	MIXED USE SITES	TOTAL	TOTAL SITE AREA (ha)
Hereford City	702	7278		5073	13053	5.13
Leominster	*	1200			1200	0.29
Ross-on-Wye	2053				2053	1.28
Ledbury	5640	460			6100	4.09
Bromyard						
Kington						
Market Towns total	7693	1660			9353	5.66
Rural Areas	7518	4519	92	1428	13557	6.50
County total	15913	13457	92	6501	35963	17.29

(Source – Employment Land Monitoring 2012/13)

*proposed change of use to permit B1 use in part of existing industrial building – no floorspace recorded.

4.2.5 Figure 15 identifies all active commitments either not yet implemented or currently under construction by sqm, use class and location. These employment/office permissions were granted approval between 1st April 2011 and 31st March 2013. Some applications do not contain total site area so therefore cannot be incorporated into the overall County commitments.

Employment land supply by type

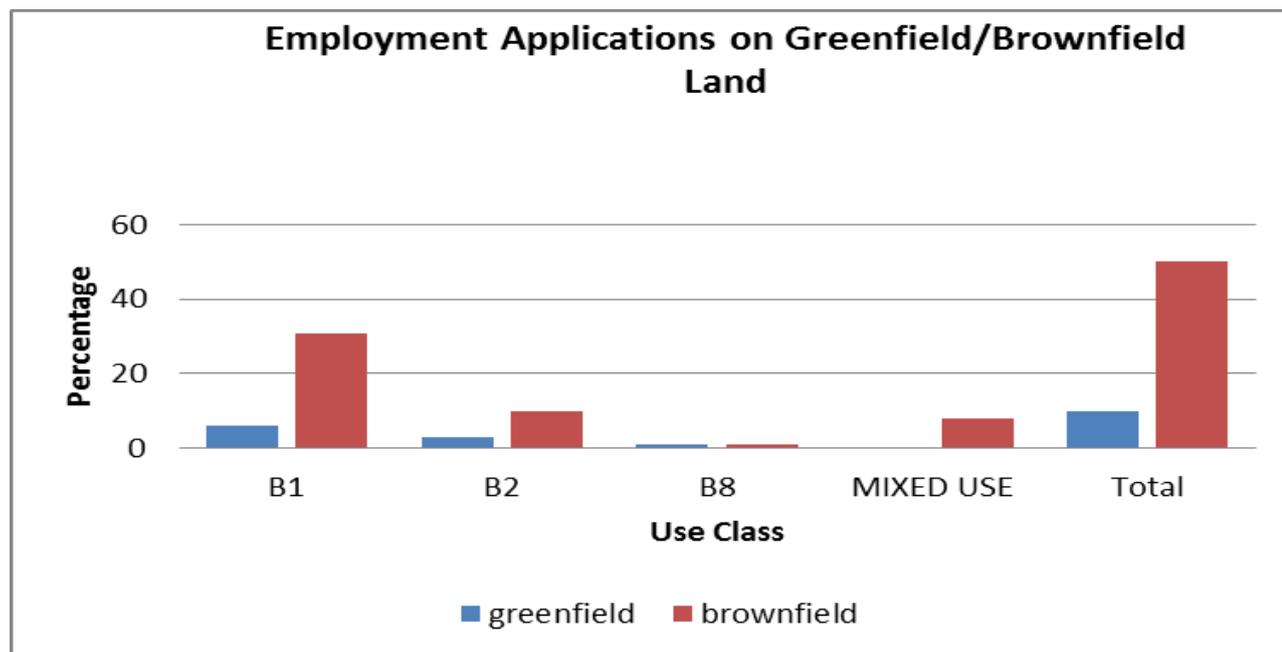
4.2.6 No specific targets are included within the Draft Local Plan - Core Strategy for the amount of employment land to be developed on previously developed sites. However, maximising the re-use of previously developed land aids the delivery of sustainable development by reducing the need for the development on greenfield sites.

4.2.7 As demonstrated in figures 16 and 17, employment land permissions continue to be developed on brownfield land (83%). This ensures that development pressures on greenfield land are minimised.

Figure 16: Breakdown of applications on Greenfield/ Brownfield Land.

Use class	Greenfield	Brownfield
B1	6	31
B2	3	10
B8	1	1
Mixed use	0	8
Total Applications	10	50
Percentage	17%	83%

Figure 17: Active/complete Employment Applications Approved 1st April 2011 to 31st March 2013 on Greenfield/Brownfield Land



Loss of existing employment land and premises to other uses

4.2.8 Safeguarding the best quality employment land is the aim of policy E2. During the monitoring period 766sqm of employment land was lost to alternative uses as figure 18 demonstrates. These losses are calculated once the site is completed.

Figure 18: Floorspace (sqm) Lost to Alternative Uses on Completed sites

Use Lost	Floorspace lost	Lost To
B1	586	C3 & D2
B2	180	D2

During 1st April 2011 and 31st March 2013, five planning applications were granted planning permission for alternative use from B1 to residential C3.

4.3 Conclusion

- 4.3.1 Herefordshire Council are advancing a number of projects to enhance the employment land provision through the development of Core Strategy is identifying sustainable locations for strategic employment developments.
- 4.4 Alongside the Core Strategy, Rotherwas Industrial Estate was designated an Enterprise Zone (17 August 2011). This forms part of the Coalition Government's wider set of initiatives to provide growth and increase employment
- 4.5 Employment land is being delivered in the most accessible and sustainable locations across Herefordshire alongside supporting rural regeneration. This ensures that disparities in employment opportunities across the County are reduced.

Section 5: TOWN CENTRES AND RETAIL

- 5.1 This employment section monitors targets against the emerging Local Plan - Core Strategy policies. As with other areas of this report, additional information will be collected for future AMRs where current information is not currently collected.

Draft Core Strategy Objective: Economic Prosperity 6

- 5.2 To provide more local, better paid job opportunities to limit out-commuting and strengthen the economy by attracting higher value-added, knowledge based industries and cutting-edge environmental technologies to new/existing employment land and enabling existing businesses to grow and diversify, facilitated by the universal provision of a high bandwidth broadband service

Draft Core Strategy Objective: Economic Prosperity 7

- 5.3 To strengthen Hereford's role as a focus for the county, through city centre expansion as part of wider city regeneration and through the provision of a balanced package of transport measures including park and ride, bus priority schemes and a relief road including a second river crossing.

Draft Core Strategy Objective: Economic Prosperity 8

- 5.4 To strengthen the economic viability of the market towns, villages and their rural hinterlands by facilitating employment generation and diversification, improving delivery and access to services through housing (including affordable housing) and improved ICT as well as realising the value of the environment as an economic asset.

Draft Core Strategy monitoring indicators

The amount of retail, office and leisure development completed within the monitoring period
The amount of retail, office and leisure floorspace permitted outside of city and town centres
The amount of permissions granted for change of use from A2 to residential or offices;
The number of vacant units within town centres

5.5 Emerging Core Strategy Policies)

SS5 - Employment provision
HD2 – Hereford city centre
BY1 - Development in Bromyard
KG1 – Development in Kington
LB1- Development in Ledbury
LO1 – Development in Leominster
RW1 – Development in Ross-on-Wye
RA6 - Rural economy
E5 – Town centres
E6 - Primary shopping areas and primary and secondary shopping frontages

5.6 For the reporting period of 2011-2013 there were 2251 sqm of retail completions on permissions granted from 1st April 2011 to 31st March 2013 as shown in Figure 19.

Figure 19 – Retail Completions 2011-13 by type/sqm and Location

Location	A1	A2	A3	A4	A5	Total sqm	Total site area (hectares)
Hereford City	n/a	62	*	n/a	n/a	62	0.113
Leominster	*	*	n/a	55	n/a	55	0.123
Ross-on-Wye	620	1009	418	n/a	n/a	2047	0.162
Ledbury	32	n/a	n/a	n/a	n/a	32	0.008
Bromyard	n/a	n/a	n/a	55	n/a	55	0.006
Kington	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Market Town Total	652	1009	418	110	n/a	2189	0.299
Rural Area	*	n/a	n/a	n/a	n/a	n/a	5.11
County Total	652	1071	418	110	n/a	2251	5.82

(Source: Retail Monitoring 2013)

*Denotes completions within these locations and use classes which have no floorspace recorded therefore cannot be included in the overall County completion total.

5.7 Figure 19 shows completions from planning permissions granted from 1st April 2011 through to 31st March 2013, by floorspace gained in sqm, location and total recorded site area in hectares.

Figure 20 – Retail Commitments 2013 by type/sqm and Location

Location	A1	A2	A3	A4	A5	Total sqm	Total site area (hectares)
Hereford City (excluding Livestock Market dev)	* 2432	35	* 94	155	168	2884	1.193
Leominster	*	n/a	*	n/a	n/a	*	0.013
Ross-on-Wye	n/a	n/a	470	n/a	n/a	470	1.00
Ledbury	* 96	n/a	* 49	n/a	n/a	145	0.125
Bromyard	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kington	*	n/a	n/a	n/a	n/a	*	0.01
Market Town Total	96	n/a	519	n/a	n/a	615	1.148
Rural Area	211	n/a	26	149	n/a	386	4.083
County Total	2739	35	639	304	168	3885	6.424

(Source: Retail Monitoring 2013)

- 5.8 Figure 20 shows the level of commitments of retail planning permissions granted between 1st April 2011 and 31st March 2013. The status of these permissions are either not started or under construction and does not include the new Livestock Market development. This is briefly covered in a subsequent paragraph. Where no floorspace or site area is submitted or recorded within a planning permission, this is identified by * and therefore as not been reported in the overall area total.
- 5.9 During this period a total of 2388 sqm of retail floorspace was lost to alternative uses. This includes 400 sqm lost to residential change of use. Figure 21 identifies the use class that has been lost on completed sites by location. The symbol * identifies where floorspace or site area has been omitted within the application and therefore cannot be included in the overall total of area lost. The principal change of use of retail floorspace was to other A Use Classes.

Figure 21 – Retail Class use Lost to other Uses on Completed sites in sqm and by Location.

Use Class	Hereford City	Market Towns	Rural Areas	Total
A1	206 *	1322	n/a	1528
A2	*	32	n/a	32
A3	n/a	n/a	n/a	n/a
A4	607	170	n/a	777
A5	n/a	51	n/a	51
Total	813	1575	n/a	2388

(Source: Retail Monitoring 2013)

REDEVELOPEMENT OF HEREFORD LIVESTOCK MARKET

5.10 The £90m Old Market development will provide Hereford with 27,871 sqm of retail and leisure space in keeping with the city's distinctive character. It will include a 7,757 sqm full offer department store and a 2,136 sqm food store alongside a six screen multiplex cinema and conference facility. Figure 22 shows the site layout and identifies known unit occupancy. Approximately 1,000 new and refurbished city centre car parking spaces are also being provided within this development. The site was under construction as at 1st April 2013 and scheduled to be completed in April 2014. Retail completion figures will be published within the next AMR (2014).

Figure 22: Redevelopment of Hereford Livestock Market



5.11 Conclusion

Within this monitoring period and as shown in the tables above, the commitment total floorspace area is an increase on the completion figure of 2251 sqm, however the amount of retail floorspace lost to alternative uses is slightly higher at 2388 sqm resulting in a 137 sqm difference.

Section 6: MINERALS

Objective M (1)

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

6.1 The National Planning Policy Framework (NPPF) came in to force in 2012. It includes a section on 'facilitating the sustainable use of minerals' and carries great weight in considering development proposals and/or new policies. Supplementary Technical Guidance to the NPPF sets out the national approach to minerals in more detail. In a very few pages, these replace the majority of the previous Minerals Planning Guidance (MPG) documents. The new guidance stresses the need to strike a balance, between the essential requirement to provide minerals and the protection of communities and natural/historic environments near to extraction sites. Herefordshire's emerging Local Plan - Core Strategy includes provision for minerals and will provide the strategic planning framework once adopted. This will be followed up with detailed Development Plan Documents in the next few years, which may be regularly reviewed in light of circumstances. In the meantime, the relevant UDP policies are 'saved' and remain in force where they accord with the NPPF. Where there is any conflict with the NPPF, the NPPF takes precedence. In respect of minerals therefore this AMR has continued to monitor against the objectives and policies in the UDP with appropriate references included regarding the emerging policy framework contained in the Core Strategy.

6.2 UDP Policies relating to Objective M (1)

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

Emerging Core Strategy policies

- M1 Minerals Safeguarding Areas
- M2 Annual apportionments for aggregate provision
- M3 Criteria for the assessment of minerals related development
- M4 Small Scale non-aggregate building stone and clay production

6.3 Targets M (1)

Government policy for aggregates provision requires an adequate and regular supply of minerals, subject to environmental and sustainability considerations. A landbank of permitted reserves of sand and gravel sufficient to meet 7 years production should be maintained; for crushed rock, the target is currently 10 years.

6.4 Since revocation of the Regional Spatial Strategy (RSS) and the abolition of the West Midlands Regional Assembly (WMRA) local authorities have been free to assess, revise and adopt their own 'sub-regional apportionments'. These set the projected annual volumes of aggregate to be provided for by mineral planning authorities, through current planning permissions for the winning and working of minerals. Prior to the abolition of the RSS and WMRA, apportionments were set on the advice of the Regional Aggregates Working Parties (RAWPs). Government has now recognised the value of their work and confirmed continuation of these bodies, now known as 'AWP's. Local authorities recognise the need to collaborate with their neighbours on strategic issues such as minerals provision through the Localism Act 2011's 'duty to co-operate'. Mineral planning is a key example of this requirement, although the Act regards mineral provision as a strategic national resource issue

lying outside of Localism issues. Minerals and waste planning requirements remain substantially unchanged, and local authorities in what used to be the West Midlands Region will continue to collaborate. Herefordshire Council opted to maintain the WMRAWP's previously-recommended sub-regional apportionment. However the figures up to 2016 were revised by Department of Communities and Local Government in September 2011. The revision required the West Midlands to enable the production of 165 million tonnes (mt) of sand and gravel and 82mt of crushed rock over the period 2005 to 2020. Herefordshire's contribution is as follows:

- Sand & Gravel: 2.62% of regional production (0.289 mt pa for 2005-2020)
- Crushed Rock: 7.9 % of regional production (0.388 mt pa for 2005-2020).

Herefordshire is expected to provide for adequate planning permissions to yield these volumes, insofar as resources may exist in accessible locations and to the required quality.

6.5 The UDP figures for production are based on known permitted reserves of sand and gravel through to 2025, and crushed rock to 2044. Information on primary aggregate production for county areas is collected by each MPA from operating companies. This information is:

- (a) requested annually (by calendar year)
- (b) in arrears (the most recent figures available are for production in 2009/10 and reported in this AMR)
- (c) provided on a confidential and voluntary basis. All returns are collected by MPAs and forwarded to the AWP Secretary for agglomeration, for subsequent publication in the annual reports whilst protecting commercial confidentiality.
- (d) regarded as 'indicative', may or may not be complete, and are subject to review.

6.6 Core Indicators M (1)

(i) Production of primary land won aggregates.

Landbanks for permitted sites vary with annual sales figures and estimated reserves of minerals. Currently they stand at between 10 and 15 years for sand and gravel and between 25 and 30 years for crushed rock. These figures reflect the 'loss' of one sand and gravel site (which currently has no permission, no viable access, and no minerals operator having an interest in the land), and the long-term mothballing of one hard rock site. This is however still well within the guidelines for landbanks for the time being. The Aggregates Working Party (AWP) annual report 2010 gives the latest available sales figures for Herefordshire, (crushed rock figures combined with Worcestershire for confidentiality), as follows:

- Sand and gravel sales of 111,000 tonnes for 2010 (about 38% of the annual apportionment)
- Crushed rock sales of approximately 200,000 tonnes per annum (about 49% of the combined annual apportionment for Herefordshire and Worcestershire).

The crushed rock apportionment for Worcestershire has reduced due to diminishing reserves, which alters the particulars. The apportionments are the annual tonnages for which planning permissions are required to provide long-term, not necessarily actual production targets. Output fluctuates in the short-term, dictated by markets and demand.

6.7 The current AWP survey is in progress and results of that report will be published in the next few months. After significant down-turn in sales between 2007 and 2008, early indications suggest a levelling off or slight recovery. For sand and gravel, the figures show a peak in 2007 followed by a steep drop in 2008, since which sales seem to have been steadily climbing, although still well below the average of previous years. For crushed rock, the figures are combined with Worcestershire and show a 2009 drop of 22.8% from the 2005 output. It is not yet possible to provide an updated figure as the Worcestershire data are not

yet known. Financial uncertainties continue to cause nervousness in the industry. This also affects the logistics for continuing supplies of ready-mix concrete, blocks, tarmac-coated roadstone and concrete products; these ancillary products are essential to all development. The distance for transporting ready-mix concrete is limited by the length of time the concrete can remain pourable. The county has two production plants, having planning permission at least until the late 2020s. The industry and the MPAs regard potential supply failure as a serious threat which may not be fully appreciated outside of minerals planning. Minerals operators look to mineral planning authorities for support to accommodate new and innovative activities. For example, the increasing use of secondary and recycled aggregates can include the use of materials previously regarded as 'waste'. Projected annual 'arising' for this waste type in Herefordshire are estimated as being in the region of over 200,000 tonnes (emerging Core Strategy).

6.8 Future policies will encourage the use of secondary and recycled aggregates, in conjunction with the need to prioritise self-sufficiency and minimise landfill sites. This trend is re-connecting minerals and waste development through new links, whilst moving firmly away from the traditional landfill approach. With very few quarries within Herefordshire and Worcestershire, marked fluctuations can arise simply from a single site altering its operational profile, changing its activities or ceasing to operate, even when the two counties' figures are combined. Commercial pressures on the minerals supply industry are acute, and increasing dependence upon imported minerals may be a future concern as permitted resources diminish. Local authorities (the MPAs) need to work positively with the industry to secure long-term supplies, accommodate technological progress and adapt to changing circumstances. Future local plan policies will need flexibility in order to reflect these pressures.

6.9 Local Indicator UDP policy M3

(i) criteria for new aggregate mineral workings

No new sites have been applied for or permitted since the previous AMR.

6.10 Local Indicator UDP policy M5

(i) safeguarding mineral reserves

Under the NPPF, all MPAs are now required to produce an annual Local Aggregates Assessment (LAA). This is an annual assessment of the demand for and supply of aggregates in a mineral planning authority's area. LAAs contain three core elements: (a) a forecast of the demand for aggregates; (b) an analysis of all aggregate supply options, as indicated by landbanks, mineral plan allocations and capacity data; and (c) an assessment of the balance between demand and supply, and the economic and environmental constraints that might influence the situation. It should conclude whether there is a shortage or surplus of supply and, if the former, how this is being addressed. At the time of writing, Herefordshire's first LAA is in draft form and can be seen in Appendix 4. This will be adopted in due course. Defined Minerals Safeguarding Areas (MSAs) are also required under the NPPF, to inform current and future policy implementation. The latest available data estimates that Herefordshire's primary aggregates reserves are as follows:

- Sand & Gravel 2.9 million tonnes (estimated figure, includes a significant drop of 2 million tonnes because one site has lapsed, with no production or new permission anticipated in the foreseeable future)
- Crushed Rock 12.2 million tonnes (estimated revised figure)
- Total 18.1 million tonnes (estimated)

(Source: AWP Annual Report)

The above figures must be regarded as indicative. As better surveying techniques evolve, and new uses are found for previously unusable materials, it is possible for reserves to apparently fluctuate without necessarily any changes to permissions or sites. To ensure vigilance, it is essential that increasing pressure for the release of land for housing and other development takes account of the potential sterilisation of mineral reserves. Where minerals are known to exist, the presumption is in favour of conserving the resource for future use. It is vital that other policies have regard to this factor; minerals are fundamental to development but can only be extracted from where they exist in viable quantities.

Objective M (2)

To encourage the use of secondary and recycled aggregates.

6.11 UDP Policies relating to Objective M (2)

S9 Minerals

M6 Secondary aggregates and recycling

Emerging Core Strategy policies

M5 Secondary (reused and recycled) aggregates

6.12 Targets M (2)

There are no specific targets and therefore no apportionment set out in the UDP for the use of alternatives to naturally occurring minerals. However, policy M6 supports the production, processing, treatment and storage of such alternatives in principle.

6.13 Core Indicators M (2)

(i) Production of secondary/recycled aggregates.

No new permissions have been granted within the reporting period. One project is in preparation and it is hoped that this will progress in the near future. Some sites exist within the county where secondary and recycled aggregates are produced, but there are difficulties in collecting data. Relevant factors include the small-scale nature of such enterprises, the widespread use of mobile crushers to process construction/ demolition material on individual sites, and the risks from double-counting in terms of volume. Such material is also regarded as 'waste' and may be included as such, for example in Environment Agency permitting data. This has been raised at AWP meetings but so far has not been resolved. On-site re-use of suitable materials by mobile crushing and screening is encouraged as sustainable recovery. Such material can be used for foundations and footings. As this market sector increases, it follows that a reduction in primary aggregate use may be indicated in future, which will affect data analysis accordingly

6.14 Emerging Core Strategy policy M6

(i) Moreton Railhead

Wellington sand and gravel quarry, located alongside the A49 (T) near Moreton-on-Lugg north of Hereford, incorporates a dedicated rail-head having its own planning permission granted in the 1990s. This branch line links directly to the main rail system between South Wales and northwest England, which passes close by. At the time, the operator's future intention was for this to be removed on completion of the quarry, as part of the final restoration of the site to nature conservation (important lakes and wetlands). However, since that time sustainable transport systems have become increasingly important to strategic planning. The railhead is used for transporting vital aggregate supplies from quarries just in Powys near Kington, to support road and building works in the West Midlands and London areas. This avoids much

bulky road transport. The emerging core strategy includes a specific policy (M6) which seeks to secure the railhead for future use (subject to landowner co-operation). This policy will also provide protection from sterilisation of the railhead by other development nearby. In the interests of sustainability it could also be used by other businesses, for example those occupying neighbouring industrial premises at the former Ordnance Depot (Moreton Camp).

Limitations in Minerals Information

- 6.15 Periodic monitoring of local sites is necessary in order to assess annual production levels and provide evidence to inform future policy development. The aim is to improve accuracy and reliability of data. However it should be noted that figures are dependent upon available resources, variable data, and effective partnership working with the minerals industry and other authorities through annual surveys. These factors fluctuate, and may be regarded as indicative at best. Changes in quarrying and mining techniques, materials processing and new uses for minerals all affect monitoring figures. It is not possible to undertake a conventional 'stock-take' of mineral resources. Local authorities need to maintain awareness of the specialist requirements for minerals planning.

Other minerals activities

- 6.16 Local Indicator UDP policy M4: Non-aggregate building stone and small scale clay production – to be replaced by emerging Core Strategy policy M4

Herefordshire has a tradition of producing hand-made stone roof-tiles and flagstones. Demand for authentic local stone has increased over the last decade, and several permitted small-scale building stone quarries, known as 'delves', exist in the west and south of the county. Two operators in particular are establishing a sound economic base in supplying high quality sandstone products. These provide employment, maintain a low-key traditional industry, and help to raise the profile of distinctive Herefordshire stone. The output is of particular importance for heritage restoration and in creating authentic character for new-build properties. One quarry yields the unique deep red sandstone which is characteristic of the south of the county.

- 6.17 Working the delves requires flexibility, to be reflected in mineral planning policies. Output is intermittent; it is determined by demand and the need to conserve resources of particular types of stone. Supplies of stone to the right specification may be extremely limited, a factor which may not be known until actually quarried. Obtaining the correct mineral composition (petrology) to match stone on historic buildings is crucial, in terms of colour matching and also for weathering properties and structural cohesion. These aspects, coupled with remote locations and difficult working conditions, create numerous uncertainties. It is not possible to estimate or predict output; these will vary considerably year-on-year. However, UDP policy M4 supports this small traditional industry in principle and the local authority works positively with operators to safeguard sources of hand-worked stone. The delves themselves contribute characteristic landscape features, in keeping with the use of local stone for many centuries. They also provide important information to further scientific knowledge for geology and the fossil record. Completed sites are generally required to maintain at least some evidence of having been quarried, rather than being backfilled and fully reclaimed. Updated local policies will maintain general support for this interesting element of the county's minerals.
- 6.18 UDP policy M4 also allows for brick-making. As for building stone, the brick industry was historically important in Herefordshire, until canal and rail transport facilitated widespread distribution of mass-produced bricks from the West Midlands. With closure of the last brickworks in the county at Linton near Bromyard, this local industry died. However, many surviving buildings in the county are constructed from locally made bricks. Nationally, demand for hand-made bricks is strong whilst clay resources are diminishing. There are no current planning permissions for clay extraction or brick-making in Herefordshire, but the county is adequately provided with clay soils although quality and viability are not known.

Future technological advances could offer opportunities for a revival, and revised policies will continue to allow for this possibility during the plan period.

- 6.19 Shale Gas and Hydraulic Fracturing ('Fracking'): The controversial extraction of shale gas from deep underground is currently a matter of public concern. A recent DECC national geological report highlights one or two small potential sites in this county but no proposals or expressions of interest have been received to date. The report indicates many much more potentially productive areas and it is not thought likely that any early interest in Herefordshire will occur in the short or medium term. Should any prospecting be proposed in the future, there are numerous consents and permissions to be obtained prior to any preliminary investigations.

Section 7: WASTE

Objective W (1)

To improve sustainable waste management process by using BPEO or Best Available Technique (BAT) methodology and taking into account the principles of the waste hierarchy, the proximity principle and local/sub-national self-sufficiency.

- 7.1 This objective is broad and overarching, relating to all policies within the waste chapter of the UDP. The UDP sets out a number of additional more specific objectives in paragraph 12.2.2 that are available at the following link:
http://www.herefordshire.gov.uk/docs/Forwardplanning/12_WASTE_.pdf
- 7.2 The National Planning Policy Framework came into force in 2012 and presumes in favour of 'sustainable development' as defined at the beginning of the document. It carries great weight in formulating local policy and determining planning applications. It is to be applied in its entirety, having regard for any sections that are relevant to a particular project. However, although relevant to all planning matters, the NPPF does not take specific account of waste planning. This is chiefly due to EU requirements through the Waste Framework Directive and consequent regulatory legislation administered by the Environment Agency. Planning Policy Statement 10 (PPS10) (Planning for Sustainable Waste Management 2005, revised 2011) and its Technical Guidance remain in force for the time being. A draft replacement document was consulted on in autumn 2013 and a new national policy is expected in 2014, to sit alongside the Waste Management Plan for England (Defra 12th Dec 2013).
- 7.3 Local approaches to waste planning matters are also influenced by other government policies, legislation and guidance, such as the regularly updated Waste Strategy for England, Environmental Permitting Regulations and other regulatory instruments which control the treatment, storage and use of materials classified as 'waste' or 'controlled waste'. The 'European Waste Catalogue' classifies wastes and is used as a basis for the legal processes in EU member states. In England these are administered by the Environment Agency. This robust raft of legislation takes precedence over the planning system at both national and local levels. Debate about the definition of 'waste' continues, and it is clear that this applies to materials at a certain stage in their 'life-cycle' rather than the actual materials themselves. Thus a substance can be 'waste' in some circumstances and not in others, depending on its level of usefulness at any time. This complicates the ways in which waste planning matters can be managed.
- 7.4 As with the minerals section, monitoring against the waste policies contained within the UDP will continue until the Core Strategy is adopted. However, appropriate references to the emerging policy framework in the Core Strategy are included.
- 7.5 UDP Policies relating to Objective W (1)
S10 Waste
W1 New waste management facilities
W2 Landfilling or landraising
W3 Waste transportation and handling
W7 Landfill gas utilisation
W8 Waste disposal for land improvement
W11 Development – waste implications
Emerging Core Strategy policies

- W1 Waste streams and targets
- W2 Location of new waste management facilities
- W3 Safeguarding existing and permitted waste treatment sites
- W4 Technologies for biological treatment of waste
- W5 Waste minimisation and management in new developments

7.6 Policy S10 refers to 'Best Practical Environmental Option' (BPEO) as a means of assessing management of three identified waste streams. BPEO was adopted by government in 1998, defined as establishing *"for a given set of objectives, the option that provides the most benefits or the least damage to the environment, as a whole, at acceptable cost, in the long term as well as in the short term."* (Royal Commission on Environmental Pollution, Twelfth Report, Feb 1988, Cm 310). Whilst UDP 'saved' policy S10 still carries weight for the time being, the concept of BPEO was embedded in the West Midlands Regional Spatial Strategy (WMRSS), which has now been abolished, and it does not feature in PPS10. The concept was regarded by some to be ambiguous and unwieldy to administer. It still has relevance for planning proposals, but tends to be exercised with caution. The alternative of 'Best Available Technique' (BAT) is favoured by the Environment Agency in assessing waste management facilities and installations.

7.7 Targets W (1)

No specific targets are set in the UDP for the production, treatment or disposal of waste from the private sector. However, objectives outlined in paragraph 12.2.2 of the UDP provide an overview of how it is intended for waste management to be carried out over the Plan period. Research for the emerging Core Strategy established that existing waste policies are adequate for now, but that future policies will need to accommodate additional waste management facilities proportionate with the drive to promote economic development. This will be addressed by adding a further 10% of land area to projected Employment land (Emerging policy W2). It will also be necessary to safeguard existing permitted waste management sites and protect them from future sterilisation by other development nearby (Emerging policy W3). Any such new policies will conform to national requirements as set out in the Waste Management Plan for England and specific policy.

7.8 Core Indicators W (1)

- (i) Capacity of new waste management facilities by type; and
- (ii) Amount of municipal waste arising by management type, and the percentage each management type represents of the waste managed.

No planning applications for new specific commercial waste management facilities were made or granted planning permission during 2011/2012. Waste planning activities were focussed on variations to existing sites and addressing outstanding planning conditions and other matters. This hiatus is a serious concern which is still not resolved at the time of writing. It may be attributed to the economic down-turn, and an emphasis on renewable energy rather than waste technology in comparable sectors. Government financial incentives have influenced technological advances accordingly. It may also be relevant that there have been policy and development 'vacuums' for waste planning, due to the change of government, the loss of many regional bodies (which promoted, enabled and grant-aided waste management initiatives), the emerging NPPF, increasingly complicated licensing and permitting regimes (administered by the Environment Agency) and deepening financial uncertainties related to the banking sector. Commercial waste management is a difficult industry to succeed in, and a very few adverse factors can deter investors and developers from making proposals. It is therefore doubly important to protect and safeguard those commercial sites having an established 'waste' use. Each year that passes with no new sites or facilities will mean further deficit in future years. Future policy reviews and emerging Development Plan Documents

(DPD) will need to be updated to reflect this, either by identifying sites for waste facilities or enabling 'areas of search' for the industry to investigate.

Limitations in waste information

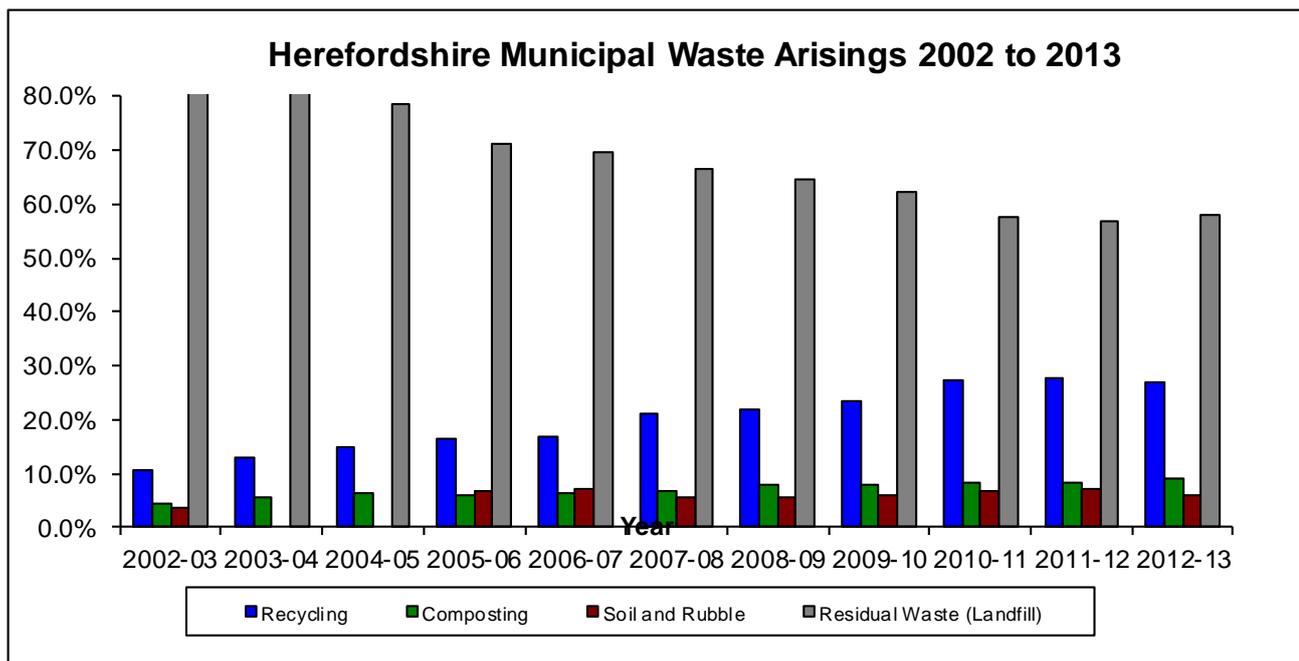
7.9 Waste facilities are operationally regulated by the Environment Agency through the Environmental Permitting Regulations currently in force, a universal instrument covering a variety of activities, which replaced the series of controls previously implemented through Waste Management Licences. The Agency maintains a searchable database of registered premises (the 'National Waste Interrogator'). Precise figures are however impossible to record, for a variety of reasons including the following:

- Variable definitions of 'waste'
- Overlap between 'waste treatment' and 'industrial' activities
- Old sites established before 1972 which have never had a planning permission
- Possible double-counting or exclusions for sites dealing with construction and mineral waste
- Lack of detail available about small sites which are exempt from Environmental Permitting

The available data can therefore only be regarded as indicative of trends, subject to further research whilst not duplicating work already undertaken by the Environment Agency. The Waste Interrogator is nonetheless useful in identifying those operations that would ordinarily slip through the planning system. This process can assist in achieving a number of the more specific objectives set out in the UDP paragraph 12.2.2. The limitations on commercial volumes and site data do not apply to Municipal Waste factors, for which specific data are submitted.

7.10 Figure 23 represents the percentages of municipal waste, by waste management type in the county from April 2005 to March 2013. The amount of dry recycling collected continues to increase from 16,660 tonnes in 05/06 to 22,845 tonnes in 12/13. Municipal waste sent to landfill has decreased from 81,232 tonnes in 05/06 to 49,075 tonnes in 12/13. Composted material and soil and rubble recycled have remained relatively static over the monitoring period.

Figure 23: Herefordshire Municipal Waste 2005-2013



(Source: Herefordshire Council Waste Management Section)

Future Work

7.12 The waste planning policies in the emerging Core Strategy have been informed by previous research and reporting. It identifies a need for additional waste management capacity but does not propose to allocate specific sites. Instead, the area of allocated Employment Land is to be increased by 10% to take account of the waste facility requirements. It is important that this provision is not overlooked or subsumed in general employment enterprise. It is equally important to ensure that existing waste sites are not disadvantaged, or sterilised by other development. This is especially relevant for the emerging Enterprise Zone at Rotherwas, an area in which the county's key waste sites are concentrated. The study also identified the need for a Development Plan Document at an early stage, to outline the Council's objectives for waste management in both the private and the commercial sector in the immediate future. There is a tendency for certain waste streams to be side-lined, for example excavation, construction and demolition wastes (C&D). However these wastes are bulky and generate transportation concerns. They constitute the largest volume waste stream and are among the most difficult to accommodate. Sites for disposal or beneficial re-use are extremely scarce, and there is a clear need for adequate policies to enable suitable management. C&D wastes can be successfully used for environmental, landscape and agricultural improvements, but proposals often result in local opposition and permissions are difficult to secure. Future policies should assist in addressing these issues.

7.13 Anaerobic Digestion (AD): Government continues to support on-farm digestion facilities enabling farmers to process slurry, manure and poultry litter and generate renewable energy. This will be reflected in emerging Core Strategy policy W4, and for nation policy the future replacement for PPS10. The first three farm AD plants were granted planning permission during 2009-10 and the trend continues. At the time of writing, thirteen plants have been approved, one refused, one withdrawn, and one awaiting determination. If all of these were constructed and operational, in total they would offer potential treatment for just under 75,000 tonnes of effluent per annum. Combined power generation would be in the region of 8.5

MegaWatts per hour. However, there are many other factors which might prevent projects from reaching fruition including financial considerations. Farmers receive incentives from government but an AD plant is still a very significant investment. It is likely that a proportion of permitted plants may not proceed.

7.14 The following significant benefits from on-farm AD plants are indicated:

- Significant contribution to renewable energy and heat targets;
- Contribution to production of organic fertilisers;
- Reduced transportation of farm waste;
- Reduced spreading of raw slurry and manure on fields;
- Reduced odour from spreading and effluent storage;
- Reduction in the use and transportation of chemical fertilisers and fuel;
- Reduced diffuse pollution from run-off in Nitrate Vulnerable Zones (NVZ);
- Reduced methane volumes thereby helping to tackle climate change.

The final residue ('digestate') is normally separated into a dry compost-like material and a liquid. Both are spread on land as a valuable fertiliser without the unpleasant odour issues associated with traditional muck-spreading. However, there is a clear distinction between sites which utilise their own home-grown feedstock (e.g. manure, and crops) and larger installations which require importation of waste. The former type is more easily assimilated into an existing farm complex, thus minimising possible public opposition

7.15 As more farm AD plants are approved and commissioned, experience should be used by planners in liaison with developers and contractors to inform future proposals, establish appropriate criteria, standards and rapport, and contribute to future policy formulation. For farmers, this is a relatively new experience, as a departure from traditional agriculture, with requirements for new technical expertise. Generating energy is a departure or 'diversification' from farming and there is a raft of additional controls to be adhered to, including Environment Agency regulation and grid connection obligations. There is an opportunity for the local planning authority to assist with co-ordinated general advice at virtually no cost.

7.16 The implementation of the Water Framework Directive in 2012, and the updating of Regulations relating to slurry and manure storage and use, will generate further work in this area as the Environment Agency seeks to fulfil the legal requirements. This work is linked to other projects such as rainwater capture, reservoirs and other water management schemes requiring specialist planning input. The Core Strategy and supporting documents will need to reflect this increasing need, linked to other environmental matters such as renewable energy. Ideally a holistic approach should be followed, in the interests of efficiency and expediency.

7.17 For both minerals and waste local authorities need to ensure adequate provision for the materials necessary to development and the means of dealing with the final unusable residue from society. This work often goes on in the background and may be little understood. However it is fundamentally essential to the three strands of sustainability as defined in the NPPF; having clear social, economic and environmental implications.

Section 8: Five Year Housing Land Supply

8. Introduction

8.1 The National Planning Policy Framework (NPPF) published in March 2012 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements including an additional buffer to ensure choice and competition in the market for land. This Statement sets out an assessment of the housing land supply position in Herefordshire taking into account the requirements of the NPPF at 1st April 2013.

8.2. Planning Policy

National Planning Policy Framework

8.3 Paragraph 49 of the NPPF states “*relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*”. Where the existence of a five year land supply cannot be demonstrated, there is presumption in favour of granting planning permission for new housing unless the development can be shown to cause demonstrable harm to other factors that outweigh the need for new housing. Paragraph 14 of the NPPF states that there “*is a presumption in favour of sustainable development and for decision taking this means... where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole... or specific policies in this Framework indicate development should be restricted.*”

8.4 The NPPF is therefore emphasising the importance of the presumption in favour of sustainable development. In reaching a decision upon new housing the housing land supply position will need to be balanced against other factors in the development plan and/or NPPF which could result in the refusal of planning permission. The footnote to paragraph 14 of the NPPF is helpful in identifying those areas that the NPPF has in mind where development should be restricted. By way of example it lists:

- sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest
- land designated as Local Green Space
- land designated as an Area of Outstanding Natural Beauty
- land affected by designated heritage assets
- land at risk of flooding

8.5 NPPF, paragraph 47 and footnote 11, sites identified within the 5 year supply must be *deliverable*. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The 5 year supply must include a buffer of 5% and increasing this to a 20% buffer in the case of persistent under delivery of housing.

8.6 Planning Policy Guidance (published 6th March 2014)

8.7 The government launched its [Planning Practice Guidance \(PPG\)](#) on 6 March 2014 to supplement the NPPF. This guidance streamlines the previous multitude of national planning guidance into one document on a variety of planning matters. There is specific guidance on housing land supply. It clarifies footnote 11 of the NPPF, confirming that ‘planning permission is not a prerequisite for a site being deliverable in terms of the five year supply’. However, robust, up-to-date evidence to support deliverability must be provided by the local planning authority, (PPG, Paragraph 31). The PPG states that ‘local planning authorities should aim to deal with any undersupply [of housing] within the first five years of the plan period where possible (Paragraph 35).

8.8 Recent local appeal decisions relating to five year supply

8.9 There have been some recent appeal decisions relating to large scale residential proposals in Herefordshire. The inspectors dealing with these appeals have considered the county’s housing land supply in reaching a decision.

8.10 *Home Farm, Hereford: APP/W1850/A/13/2192461, Decision date 10 January 2014.*

The Inspector’s decision provides a clear indication that the Council currently cannot demonstrate a 5 year housing supply position. In the Inspector’s consideration of the housing land supply position it was recognised that the housing land supply is a matter to be determined as part of the forthcoming Examination of the Core Strategy. Therefore, only limited weight can be given to Core Strategy proposals at this stage. The Inspector did not provide an indication of the level of supply that he considered currently exists. The appeal was dismissed because of the adverse environmental impacts and the harm to the setting of heritage assets as this significantly and demonstrably outweighed the economic and social dimensions/benefits of the scheme therefore failing to contribute to the achievement of sustainable development.

8.11 *Kingstone, Herefordshire: APP/W1850/A/13/2195474, Decision date 3 September 2013.*

The Inspector was quite clear that the key consideration was that there was less than five years of housing land supply and therefore, as set out at para 49 of the NPPF, the housing policies of the UDP have to be regarded as out of date. The Inspector considered that the granting of permission would not cause any adverse impacts and the unmet housing need took precedent in this case. As such the appeal was allowed.

8.12 Calculating the Housing Land position

8.13 There is no up to date adopted Development Plan target for housing supply in Herefordshire. The housing supply policies of the Herefordshire Unitary Development Plan are “saved” policies and remain as the basis of the development plan but are no longer up-to-date in the context of paragraph 49 of the NPPF. In order to set the context for the five year housing land position it is necessary to identify an appropriate interim housing target in the absence of an up to date adopted Development Plan.

8.14 It is important that the method(s) of calculation with regard to the housing target and the supply are made clear. Two approaches to establishing targets have been identified which have been used for the purposes of this assessment for Herefordshire. The first uses the West Midlands Regional Spatial Strategy Panel Report’s housing target, whilst the second approach uses the emerging Core Strategy’s housing target. The results of both papers are set out in this assessment.

- 8.15 **West Midlands Regional Spatial Strategy Panel Report Phase Two Revision**
- 8.16 The NPPF requires local authorities to meet objectively assessed needs" (NPPF, paragraph 14). The most recent source of objectively assessed housing requirement for Herefordshire is the West Midlands Regional Spatial Strategy (WMRSS) Panel Report. This document assessed evidence provided at the examination in to the West Midlands Regional Spatial Strategy in June 2009.
- 8.17 The purpose of the Panel Report was to reach an objective view on how much additional housing the region should seek to provide, how much it is possible to deliver, and how far and where within the region there is capacity to accommodate such growth. Following examination of the evidence, the identified target for Herefordshire was set at 18,000 new homes over a twenty year plan period (2006-2026). However, the WMRSS was revoked in May 2013.
- 8.18 The Panel Report sets out a trajectory for different annual rates of provision for each area in the region to manage delivery over the whole plan-period. The trajectory suggests that lower rates of housing completions would be in the early years of the plan period. The WMRSS Phase 2 Panel Report was published in 2009 and an addendum report was subsequently produced. Within this Addendum report the following table replaces recommendation R4.1 of the RSS (R4.1).

Figure 24 - R4.1 of the RSS Panel Report (Addendum)

	2006-11	2011-16	2016-21	2021-26	2006-26
Birmingham + Solihull	1,995	2,995	4,100	4,510	3,400
Coventry	985	1,475	2,020	2,220	1,675
Black Country	1,850	2,775	3,800	4,175	3,150
Herefordshire	530	795	1,085	1,190	900
Shropshire	810	1,210	1,655	1,825	1,375
Telford & Wrekin	775	1,170	1,600	1,755	1,325
Staffordshire non MUA	1,560	2,345	3,210	3,525	2,660
N Staffordshire MUA	650	980	1,335	1,475	1,110
Warwickshire	1,275	1,915	2,625	2,885	2,175
Worcestershire	1,185	1,785	2,445	2,685	2,025
West Midlands	11,615	17,445	23,875	26,245	19,795

8.19 In considering the use of housing trajectories the Panel concluded that actual delivery trajectories should be based on local assessment of what is deliverable. The Panel Report contains significant information and justification on this matter (extract from Panel Report at Para 3.61 Deliverability and Trajectory) and gives considerable time to the economic downturn and challenges faced in the short term for delivery along with acknowledging infrastructure and other delivery obstacles in the short term. Therefore this trajectory has been used in the assessment of Herefordshire's housing supply in this Statement. Herefordshire has experienced periods of both over and under delivery over the past twenty years that has reflected both the levels of housing supply and economic conditions. The RSS trajectory reflected the economic conditions present at the time of the Examination.

Figure 25 - Summary of Panel Report trajectory

	2006-11	2011-16	2016-21	2021-26	Average per annum
RS Panel Report	530	795	1085	1190	900
Totals	2650	3975	5425	5950	18000

Emerging Core Strategy

8.20 The emerging Herefordshire Core Strategy (CS) covers the period 2011-31 and has been subject to public/stakeholder consultation. The Core Strategy Pre-Submission Publication was approved by Herefordshire Council on 19th July 2013 and the Plan is expected to be published in Spring 2014.

8.21 Following the move to revoke the WMRSS and in light of the Government's localism agenda, the Council commissioned independent evidence to help determine local housing requirements and inform the preparation of its Core Strategy. A Local Housing Requirements study was commissioned which reported in July 2011 and a further update report was published in March 2012². These documents provided evidence based guidance on the future level of housing in light of changing economic and social trends. The initial assessment concluded that housing delivery for Herefordshire 2011-31 should be within a range of between 14,400 homes and 18,000 homes. Following consideration of this evidence the Council proposed a target of 16,500 new homes in order to meet growth aspirations for housing and the local economy. Although the Core Strategy has yet to be examined, this report has assessed the housing land supply situation in the County against its emerging target. National policy in both the Framework and the 'The Planning System: General Principles (2004)'; and case law, including the Axminster judgment (Save our Parkland Appeal Limited – and – East Devonshire District Council –and – Axminster Carpets Limited, 18 January 2013), are clear that weight can be attached to emerging plans; but until such time as they are adopted, this weight will always be limited. Paragraph 216 of the Framework states that "decision takers may also give weight to relevant policies in emerging plans according to:

² <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/local-housing-requirements-studies>. The Local Housing Requirements Study 2011 is a technical assessment of the housing market and potential future local housing requirements which supports planning policy regarding the amount of growth, housing tenure and housing type needed within Herefordshire up to 2026. The 2012 update of the 2011 report updates the document to the amended plan period of 2031.

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

8.22 Given the context set out above, the emerging Core Strategy carries only limited weight at this stage. Nevertheless it is appropriate to assess the housing land supply against its targets. Policies SS2 and SS3 of the Draft set out the Council’s strategy to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031. In respect of a housing target for Herefordshire the expectation is that the highest rate of housing completions will be towards the latter end of the plan period (see Figure 3 below).

Figure 26 - Emerging Core Strategy indicative housing trajectory by settlement

	2011-16	2016-21	2021-26	2026-31	Total
Hereford	1000	1500	2000	2000	6500
Leominster	300	500	700	800	2300
Ross-on-Wye	250	275	175	200	900
Ledbury	180	350	210	60	800
Bromyard	120	125	125	130	500
Kington	30	40	60	70	200
Rural Areas	1120	1460	1230	1490	5300
Herefordshire	3000	4250	4500	4750	16500

8.23 The emerging Core Strategy indicative trajectory suggests that in the early years of the plan anticipated delivery rates will be lower but as the housing market improves and key infrastructure is achieved, delivery rates are likely to increase. This is in accordance with the requirements of Paragraph 47 of the NPPF ‘for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period’. Therefore, the anticipated Core Strategy trajectory from 2011–2031 is set out in Figure 4:

Figure 27 - Overall emerging Core Strategy housing trajectory

	2011-16	2016-21	2021- 26	2026-31	Average per annum
Emerging Core Strategy	600	850	900	950	825
Totals	3000	4250	4500	4750	16500

- 8.24 Therefore the Core Strategy approach to the trajectory in terms of lower build out rates in the early years of the Plan followed by increased rates through the plan period follows a similar approach to the objectively assessed RSS Panel Report.
- 8.25 It is recognised that these two documents have different operational periods. For clarity Figure 5 provides a comparison of the two documents over the periods.
- 8.26 Therefore the housing land supply position has been assessed against both the housing targets of the RSS Panel Report (2009) and the emerging Core Strategy.

Figure 28 - Combined RSS Panel Report and emerging Core Strategy trajectory

Trajectory requirements	2006 - 11	2011-16	2016-21	2021-26	2026-31	Average per annum
RS Panel Report	530	795	1085	1190		900
Totals	2650	3975	5425	5950		18000
Emerging Core Strategy		600	850	900	950	825
Totals		3000	4250	4500	4750	16500

8.27 Methodology

- 8.28 In assessing the components of the 5-year housing supply position in Herefordshire the contents of the NPPF, PPG and recent planning appeal decisions have been considered.

In accordance with this advice the 5-year supply should consist of the following elements:

1. Sites with planning permissions include sites with full planning permission, sites with outline permission and sites currently under construction.
2. Sites specifically allocated (not implemented) in the existing Unitary Development Plan (UDP).
3. An allowance for non-implementation from these sources. This recognises that a small proportion of sites with permission are not implemented. It is standard practice to factor a percentage discount into the calculation.
4. A projection for a windfall site allowance³. The Council has made no allowance for windfalls in the first three years in order to avoid double counting with existing commitments so there would be a windfall calculation for years 4 & 5.

Other factors must be also considered against the calculation of five year supply and these relate to:

5. Past housing completions at the time of calculation 01/04/2013.
6. The shortfall against plan targets during the same period. Comparisons will be made against the Panel Report and the emerging Core Strategy requirements.

³ **Windfalls:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Windfalls should not include residential gardens (NPPF).

- 8.29 An additional 20% buffer for under delivery required by the NPPF. The emerging Core Strategy strategic sites have not been included in the calculation. Strategic sites will contribute to the overall housing land supply over the plan period, however, given that the emerging Core Strategy is still to be submitted to the Secretary of State and tested at Examination in Public these sites are not sufficiently advanced to incorporate within the 5-year supply. As the Plan advances, the inclusion of the strategic sites within the housing supply assessment will be reconsidered. This approach was supported by the Inspector on the Home Farm decision.
- 8.30 **Sites with planning permission**
- 8.31 Sites with full permission which are considered to be deliverable can contribute to housing supply. Footnote 11 of the NPPF confirms that sites with planning permission should be considered deliverable until the expiry of permission, unless clear evidence indicates otherwise.
- 8.32 Sites with outline permission which are considered to be deliverable can still contribute to housing supply. The standard lead in times allows an additional period for such sites to obtain full planning permission and discharge conditions as required.
- 8.33 Sites that are under construction are considered to be deliverable and such sites continue to deliver completions.
- 8.34 In some cases particularly in the case of redevelopment schemes, there may be a net loss of houses. These have been fully taken in to account in the overall calculations of supply which produces a net figure.

Figure 29 – Commitments

Commitments	2012/2013	Deduct 10% (see discount rate below)
Not started	1949	2171
Under construction	596	
Total Gross	2545	
Total (net)	2412	

Appendix 1 lists all sites with planning permission at 1st April 2013.

8.35 Allocated sites in the Herefordshire Unitary Development Plan (HUDP)

- 8.36 These sites have been carried forward from the UDP as the potential for development exists due to the site being available. A number of sites identified in the HUDP do not yet have the benefit of planning permission (as at 1st April 2013). Where there is clear evidence that such sites will be brought forward (these include sites which have been granted planning permission since April 2013 and other sites where planning permission is expected to be forthcoming) then they have been included in the 5 year supply.

Figure 30 - Planning applications in progress on allocated UDP sites

Application Reference	Site	Decision Date	Number of dwellings
DCCW2008/0018/O	Land Opposite Co-op, Cusop	31/07/2013	25
S121332/O	Land North of B4352, Madley	04/10/2013	20
132226	Whitecross High School, Hereford	(committee 30 th October 2013)	60
P140285/O	Porthouse Farm, Bromyard	Committee 2nd April 2014	87
Total			192
Discount 10%			173

8.37 Discount rate

8.38 Not all planning permissions are completed within a 5 year period. Some applications lapse whilst others are superseded with new permissions. Therefore it is appropriate to include a discount rate within the 5 year calculation. There was agreement of the 10% discount rate at the Home Farm Appeal from both the appellant and the Council. This discount figure features in many recent appeal decisions relating to 5 year supply. A discount rate of 10% for lapsed and superseded sites has been applied. It is a notional but recognised discount. The discount rate has also been applied to the UDP allocated capacity.

8.39 Windfall assessment

8.40 Windfall sites are those that have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. The NPPF states that “*Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens*” (NPPF, Paragraph 48).

8.41 The SHLAA is an assessment of the likely total numbers of new houses that could be achieved on sites with potential to deliver 5 or more dwellings. Historically, larger windfall sites have not formed a major part of the housing supply. Over the period 2007/2012, less than 3% of permissions each year were for sites larger than 10 houses and 0.1% of the total number of permissions over this 5 year period was on sites of 100 or more units. Therefore it was decided to focus this assessment on the smaller windfall sites as they have a stronger pattern of occurrence. The historic performance of windfall sites accommodating four or less dwellings was assessed as these sites would not be identified through SHLAA. Herefordshire is a predominantly rural county and experiences a number of windfalls that also come forward on greenfield land. Historic windfall completions are detailed in the table below.

Figure 31 - Historic windfall completion rates

YEAR	Net Windfall Completions (all sites)	Net Windfall (site capacity 4 or less) ⁴
2004/05	454	297
2005/06	610	278
2006/07	552	243
2007/08	559	263
2008/09	449	191
2009/10	342	176
2010/11	267	158
2011/12	233	89
2012/13	137	57
TOTAL	3603	1752

- 8.42 Windfall sites accommodating four or less dwellings provide just under half of the total housing completions over the past nine years.. The Council therefore considers it realistic and deliverable to expect 100 windfall units will be delivered per year over the next 5 years. Based on past trends and the number of windfall sites that are currently either undetermined applications or at an advanced stage of preparation, this is considered to be a conservative estimate of what is likely to be delivered.
- 8.43 To avoid double counting, the Council has applied the windfall allowance within the housing trajectory from year 4 onwards only (2016/17 and 2017/18). This is because planning permissions last for 3 years and some of the existing housing commitments will already be windfall developments.

Figure 32 - Anticipated windfall

Windfall allowance for yrs. 4 & 5 is 100 dwellings pa	100	
Account for yrs.' 4 & 5 in five year supply		200

⁴ These completions exclude residential garden land completions.

Figure 33 - Total deliverable sites

Commitments	2012/2013	Deduct 10%
Not started	1949	
Under construction	596	
Total Gross	2545	
Total (net)	2412	2171
UDP Allocation capacity (those in planning system at 1/4/13)	192	173
Windfall allowance for yrs. 4 & 5 in five year supply	200	
Total		2544

8.44 Additional calculation factors

Past housing completions

- 8.45 Completions are monitored annually and are deducted from the overall target to establish progress. When assessed against the RSS Panel Report (with trajectories) the figures are as set out in Figure 11 below.

Figure 34 - Completions compared with RSS Panel Report

Year	RS Panel Report (net)	Net Completions	Difference	Cumulative Difference
2006/2007	530	773	243	243
2007/2008	530	740	210	453
2008/2009	530	625	95	543
2009/2010	530	449	-81	467
2010/2011	530	494	-36	431
2011/2012	795	341	-454	-23
2012/2013	795	201	-594	-617
Totals	4240	3623	-617	-617

- 8.46 When assessed against the Panel Report target there is a shortfall of 617 dwellings.
- 8.47 When assessed against the emerging Core Strategy (housing trajectories) the figures are as set out in Figure 12.

Figure 35 - Completions compared with emerging Core Strategy

Year	Net Requirements	Net Completions	Difference
2011/2012 (Core Strategy)	600	341	-259
2012/2013 (Core Strategy)	600	201	-399
Total		542	-658

8.48 When assessed against the Core Strategy there is a shortfall of 658 dwellings.

8.49 Shortfall of housing supply from previous years.

8.50 The shortfall is calculated from the start of the Plan period to the time of calculation (2006-2013). The shortfall itself comprises the difference between the number of homes that should have been built in trajectory terms and those that have been built over this period. The Council's shortfall is therefore 617 when assessed against the Panel Report and 658 when assessed against the emerging Core Strategy target. The PPG clearly states that *Local Authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible*, (paragraph 35). Therefore the shortfalls for the county will be taken into account in the 5 year supply.

8.51 Buffers

8.52 The NPPF states *"to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply"* (paragraph 47)

8.53 The Inspector's report in the Home Farm appeal found the Council to be under-delivering in housing completions in four of the last five years. The Inspector recommended a buffer of 20% rather than 5% should be applied to the housing requirement. Therefore this assessment applies the 20% buffer in its calculation.

8.54 In the Thundersley, Essex appeal decision (APP/M1520/A/12/2177157) the Inspector accepted that, even where a 20% buffer is appropriate, it is both incorrect and unnecessary to apply that buffer to the shortfall. The correct way to calculate this is to add the buffer before the shortfall is added to avoid unnecessarily inflating the required figure.

8.55 Using supply methodology alongside the RSS Panel Report and emerging Core Strategy targets

Figure 36 - Assessment against WMRSS Panel Report target

Using trajectories for shortfall since 2006 and trajectories for supply / requirements

	Source	Homes 20% buffer 10% reduction	Notes
A	Total RSS Panel Report Provision (2006 – 2026)	18000	
B	RS Panel Report requirement (7 yrs.) 1/4/2006 – 31/3/2013	4240	Using Trajectories: 06/11 530 dpa 11/16 – 795 dpa
C	Homes Completed (net) 1/4/2006 – 31/3/2013	3623	Net reduction includes demolitions and conversions = Shortfall of 617
D	Requirement for next five years	4555	Using Trajectories 13/14 – 15/16 – 795 16/17 – 17/18 - 1085
E	Plus 20% buffer	911	Essex approach of 20% before adding shortfall.
F	Plus Residual Shortfall	617	(over next five years as per PPG)
G	Total Requirement	6083	
H	Annualised requirement	1217	
I	Total Deliverable dwellings	2609	
J	Housing Supply	2.14yrs	

Figure 37 - Assessment against emerging Core Strategy target

Assessed shortfall using trajectories and using trajectories for supply/requirements

	Source	Homes 20% buffer 10% reduction	Notes
A	Core Strategy 2011 – 2031	16500	
B	Core Strategy requirement 1/4/2011 – 1/4/2013	1200	Using Trajectories: 600 dpa
C	Homes Completed (net) 1/4/2011 – 31/3/2013	542	Net reduction includes demolitions and conversions
D	Requirement for next five years	3500	Using Trajectories 13/14 – 15/16 – 600 16/17 – 17/18 - 850
E	Plus 20% buffer	700	Essex approach of 20% before adding shortfall.
F	Plus Residual Shortfall	658	(over next five years as per PPG)
G	Total Requirement	4858	
H	Annualised requirement	972	
I	Total Deliverable dwellings	2544	
J	Housing Supply	2.61yrs	

8.56 Housing land supply for Herefordshire

- 8.57 When assessed against the Panel Report target the housing land supply is 2.09 years and when assessed against the emerging Core Strategy, the supply is 2.61 years. The scale of the shortfall is caused not just by the availability of land but also is a result of weak market conditions which lead to lower expectations of how quickly sites will be built out. The housing position will continue to be kept under review annually taking into account updates to national guidance, case law or changes in local circumstances. Figures for 1st April 2014 will be made available as soon as possible.
- 8.58 Current planning applications that fall outside of the existing UDP context are assessed against the criteria set out in 12th July 2012 Cabinet Report, Paragraph 30 (see Appendix 2). This approach has been tested at appeal and supported by Inspectors - whilst each decision is based on its own individual facts, the common thread running through is the importance of sustainability and the consequences arising out of not having a 5 year housing supply, namely

a presumption in favour of sustainable⁵ development in the absence of significant impacts or conflict with existing up to date policies.

8.59 Next Steps

- 8.60 The 12th July 2012 Cabinet Report refers to the Strategic Housing Land Availability Assessment (SHLAA) 2011. There has been a review of the SHLAA since then in March 2012 and the same principles broadly apply. The SHLAA will continue to be updated to take account of current planning guidance, new information from planning permissions, implementation of development on sites comprising the study and addition of further new sites. The Hereford SHLAA sites are currently being reviewed by external consultants. A final report on the Hereford sites is expected in June 2014. This evidence will support the Core Strategy as well as assisting the development of the Hereford Area Plan. Sites elsewhere in the SHLAA will also require updating. The recent 'call for sites' in October 2013 has included new sites for assessment in many of the villages. This review will contribute to work underway by parishes carrying out neighbourhood plans.
- 8.61 Further work will be undertaken to supplement the Core Strategy evidence base in time for the forthcoming Examination in Public. Once the strategic sites have been successfully through the Core Strategy examination process they will form part of the Adopted Core Strategy. These sites would then be considered suitable and available for development and will make a significant contribution to the 5 year housing land supply in future years.

⁵ For clarification on what is meant by *sustainable development* please refer to paragraph 7 of the NPPF

Section 9: Neighbourhood Plans

Neighbourhood Planning in Herefordshire

- 9.1 The Localism Act 2011 has introduced a new tier of plan-making opportunities for parish councils who will be able to prepare Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Within Herefordshire only town and parish councils are the responsible bodies for producing Neighbourhood Development Plans.
- 9.2 Herefordshire Council has taken a positive approach to neighbourhood planning and provides support and advice to those communities interested in producing plans to complement the Core Strategy and provide detailed policies and site allocations for parishes. Neighbourhood Development Plans will be included within the review of the Local Development Scheme in 2014.
- 9.3 At April 2013, there were 30 Neighbourhood Areas designated within the County. This coverage indicated that 29% of those settlements highlighted within the Core Strategy for proportionate growth are in the process of producing additional planning policy.
- 9.4 To date, there are currently 74 Neighbourhood Development Plans are in preparation across Herefordshire which equates to 67% coverage (Jan 2014).

A map showing those parishes currently producing a neighbourhood development plan can be seen on the Council website at <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-neighbourhood-areas-and-plans>

Below show the number of neighbourhood area applications submitted each month.

Figure 38 – Submission of NA applications

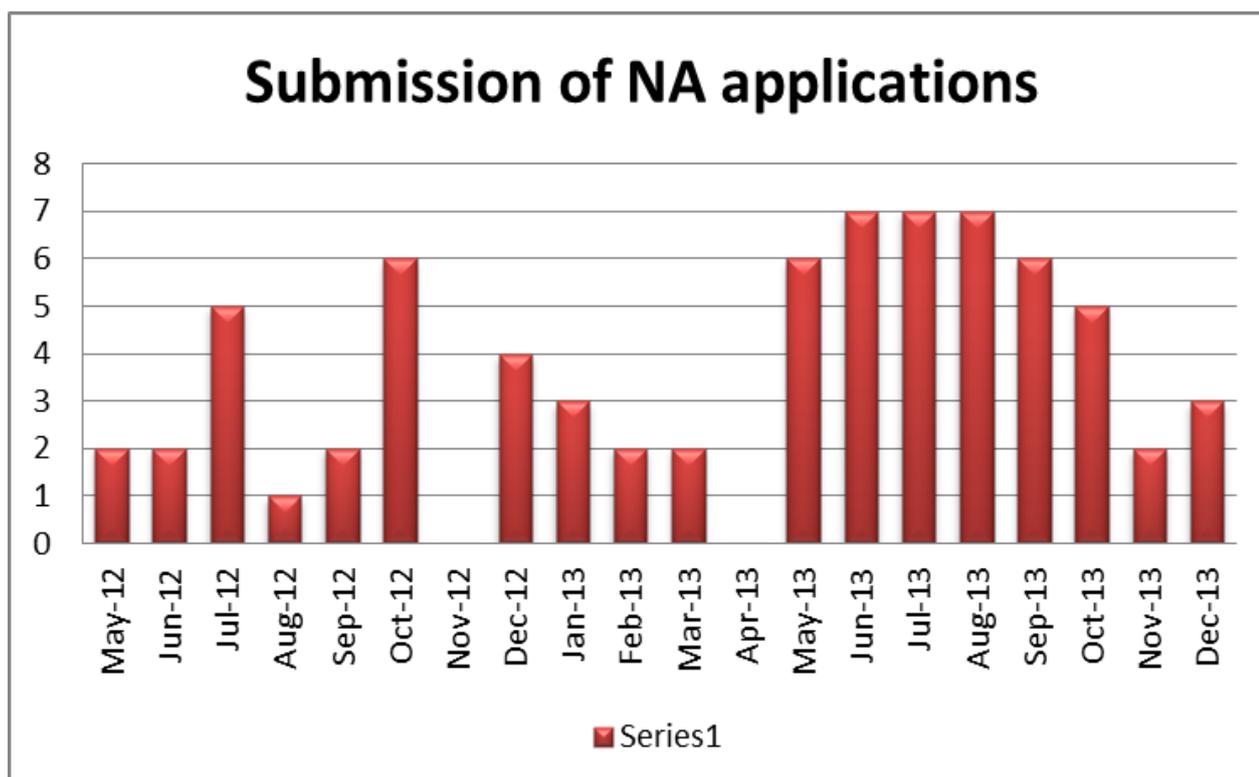
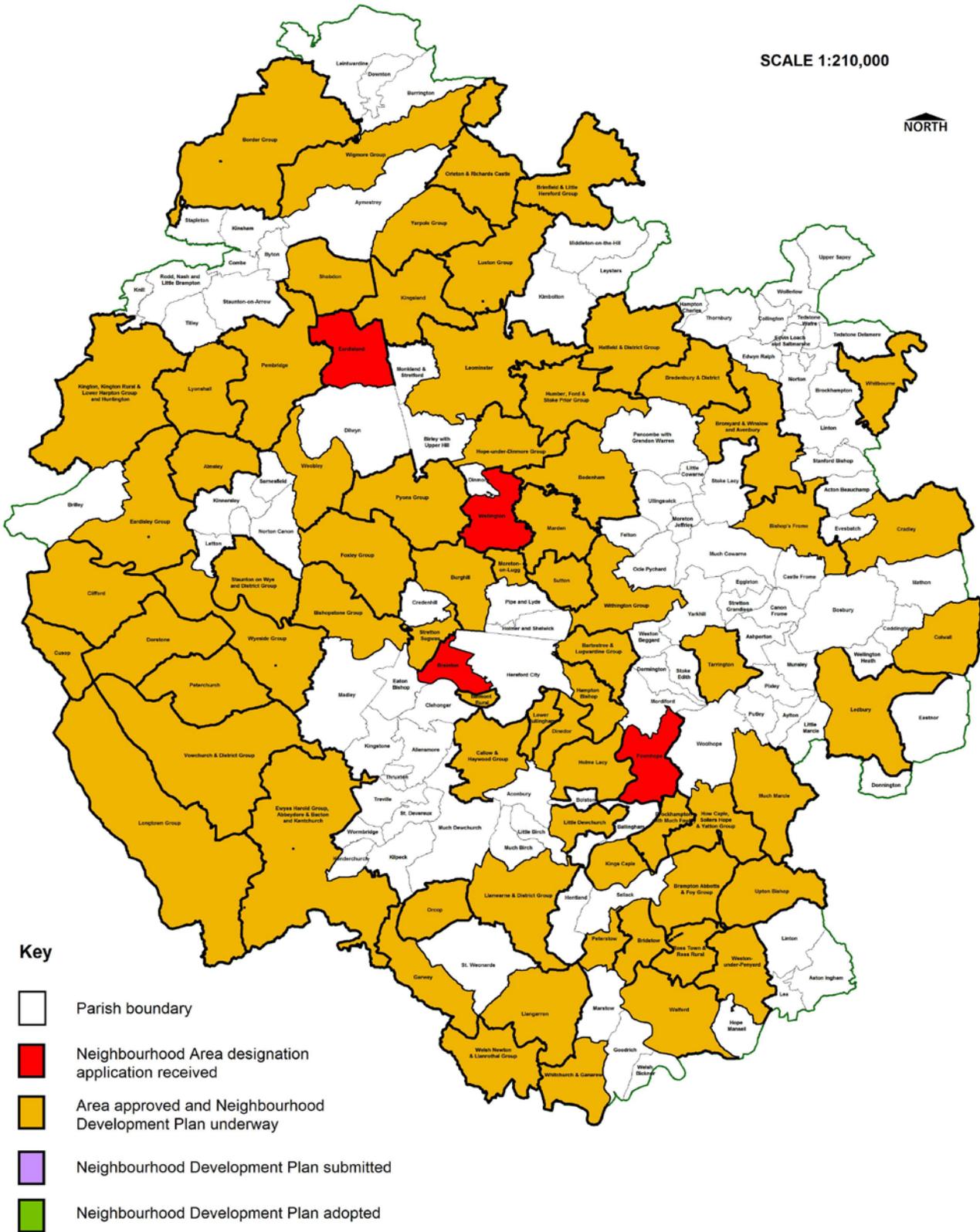


Figure 39

Neighbourhood Plans in Herefordshire

SCALE 1:210,000



Appendix 1: Hotel and Leisure Approvals 2012-13

Hotel & Leisure Approvals 2012-13		
APPLICATION NUMBER	SITE ADDRESS	DESCRIPTION
S122784/F	The Stables Cricket Ground, Brockhampton, Hereford, Herefordshire, HR1 4TQ	Erection of oak framed building to form secure building and to provide; storage and shelter on match days.
N120375/F	Former Sparrow Hill Nurseries, Old Colwall House, Colwall, Malvern, Herefordshire, WR13 6HF	Change of use of part of former plant nursery to camping facility; conversion of corrugated iron water reservoir into washing/cooking; facilities for campers and conversion of shed into cycle store; Provision of 6 no. shepherds huts on three adjoining area
N120166/F	Leominster Rifle and Pistol Club, Priddleton Court Farm, Priddleton, Steensbridge, Herefordshire, HR6 0RU	Proposed rifle range butt.
S102921/O	Land to the East of, Holywell Gutter Lane, Hampton Bishop, Hereford, HR1 4JN	Development of grass and all weather sports pitches, clubhouse, indoor; training building, car parking and landscaping supported by enabling; residential development of 190 units.
S121081/F	Hereford Rowing Club, Greyfriars Avenue, Hereford, Herefordshire, HR4 0BE	Two storey infill extension to provide additional gym and changing; room facilities
S122766/F	Unit 23, Foley Trading Estate, Hereford, Herefordshire, HR1 2SF	Proposed change of use from B8 to D2 to increase facilities offered by; Pyramid Fitness units 21/22
N120789/F	Mortimer Park, Kingsland, Leominster, Herefordshire, HR6 9SB	Proposed grandstand with ancillary accommodation.
N121055/F	Treble H Club, Mill Street, Kington, Herefordshire, HR5 3AL	Proposed entrance porch and single storey rear extension to existing; football club clubhouse to provide improved toilet facilities and; storage space.
N123494/F	Redundant Hospital at Arrow Court Ind Estate, Kington, Herefordshire, HR5 3ER	Change of use from redundant second world war hospital to a shooting; range.
N120913/F	Kington Golf Club, Bradnor, Kington, Herefordshire, HR5 3RE	Proposed single storey extension to golf club
S122584/F	Green Acres Stables, Lea, Ross-on-Wye, Herefordshire, HR9 7JZ	Change of use of stables from a livery yard to equestrian centre; offering riding tuition and pony trekking services.
N122936/F	Allymoor, Aulden, Leominster, Herefordshire, HR6 0JT	Use of part of a meadow for two glamping units for six months of the; year
N121231/F	Unit 1, Croft Business Park, Leominster, Herefordshire, HR6 0QF	Change of use to martial arts gymnasium and training centre for; teaching Tai-chi, kung-fu and kickboxing
S120677/F	The Top, Lower Maescoed, Herefordshire, HR2 0HP	Change of land use to seasonal recreational camping, tents only; Temporary structures for amenities: 2 no. compost loos

Hotel & Leisure Approvals 2012-13

APPLICATION NUMBER	SITE ADDRESS	DESCRIPTION
		and 1; no. shower. Extension of track to parking area.
S120441/F	2 Clearview Court, Twyford Road, Rotherwas Industrial Estate, Hereford, Herefordshire, HR2 6JR	Change of use from B2 to D2. Addition of first floor fire exit door; and external at fire escape staircase. Change of internal; configuration to include open plan working area in place of current; offices and installation of changing facilities.
S121211/F	Glebe Farm, Michaelchurch Escley, Hereford, Herefordshire, HR2 0PR	Change of use from 0.92ha field from agriculture to amenity. Seasonal;(April-October) erection of 4 yurts on wooden platforms each with; temporary compost toilet and camp kitchen and erection of wooden; shower and toilet building with solar panels
S120898/F	Burhope Farm, Orcop, Herefordshire, HR2 8EU	28 Additional pitches with hard standing and access drive.
S130050/F	Pool House, Preston Wynne, Hereford, Herefordshire, HR1 3PE	Proposed horse manege (40m x 20m).
S120757/F	Ross Rugby Club, Land at Greytree, Ross On Wye, Herefordshire, HR9 7HS	Construction of new changing rooms, pitch side floodlights and; associated work to provide vehicle access.
S121170/F	The Falcon House, How Caple, Hereford, Herefordshire, HR1 4TF	Extension to the 'Old Granary' part of the existing house to create; B&B guest accommodation on the first floor and a reworked ground floor
N130063/F	Halfway House, Winslow, Bromyard, Herefordshire, HR7 4SW	Proposed outdoor riding arena (20x40m) with timber post and rail; fencing.
N120150/F	Wall Hills Farm, Thornbury, Bromyard, Herefordshire, HR7 4NW	Single domestic hard surface tennis court incorporating change of; use from agricultural.
S121586/F	Rosemount, Welsh Newton, Monmouth, Herefordshire, NP25 5RR	Proposed equestrian manege
N121407/F	Whitehill Business Park, Kington Road, Weobley, Herefordshire, HR4 8QE	Proposed change of use from industrial unit to a dance studio and; associated facilities.
S122064/F	Fortis Et Fides, Whitestone Business Park, Whitestone, Hereford, Herefordshire, HR1 3SE	Construction of single storey warehouse and gymnasium
S123286/F	Welcheston Court, Woolhope, Hereford,	Proposed creation of a manege.

Appendix 2: Renewable Energy Approvals 2011-13

RENEWABLE APPROVALS 2011-13		
Application Number	Site Address	Notes
S112693/F	Doyre Cottage, Abbey Dore, Herefordshire, HR2 0AA	Proposed ground based solar photovoltaic array.
S110529/F	Merrivale Farm, Little Birch, Herefordshire, HR2 8BA	Installation of solar photovoltaic array on an agricultural building
N113016/F	Barn, Green House Farm, Acton Green, Acton Beauchamp, Worcestershire, WR6 5AA	Extension to existing solar photovoltaic panel array on roof of; agricultural out building to provide maximum 10kwp electricity for; domestic use.
N112811/F	Abbey Court Farm, Wigmore, Leominster, Herefordshire, HR6 9UF	Installation of solar photovoltaic panels on agricultural building.
S121604/F	The Plovers, Shotts Lane, Kilcot, Herefordshire, GL18 1PA	Proposed erection of two storey; single storey, first floor extensions; and the erection of new detached stable and Solar panel array.
N110705/F	Hall Farm, Leinthall Earls, Leominster, Herefordshire, HR6 9TR	Installation of PV Array on agricultural building.
S112443/F	Ballingham Court, Ballingham, Herefordshire, HR2 6NH	Installation of a solar photovoltaic (PV) array on a single South; facing roof located at Ballingham Court.
S123439/F	Northolme Community Centre, Northolme Road, Belmont, Hereford, Herefordshire, HR2 7SP	Proposed extension and installation of solar panels.
N113048/F	Free Range Poultry House, Sponend Farm, Fromes Hill, Ledbury, Herefordshire, HR8 1HT	Installation of 216 Hyundai 250W Mono Crystalline panels, inverter; photovoltaics on poultry unit roof.
N112996/F	Wellington Farm, Bishops Frome, Worcestershire, WR6 5BY	Proposed installation of photovoltaic panels to existing roof of box; section clad poultry unit.
N110776/F	Leadon Court Industrial Builds, Fromes Hill, Ledbury, Herefordshire, HR8 1HT	Removal of existing roof sheets from a commercial buildings and; replace with new sheets and solar photovoltaic panels.
N111030/F	Instone Court, Munderfield, Bromyard, Herefordshire, HR7 4JS	Installation of 288 roof mounted photovoltaic panels.
S113299/F	Blakemere House, Blakemere, Herefordshire, HR2 9JZ	Installation of ground mounted photo voltaic array 3.76 Kw peak; (retrospective)
N111592/F	Unit 1 Bowley Court Farm, Hope Under Dinmore, Leominster, Herefordshire, HR6 0PL	Installation of solar photovoltaic panels on an agricultural; building.

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
N111050/F	Richland Farm, Ullingswick, Herefordshire, HR1 3JE	Proposed installation of Photovoltaic Panels on an agricultural; building.
N112521/F	Upper Moor Farm, Bodenham, Herefordshire, HR1 3HW	Installation of photovoltaic panels on agricultural buildings.
N110671/F	Maund Court, Bodenham, Herefordshire, HR1 3JA	Installation of solar photovoltaic panels on agricultural building.
S113080/F	Kilforge Farm, Bolstone, Herefordshire, HR2 6NE	Installation of 3 ground mounted tracker photovoltaic arrays.
N113177/F	Brook House Farm, Bosbury, Herefordshire, HR8 1QB	Installation of photovoltaic cells 3.99kwp array on roof of stable; block.
N112694/F	The Grange, Bosbury, Ledbury, Herefordshire, HR8 1JT	Removal of existing roof sheets from an agricultural building and; replacing with new sheets and photovoltaic panels.
N120869/F	Bosbury House Farm, Bosbury, Ledbury, Herefordshire, HR8 1JZ	Replacement of redundant commercial chicken shed with a new steel; portal frame building with solar photovoltaic panels on the south roof; aspect.
N110634/F	Hill House Farm, Knighton, Herefordshire, LD7 1NA	Installation of two arrays of Photovoltaic Cells on agricultural; building.
S111240/F	Caeperty Farm, Arthurs Stone Lane, Dorstone, Herefordshire, HR3 6AX	Install ground mounted array of solar panels 30 panels 1m x 2m = 60m ² .
S113192/F	Weirend Farm, Weir End, Ross-On-Wye, Herefordshire, HR9 6AL	Roof mounted solar PV panels on existing building.
S112908/F	Barn to the rear of Content Cottage, Burghill, Hereford, HR4 7RH	Insertion of 40 solar photo voltaic panels on existing barn roof.
N111393/F	Canon Frome Court, Canon Frome, Ledbury, Herefordshire, HR8 2TD	Installation of ground mounted photovoltaic (PV) array.
N112256/F	Lower House, Canon Frome, Ledbury, Herefordshire, HR8 2TG	A solar PV array totalling 39.95 kwp on west facing grain shed.
N111748/F	The Elms, Bush Bank, Canon Pyon, Herefordshire, HR4 8PJ	Change of use of orchard to residential use and installation of ground; mounted photovoltaic solar energy panels.
N111431/F	Fullbridge Farm, Westhope, Herefordshire, HR4 8BN	Install solar PV panels to livestock building roof.
N113114/F	Lawtons Hope Farm, Westhope, Herefordshire, HR4 8BJ	Proposed installation of solar pv panels to agricultural building; roof.
N111779/F	Town Farm, Castle Frome, Ledbury, Herefordshire, HR8 1HQ	Installation of a 49.4 KWP roof mounted solar photovoltaic array, to; be installed on the existing potato store building.
S110604/F	Clehonger Court, Clehonger, Herefordshire, HR2 9SF	Installation of photovoltaic array on agricultural building.
S111528/F	Clifford Primary School,	To install 38 in number 2m x 1m solar pv panels to the South

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
	Hardwicke, Herefordshire, HR3 5HA	facing; roof of the community hall, along with associated electrical; installations inside the building.
S110717/F	Sydcombe Farm, The Bage, Dorstone, Herefordshire, HR3 6BA	Proposed building for biomass boiler and hardstanding.
N123533/F	Coddington Court School, Coddington, Ledbury, Herefordshire, HR8 1JL	The erection of 2 no euroheat energy cabins containing a HDG - Compact;200 190kW boiler, 1 - HDG Type PS4000 litre accumulator and wood; pellet fuel delivery system.
N120837/F	Old Upper House Farm, Greenhill, Cradley, Malvern, Worcestershire, WR13 5JE	Proposed Solar P.V. panel installation
N112786/F	The Leys Farm, Leys Lane, Bircher, Herefordshire, HR6 0AZ	Installation of solar photovoltaic panels on an agricultural building.
N112517/F	Brickhouse Farm, Bircher Common, Leominster, Herefordshire, HR6 0BS	Change of use from agricultural land (permanent pasture) to site solar; PV array (ground mounted).
N111000/F	Lower Newton Farm, Weobley, Hereford, Herefordshire, HR4 8QY	Installation of Solar Photovoltaic panels on roof of poultry; building.
N112789/F	Alton Court Farm, Dilwyn, Herefordshire, HR4 8HD	Installation of solar photovoltaic panels on agricultural buildings.
N120600/F	The Old Forge, Dilwyn, Herefordshire, HR4 8HL	Upgrading of and single storey extension to existing workshop, with; addition of new toilet. Proposed solar PV panels to South East; elevation.
N112787/F	The Haven, Dilwyn, Herefordshire, HR4 8JB	Installation of solar photovoltaic panels on agricultural buildings.
S113417/F	1 Reynard Close, Rotherwas Industrial Estate, Hereford, Herefordshire, HR2 6JH	Proposed installation of 42 solar panels on to roof.
N102648/F	Lower Buckland, Docklow, Herefordshire, HR6 0RU	Erection of single 300kW wind turbine (maximum height 66.7m) and; associated infrastructure and access track.
N120296/F	White Cottage, Docklow, Leominster, Herefordshire, HR6 0RU	Installation of ground mounted solar panels.
S122606/F	Pentwyn Farm, Dorstone, Hereford, Herefordshire, HR3 6AD	Single 50kw wind turbine, with a maximum blade tip height of 25.1m; along with improvement of access track, electrical switchgear house; with associated underground cabling and temporary crane hardstanding.
N113259/F	Potato Store Grove House, Monkland, Leominster, Herefordshire, HR6 9DF	Installation of 216 asun 245 watt silicon module photovoltaic panels; with a 48kw inverter and 40 asun 245 watt silicon module photovoltaic; panels with a 10kw inverter on potato store roofs - part; retrospective.
N111162/F	Great Parton, Eardisley, Herefordshire, HR3 6NX	Installation of 9.6 kWp solar photovoltaic system on south facing; roof of existing barn.

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
N113070/F	The Vallets, Richards Castle, Ludlow, Shropshire, SY8 4ET	Proposed erection of a 20 metres self-supporting lattice tower with; domestic wind powered electricity generator supported by a mast base.
N112813/F	Evesbatch Court, Bishops Frome, Herefordshire, WR6 5BD	Removal of existing roof sheets from an agricultural building and; replacing with new sheets and photovoltaic panels.
N120216/F	Eyton House, Eyton, Leominster, Herefordshire, HR6 0AG	Fitting solar panels to roof of farm building.
N113124/F	The Riddle, Eyton, Leominster, Herefordshire, HR6 0BZ	Change of use of part of field adjoining garden and erection of PV; solar panel array.
S110791/F	Caplor Farm, Fownhope, Herefordshire, HR1 4PT	Extension to an existing solar PV array from 9.88kWp to 28.49kWp on; existing barn roof.
S120320/F	Nupend Barn, Woolhope, Herefordshire, HR1 4QH	To install ground based 4kWp solar photovoltaic PV electricity; generating system to supply electricity for use at Nupend Barn, the; system will consist of 16 A frame mounted PV panels. Change of use of; land from agricultural to domestic.
S113335/F	Caplor Farm, Fownhope, Hereford, HR1 4PT	Proposed photovoltaic array on; existing agricultural barn.
S112899/F	The Granary, Coed Lank Farm, Broad Oak, Herefordshire, HR2 8QY	Proposed 3 KW photovoltaic array to be mounted on farm building roof.
N110794/F	Grendon Manor, Bredenbury, Bromyard, Herefordshire, HR7 4TH	Proposed construction of additional poultry shed to house turkeys; together with three additional associated feed silos, solar panels to; be fitted externally to West facing roof slope of new building.
N111740/F	The Henhouse, Hatfield, Leominster, Herefordshire, HR6 0SD	Installation of solar photovoltaic panels on an agricultural building.
S121175/F	Ditton Farm, St Owens Cross, Hereford, Herefordshire, HR2 8LL	Installation of solar photovoltaic (Solar PV) panels on the ground
S110625/F	Aberhall Farm, St Owens Cross, Herefordshire, HR2 8LL	Installation of solar photovoltaic (solar pv) panels on five existing; chicken sheds.
S110513/F	Whitecross High School, Three Elms Road, Hereford, Herefordshire, HR4 0RN	Installation of roof mounted photovoltaic panels.
S112997/F	103 Ledbury Road, Hereford, HR1 1RQ	Proposed conversion of Dentist into two 2 bed flats.
S110576/F	49 St Owen Street, Hereford, Herefordshire, HR1 2JB	Installation of an array of photovoltaic cells onto roof of surgery.
S113575/F	Sainsbury Supermarkets Ltd, Barton Yard, Hereford, Herefordshire, HR4 0AG	New biomass boiler located within existing Sainsbury's service yard.
S122392/F	Horn Hill Farm, Horn Hill,	Excavation to level site, for the erection of four loose boxes;

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
	Summer House Pitch, Drybrook, Herefordshire, GL17 9BN	tackroom and hay barn. Together with change of use of land from; agricultural to residential. Solar panels to roof.
N111006/F	Greenfield Farm, Huntington, Herefordshire, HR5 3PZ	Array of PV solar panels 10m x 2.8m on lean to roof of barn.
S113573/F	The Brooks, Pontrilas, Herefordshire, HR2 0BL	Erection of solar panels.
N112579/F	White House, Ledgmoor, Kings Pyon, Herefordshire, HR4 8RJ	Proposed installation of 3.92kw ground mounted grid connected; photovoltaic solar system facing South.
S120340/F	Arkstone Court, Clehonger, Hereford, HR2 9TR	Installation of solar photovoltaic panels on agricultural building.
N112264/F	Three Stones, Kingswood Road, Kington, Herefordshire, HR5 3HE	Installation of free standing PV Solar Panels.
N112330/F	Newburn Farm, Kington, Herefordshire, HR5 3HD	Proposal to install 108 solar PV panels to South facing elevation of; an agricultural building roof.
N110100/F	Old Ashmoor, Kingswood, Kington, Herefordshire, HR5 3HL	Installation of ground mounted 4kw peak photo voltaic array to provide; domestic electricity and supply to National Grid.
N110439/F	Sunset, Kington, Herefordshire, HR5 3SF	Installation of roof mounted solar panels and provision of 2.1m; palisade fencing to building supplies yard.
N123003/F	Land at Lower Ailey Farm, Kinnersley, Hereford, Herefordshire, HR3 6PA	Proposed formation of a 100kw photovoltaic panel ground installation.
N121994/F	Lower Ailey, Kinnersley, Hereford, Herefordshire, HR3 6PA	Proposed 100kw photovoltaic panel ground installation
N110961/F	The Old Rectory, Kinnersley, Herefordshire, HR3 6QD	Installation of 4kw ground mounted solar photovoltaic array comprising;20 caymax mono panels in paddock rear of The Old Rectory
N111646/F	Knill Farm, Knill Lane, Presteigne, Powys, LD8 2PR	Proposed 49.95kwp roof mounted solar photovoltaic array to be; installed on the existing silage building.
N111693/F	Knill Farm (Poultry Site), Adjacent Lower Woodside, Knill, Presteigne, Powys, LD8 2PR	Installation of a 49.95kwp roof mounted solar photovoltaic array to be; installed on the existing poultry unit.
N112267/F	Gilberts Farm, Lilly Hall Lane, Ledbury, Herefordshire, HR8 2LD	Proposed solar PV array on existing agricultural building.
N111272/F	Hill House Farm, Ross Road, Ledbury, Herefordshire, HR8 2LE	Installation of solar photo-voltaic panels on a poultry roof building.
N112992/F	Woodhouse Farm, Staplow, Ledbury, Herefordshire, HR8 1NP	Proposed ground mounted pv panels.

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
N113007/F	Woodfield Farm, Gloucester Road, Ledbury, Herefordshire, HR8 2JB	Installation of solar photovoltaic panels on agricultural building.
N113047/F	Orlham Farm, Leddington Lane, Ledbury, Herefordshire, HR8 2LN	Proposed installation of portal framed general purpose agricultural; storage building with Solar PV Panels to one slope of the roof.
N112186/F	Ledbury Community Care Centre, Market Street, Ledbury, Herefordshire, HR8 2AQ	Proposed addition of 4 no. roof lights to provide additional; natural light to rooms within existing roof space (energy saving; measure).
N112022/F	Grovesend Farm, Hereford Road, Ledbury, Herefordshire, HR8 2PS	Proposed installation of 32 solar photo-voltaic panels on to the south; westerly roof of an outbuilding
N111455/F	The New Dairy, Brakes Farm, Downton, Ludlow, Shropshire, SY8 2LF	Installation of solar photovoltaic panels on an agricultural; building.
N111125/F	Heath Farm, Hopton Heath, Craven Arms, Shropshire, SY7 0QB	The installation of solar photovoltaic (solar pv) panels on three; existing chicken sheds and two grain storage units.
N110076/F	Bridge Street Sports Centre, Bridge Street, Leominster, Herefordshire, HR6 8EA	Installation of solar photovoltaic array to be mounted on South face; of existing tennis hall roof.
N112998/F	Hainscroft, Linley Green Road, Whitbourne, Herefordshire, WR6 5RE	Ground mounted solar panels next to manege.
S122577/F	Ellbrook House, Woodend Lane, Gorsley, Herefordshire, HR9 7SR	Ground mounted PV panels (retrospective)
S112890/F	Pit House Farm, The Line, Linton Ross On Wye, Ross-On-Wye, Herefordshire, HR9 7RT	To fit Sanyo HIT Photovoltaic modules on South West facing roof; elevation on agricultural barn.
S110841/F	Upper Witherstone Farm, Carey, Herefordshire, HR2 6NQ	Installation of solar PV Panels on roof of existing farm building.
S111279/F	Oakfields, Hoarwithy, Herefordshire, HR2 6QW	Installation of solar photovoltaic panels on an agricultural building.
S110770/F	Treworgan Farm, Llangrove, Ross on Wye, Herefordshire, HR9 6HB	Fit solar PV panels to roofs of 2 no. poultry shed.
S122481/F	Tregate Castle, Llanrothal, Monmouth, Herefordshire, NP25 5QL	Installation of 8kw of photovoltaic panels sited in field
S120157/F	Land adj Denewood, Clodock, Longtown, Herefordshire, HR2 0PD	Proposed change of use of land for ground mounted PV array.
S112207/F	Clearview Court, Twyford	Proposed photovoltaic roof panels

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
	Road, Rotherwas Industrial Court, Herefordshire, HR2 6JR	
S111643/F	Bartestree Village Hall, Bartestree, Herefordshire, HR1 4BY	To install 20 Solar Photo Voltaic Panels on the Western roof.
S120755/F	Monks Orchard Farm, Lumber Lane, Lugwardine, Herefordshire, HR1 4AG	Installation of solar photovoltaic (PV) array on single south facing; agricultural barn.
S120573/F	Croase Farm, Luston, Leominster, Herefordshire, HR6 0BX	Erection of 222 photovoltaic cells on South Eastern roof of poultry; shed.
N112356/F	1 Lustonbury, Luston, Leominster, Herefordshire, HR6 0AP	Installation of free standing solar panels.
N120434/F	Yew Tree Farm, Upper House, Lyonshall, Herefordshire, HR5 3JN	Installation of solar photovoltaic panels on poultry buildings.
N113159/F	The Heath, Lyonshall, Kington, Herefordshire, HR5 3LN	Proposed installation of photovoltaic panels to existing poultry unit; roof.
N121649/F	Strathmore Barn field, Lyonshall, Kington, Herefordshire, HR5 3HS	Additional solar array
S111446/F	Hanger 2, Off Brampton Road, Madley Air Field, Herefordshire, HR2 9LX	Installation of solar photovoltaic panels on an agricultural building.
S112695/F	Bower Farm, Madley, Hereford, HR2 9PA	Proposed installation of ground mounted solar photovoltaic array.
S111340/F	Ashgrove Farm, Marden, Herefordshire, HR1 3EY	Provision of a Bergey 10K wind turbine on a 20 metre tall lattice; tower, provision of 16kw photovoltaic array to south facing roof of; agricultural building.
S112927/F	Paradise Farm, Marden, Herefordshire, HR1 3EN	Erection of free standing photovoltaic panels fixed to a concrete; base.
S110244/F	The Cider Barn, Steppe House, Pencraig, Ross on Wye, Herefordshire, HR9 6HR	Removal of existing wood store and replacement with solar panel frame
S111151/F	Pikes Farm, Michaelchurch Escley, Herefordshire, HR2 0LA	Erection of 18 ground mounted photovoltaic panels.
N120177/F	Rock Farm, Middleton On The Hill, Leominster, Herefordshire, HR6 0HY	Proposed roof mounted solar PV panels installation.
S120354/F	Moccas Village Hall, Moccas, Herefordshire, HR2 9LQ	Proposed installation of solar panels on village hall roof.
S113061/F	New House Farmhouse, Moccas, Herefordshire, HR2 9LA	Installation of 7.84Kw ground mounted photo voltaic array and 3.92 Kw; roof mounted photo voltaic array.

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
N113227/F	Wall End Farm, Monkland, Leominster, Herefordshire, HR6 9DE	The positioning of about 250 solar panels on the roof of an; agricultural building.
N111980/F	The Farm, Moreton Jeffries, Herefordshire, HR1 3QY	Installation of solar photovoltaic panels on an agricultural building
S110519/F	Court Farm, Much Birch, Herefordshire, HR2 8HT	Installation of photovoltaic (solar pv) panels on existing chicken; sheds.
S112628/F	Treberva, Much Birch, Herefordshire, HR2 8HU	Installation of solar PV panels on to roofs of existing fruit; storage/packing buildings.
S111072/F	Court Farm, Much Birch, Herefordshire, HR2 8HT	Installation of solar photovoltaic (solar pv) panels on seven existing; chicken sheds.
S110530/F	Monkhall Farm, Callow, Herefordshire, HR2 8DA	Installation of solar photovoltaic array on agricultural building.
S113022/F	Much Marcle Village Hall, Much Marcle, Herefordshire, HR8 2LY	Installation of solar panel modules to South elevation.
N111967/F	Middle House, Hill Hampton, Herefordshire, HR1 3QP	Proposed installation of solar photovoltaic panels on an agricultural; building.
N112944/F	Lyvers Ocle, Ocle Pychard, Herefordshire, HR1 3QH	Installation of ground mounted solar photovoltaic array and; surrounding security fence on agricultural land.
N113032/F	Broxwood Court, Broxwood, Leominster, Herefordshire, HR6 9JJ	Installation of ground mounted photovoltaic array.
N121388/F	Yeld Farm, Yeld Lane, Lyonshall, Herefordshire, HR5 3LY	Agricultural building to house biomass boiler, associated woodchip; storage for agricultural purposes
N113411/F	Moor Court, Lyonshall, Kington, Herefordshire, HR5 3LA	Installation of solar photovoltaic panels on a proposed agricultural; building (application DMN/113143/S).
S111487/F	Windmill Hill, Harewood End, Ross on Wye, Herefordshire, HR2 8JS	Installation of solar PV panels onto the roof of existing fruit pack; house.
S113480/F	Wilmaston Farm, Peterchurch, Herefordshire, HR2 0SJ	Installation of solar photovoltaic panels on to roof of new build; straw shed to generate renewable energy.
S110583/CD	Peterchurch Primary School, Peterchurch, Herefordshire, HR2 0RP	Proposal to add 40m2 of solar panels to building at the rear of; school.
S113202/F	Lyde Arundel, Canon Pyon Road, Hereford, Herefordshire, HR4 7SN	Proposed 50kw solar PV panels, installation mounted to East and West; face of long barn.
S111977/F	Long Friday Field House, Canon Pyon Road, Hereford, HR4 7SL	Proposed wind turbine mounted on a 10 metre tower.
N120042/F	Pixley Berries, Ledbury, Herefordshire, HR8 2RB	Installation of solar photovoltaic panels on commercial building
S113125/F	Lower Bellamore Farm,	Solar PV installation on existing poultry unit.

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
	Preston on Wye, Madley, Herefordshire, HR2 9JS	
N113092/F	White House, Preston Wynne, Herefordshire, HR1 3PB	Proposed installation of roof mounted solar photovoltaic panels.
S121481/F	Model Farm, Hildersley, Ross-On-Wye, Herefordshire, HR9 7NN	Installation of a 150ft x 50ft portal framed livestock building with; solar PV panels to one slope of the roof
S111083/F	Lower Cleeve Farm, Hom Green, Ross on Wye, Herefordshire, HR9 7TD	Installation of photovoltaic panels to the roof of existing; agricultural buildings.
S121867/F	Larruperz Centre Community Centre, Grammar School Close, Ross-On-Wye, Herefordshire, HR9 7QD	Installation of solar panels
S112905/F	Caradoc Estate, Sellack, Herefordshire, HR9 6LS	Installation of solar PV panels on to the roof of an existing storage; building.
S112767/F	Pengethley Garden Centre, Peterstow, Ross on Wye, Herefordshire, HR9 6LL	Installation of solar PV panels on roofs of existing storage; buildings.
N111838/F	Uphampton Farm, Uphampton, Herefordshire, HR6 9PA	Installation of solar photovoltaic panels on the roof of two poultry; houses.
S110619/F	Fair Oak, Bacton, Herefordshire, HR2 0AT	Install an array of photo voltaic cells on roof of listed barn.
S112599/F	Treago, St. Weonards, Hereford, HR2 8QB	To erect a ground mounted 9.7kw peak photovoltaic array on; agricultural land to the West of Treago. Change of use from; agricultural to mixed use agricultural/domestic use.
S112994/F	Trothlands Farm, St Weonards, Herefordshire, HR2 8NZ	Installation of Solar Photovoltaic panels on agricultural building.
S110914/F	Brinstone Farm, St Weonards, Herefordshire, HR2 8NZ	Installation of solar photovoltaic cells on an agricultural building.
N123433/F	Cherry Tree Field, Staunton On Arrow, Leominster, Herefordshire	Erection of a 200kW solar (photovoltaic) array in northern part of; field.
N122947/F	Old Court, Staunton On Arrow, Leominster, Herefordshire, HR6 9HR	Change of use of land for the Installation of ground mounted P.V; array.
N121470/F	Old Court, Staunton On Arrow, Leominster, Herefordshire, HR6 9HR	Proposed insulated potato store with roof mounted PV Panels.
N113031/F	Manor Farm, Staunton on Arrow, Leominster, Herefordshire, HR6 9LE	Construction of proposed steel portal framed building for renewable; energy biomass boiler and fuel store.
S111778/F	The Old School House, Sutton St Nicholas, Hereford, HR1 3AZ	Variation of Conditions 2, 5 and 7 of Planning Permission; DMCW/100545/F. For changes to elevations of Old School

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
		House, Houses; type A and B, including removal of chimneys on Houses type A and B and; position of solar panels. Changes to parking arrangement
N112777/F	Hedge House Farm, Tedstone Wafre, Upper Sapey, Herefordshire, HR7 4PU	Ground mounted Solar PV installation.
N112832/F	Lower Thrift Farm, Clifton on Teme, Worcestershire, WR6 6EF	Installation of solar photovoltaic panels on an agricultural building.
N111232/F	Winley Farm, Tedstone Delamere, Bromyard, Herefordshire, HR7 4PR	Erection of 4KWP ground mounted solar PV panels in a field near to; the house to provide renewable power.
N112306/F	Netherwood Manor, Collington, Herefordshire, WR15 8RT	Proposed addition of photovoltaic panels to the roof of existing farm; building.
N112988/F	Adamswood Farm, Upper Sapey, Worcestershire, WR6 6EZ	Installation of solar PV panels to generate 4kw in field.
S111780/F	Upton Court, Upton Bishop, Herefordshire, HR9 7UN	Installation of solar photovoltaic (PV) panels on two agricultural; buildings.
S122268/F	Upton Court, Upton Bishop, Ross-On-Wye, Herefordshire, HR9 7UN	Construction of 3 bay open fronted garage and energy centre to; accommodate biomass fuel boiler
S112532/F	Hom Farm, Hom Green, Ross-On-Wye, Herefordshire, HR9 7TF	Installation of solar PV panels on to the roof of an existing cold; store building.
S112732/F	Plum Tree Cottage, Forest Green, Walford, Ross on Wye, Herefordshire, HR9 5RF	Proposed installation of ground-mounted solar panels and; change of use of existing paddock to a mixed use of agriculture; equestrian use, and domestic renewable energy generation.
S121485/F	Old Hill Farm House, Hom Green, Ross-on-Wye, Herefordshire, HR9 7TQ	Proposed agricultural building to house a biomass boiler and store
S120881/F	Bishopswood Village Hall, Kerne Bridge, Ross on Wye, Herefordshire, HR9 5QT	Addition of 4kw solar PV Panels and electrical control system to roof.
N113095/F	Priors Court, Staplow, Ledbury, Herefordshire, HR8 1NQ	Change of use from paddock to 2no. 50KWP Ground mounted PV; Installations and associated works.
N113033/F	Lantern Lodge, Wellington Heath, Ledbury, Herefordshire, HR8 1JQ	Photovoltaic panels on steep bank.
N113608/F	Throne Farm, Weobley, Herefordshire, HR4 8TE	Proposed installation of five ground mounted solar photovoltaic arrays; with active tracking systems in paddock.
N113194/F	Devereux Wootton Farm, Norton Canon, Herefordshire, HR4 8QN	Proposed installation of photovoltaic panels onto existing; South facing roof space on two cattle sheds.

RENEWABLE APPROVALS 2011-13

Application Number	Site Address	Notes
N112057/F	The Tractor Shed, Longlands Farm, Whitbourne, Herefordshire, WR6 5SG	Installation of photo-voltaic solar panels on an agricultural building
S112510/F	Stoney Hill Industrial Estate, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6BX	Installation of solar PV panels on to the roofs on existing; industrial units.
S121364/F	Haygrove Riverside, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6DF	Proposed steel frame building, 990kw biomass boiler and flue to; existing building.
S111079/F	A J Lowther & Son Limited, The Factory, Whitchurch, Ross on Wye, Herefordshire, HR9 6DF	Installation of photovoltaic panels to roof of existing industrial; building for the production of renewable electricity.
N113552/F	Willey Lane Farm, Willey Lane, Lower Willey, Presteigne Herefordshire, LD8 2LU	Proposed change of use of land for the installation of solar panels.
NW83393/F	Reeves Hill, Reeves Lane, Near Knighton, Herefordshire	Proposed erection and operation of 4 Wind Turbines and associated; access tracks, hardstanding and substation building.
NW81479/F	Reeves Hill, Reeves Lane, Near Knighton, Herefordshire	Proposed erection and operation of 4 Wind Turbines and associated; access tracks, hardstanding and substation building.
S120510/F	Thinghill Grange, Cross Keys, Herefordshire, HR1 3NY	Proposed installation of photovoltaic panels to existing roof of box; section poultry unit.
S111741/F	Thinghill Court, Withington, Herefordshire, HR1 3QG	Installation of solar photovoltaic panels on poultry buildings.
S113401/F	Wormbridge Court, Wormbridge, Herefordshire, HR2 9DH	Installation of solar photovoltaic roof mounted panels on to roof of; new building

Appendix 3: Polytunnel Approvals 2011-13

POLYTUNNEL APPROVALS 2011-13		
APPLICATION NUMBER	SITE ADDRESS	DESCRIPTION
S10305/F	Land at Glan Wye, Hay on Wye, Herefordshire, HR3 5EW	Erection of 4 polytunnels each measuring 4.07m x 20m
S110119/F	Thinghill Court, Withington, Herefordshire, HR1 3QG	Proposal for use of rotational polytunnels.
N111107/F	Moreton View, Burley Gate, Herefordshire, HR1 3QS	Retrospective permission for polytunnel, proposed polytunnel and; general storage shed.
N112174/F	Mousenatch Farm, Kingsland, Leominster, Herefordshire, HR6 9QU	Polytunnel for winter housing for sheep
N102047/F	Land at Bishopstone forming, part of Bishops Court, Bishopstone/Bridge Sollars, Herefordshire, HR4 7JQ	Continue to erect, take down and re-erect polytunnels rotated around; fields as required (retrospective).
N102046/F	Land at Upper Norton & Hinton Farms, Norton Canon, Herefordshire, HR4 7LN	Continue to erect, take down and re-erect polytunnels rotated around; fields as required. (Retrospective)
N102045/F	Land at Oakchurch Farm, Church Road, Staunton On Wye, Herefordshire, HR4 7NE	Continue to erect, take down and re-erect polytunnels rotated around; fields as required. (Retrospective)
N102048/F	Land at Brobury Farm, Brobury-with-Monnington, Herefordshire	Continue to erect, take down and re-erect polytunnels rotated around; fields as required. (retrospective).
S102835/F	Site C, Land East of Coleraine, Buildings Farmstead, Cobrey Farms, Coughton, Ross-on-Wye, Herefordshire, HR9 5SG	Erection of permanent (non rotating) polythene covered polytunnels; over crops and erection of biomass (woodchip) boiler house for heating; of ground in tunnels. Balancing pond.
S102832/F	Site B, Land North West of, Coleraine Buildings Farmstead, Cobrey Farms, Coughton, Ross-on-Wye, Herefordshire, HR9 5SG	Erection of permanent (non-rotating) polythene covered polytunnels; over crops. Balancing pond.
S102831/F	Site A, Land to North of, Wallow Farm, Pontshill, Ross-on-Wye, Herefordshire, HR9 5TQ	Erection of permanent (non rotating) polythene covered polytunnels; over crops. New holding pond.
N112448/F	Slaters Hill Barn, Keepers	Erection of poly tunnel (size 16 x 4 metres)

POLYTUNNEL APPROVALS 2011-13

APPLICATION NUMBER	SITE ADDRESS	DESCRIPTION
	Cottage, Falcon Lane, Ledbury, Herefordshire, HR8 2JN	
S112848/F	Whitethorn Farm, Carey, Herefordshire, HR2 6NG	Retention of two polytunnels.
S113081/F	Waters Edge, Howle Hill, Ross on Wye, Herefordshire, HR9 5SP	Erection of polytunnel in connection with existing nursery business.
S113590/F	Pool Hullock Farm, Llandinabo, Herefordshire, HR2 8JB	Proposed polytunnel growing area of three hectares in three distinct; blocks to support growing of organic asparagus in a controlled; environment and associated balancing ponds.
S122826/F	Wyevale Nurseries, Veldifer Lane, Hereford, Herefordshire, HR4 7AY	New polytunnels to cover existing growing beds and roadways
N123084/F	Hope End Barns, Ridgeway Cross, Malvern, Herefordshire, WR13 5JQ	Proposed erection of a polytunnel for sheep housing.
S130159/F	Field House Farm (field no 2028), Sutton Road, Cross Keys, Hereford, Herefordshire, HR1 3NL	Erection of 4 no. polytunnels.

***Natural Resources Development Plan
Document Background Paper***

***Herefordshire Local
Aggregates Assessment***

December 2013

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1. Executive Summary

- 1.1 The *National Planning Policy Framework* requires mineral planning authorities to plan for a steady and adequate supply of aggregates by preparing a *Local Aggregate Assessment (LAA)*.
- 1.2 The *LAA* is an assessment of the demand for and supply of aggregates in Herefordshire. It is required to be updated annually. It will inform the programmed *Natural Resources Development Plan Document* and will be a material consideration in the determination of planning applications.
- 1.3 The *LAA* is required to:
- forecast the demand for aggregates based on average 10-years sales data and other relevant supply information;
 - analyse supply options through the consideration of current planning permissions and the minerals safeguarding areas (MSAs) set out in the *Core Strategy* (and the *Natural Resources Development Plan Document* for future *LAAs*); and
 - assess the balance between demand and supply.
- It must then conclude whether there is a shortage or surplus of supply of aggregates. If there is a shortage of supply, it must identify how this is being addressed.

Demand Forecast

- 1.4 The *LAA* for Herefordshire uses a phased approach to forecasting demand:
- *Up to and including 2016*: The council will continue to follow the agreement between West Midlands mineral planning authorities and industry regarding the provision to be made by each authority. This agreement does not extend beyond 2016.
 - *Beyond 2016*: Annual provision requirement will be calculated from a rolling average of annual sales levels in Herefordshire in the last 10 years.

Up to and including 2016		Beyond 2016
Required provision per annum: Sand & gravel: 0.283 million tonnes Crushed rock: 0.424 million tonnes	2016	Rolling average of annual sales in the last 10 years. <i>Indicative</i> current 10 year average: Sand & gravel: 0.203 million tonnes Crushed rock: 0.24 million tonnes

Analysis of supply

- 1.5 The analysis of supply uses the demand forecast to assess the 'landbank' for minerals in the county. In aggregate planning, the term 'landbank' is used to refer to the stock of reserves for minerals with planning permission for extraction within a particular area; it can be used as a tool to assess how long supply can be maintained for, based on forecasted levels of demand.
- 1.6 The current landbank for sand and gravel is **10.32 years** and for crushed rock **28.8 years**.
- 1.7 The *Local Aggregate Assessment* assumes that supply from recycled and secondary aggregates; marine aggregates and imports will remain unchanged.

Assessment of the balance between demand and supply

- 1.8 The *National Planning Policy Framework* requires mineral planning authorities to maintain a minimum landbank of 7 years for sand and gravel and a minimum landbank of 10 years for crushed rock. This will be used to determine whether there is a shortage or surplus of supply.
- 1.9 There is currently an adequate supply of both sand and gravel and crushed rock in Herefordshire.

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2. Introduction

- 2.1 “Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.”
(National Planning Policy Framework paragraph 142)
- 2.2 The *National Planning Policy Framework (NPPF)* requires minerals planning authorities to plan for a steady and adequate supply of aggregates by preparing an annual *Local Aggregates Assessment*.
- 2.3 This is the first *LAA* for Herefordshire. It has been developed with regard to:
- the requirements of the *NPPF*; and
 - the *Guidance on the Managed Aggregate Supply System*⁶
- 2.4 The *Local Aggregate Assessment* is required to:
- forecast the demand for aggregates based on average 10 years sales data and other relevant supply information;
 - analyse supply options through the consideration of current planning permissions and the minerals safeguarded areas in the *Unitary Development Plan* and mineral policies in the emerging *Core Strategy*; the aggregate industry and other bodies; and
 - assess the balance between demand and supply, taking into consideration the economic and environmental opportunities and constraints.
- It must then conclude whether there is a shortage or a surplus of supply of aggregates. If there is a shortage of supply, it must then identify how this is being addressed.
- 2.5 The *Herefordshire LAA* will be used to identify the level of provision that should be made for aggregates in the programmed *Natural Resources Development Plan Document* and will be a material consideration in the determination of planning applications.
- 2.6 The *LAA* is structured into four main sections:
- Section 3: sets out the context for aggregate supply in Herefordshire, to give a basic understanding of aggregate working in the county and trends over recent years;
- Section 4: is a method statement which outlines how demand forecasts will be made and how supply will be analysed;

⁶ *Guidance on the Managed Aggregate Supply System Department for Communities and Local Government (October 2012)*

Section 5: applies this method to sand and gravel, forecasting demand, assessing supply and establishing whether there is a shortage or surplus; and
Section 6: does the same for crushed rock.

Future Local Aggregate Assessments

- 2.7 The *Local Aggregate Assessment* will be updated annually through the *Annual Monitoring Report (AMR)* published by the council in December each year. The current and previous *AMRs* are available at (website). If you would like to be notified when new *AMRs* are published, please contact veaton@herefordshire.gov.uk providing your email address.
- 2.8 This is Herefordshire Council's first *Local Aggregate Assessment*. It will be reviewed as other minerals planning authorities in the West Midlands Aggregates Working Party develop and adopt their own *LAAs*. Any issues arising will be discussed in line with the required Duty to Cooperate⁷.

⁷ National Planning Policy Framework paragraphs 178 - 181

3. **Aggregate Working in Herefordshire**

Geology

- 3.1 The predominant underlying geology of the county consists of Devonian Old Red Sandstone, comprising mudstones and sandstone, although there are some older late pre-Cambrian and Cambrian outcrops. These older rocks occur close to the Welsh border in the northwest of the county around Brampton Bryan and consist of small outcrops of mudstones, sandstones and volcanic rocks. Silurian mudstones and siltstones also outcrop in this area and form the steep-sided, shallow domed hills of the Clun Forest area.
- 3.2 Silurian limestone and mudstones also outcrop in the Woolhope area, forming the centre of a dome-like structure surrounded by the younger Old Red Sandstone rocks. In the far east of the county, similar aged rocks also occur on the western flanks of the prominent Malvern Hills, which demarcate the border with the neighbouring county of Worcestershire.
- 3.3 Throughout Herefordshire, superficial deposits comprise Quaternary sediments in the form of glacial tills, sand and gravels, which have shaped the county's existing landscape.

Mineral Types

Primary Aggregates

- 3.4 Known mineral resources in Herefordshire are relatively limited in range, primarily consisting of aggregates (materials used in construction). The commercially exploitable minerals available for extraction include sand, gravel and crushed rock.

Sand and Gravel

- River terrace deposits: mainly found in the river valleys of the Wye, Lugg and Arrow.
- Glacial deposits: present in the north and west of Herefordshire

River terrace and glacial deposits will be considered collectively under the term 'sand and gravel' in the rest of this report.

Crushed Rock

- Silurian limestone: found on the western side of the Malvern Hills and Ledbury, the Woolhope dome and in the northwest of the county in the Presteigne/Aymestrey areas.
- Carboniferous limestone: present to the southwest of Ross-on-Wye in the northern flanks of the Forest of Dean.
- Igneous and metamorphic rocks: occur in the Malvern Hills.

Silurian and carboniferous limestones and igneous and metamorphic rocks will be considered collectively under the term 'crushed rock' in the rest of this report.

- 3.5 Recycled and secondary aggregates also have an important role to play in the overall supply of aggregates.
- 3.6 Secondary aggregates
This is a term often used to describe mineral that is produced as a by-product of other mining or quarrying activities or as a by-product of an industrial process.
- 3.7 Recycled Aggregates
These arise from several sources, notably from the demolition of buildings or from civil engineering works, such as asphalt planings from road resurfacing and railway track ballast. 'Recycling' aggregates involves the processing of waste materials to remove unwanted or inappropriate material, such as fines, wood, plastic and metal. It will usually include crushing and screening. The recycled aggregate is then re-used, usually for a less demanding application.

Recycled aggregates and how they should be managed are considered in the waste policies of the emerging *Core Strategy* and will be further detailed in a subsequent development plan document dealing with natural resources.

Supply of primary aggregates

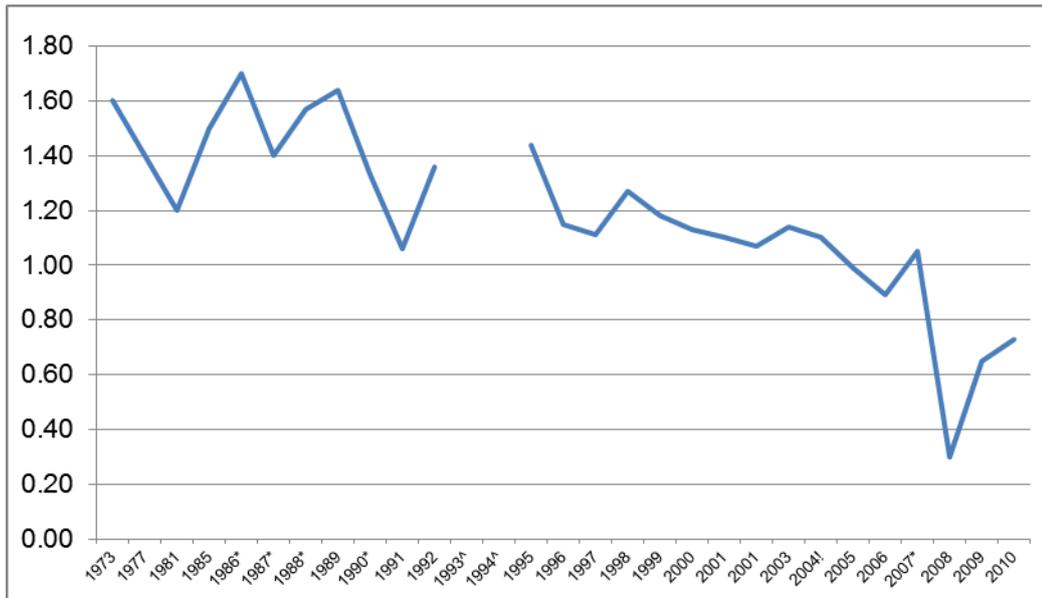
- 3.8 Sales data is commonly used when considering the supply of aggregates. This method has its weaknesses, since sales will vary depending on both supply and demand factors in the market. It is also national policy to use average sales to derive minimum annual provision requirements for mineral planning authorities.
- 3.9 This section considers sand and gravel and crushed rock separately. In each case sales trends in Herefordshire and the West Midlands are outlined, followed by an assessment of minimum annual provision requirements and an analysis of the stock reserves of minerals with planning permission.

Sand and gravel

Sales context

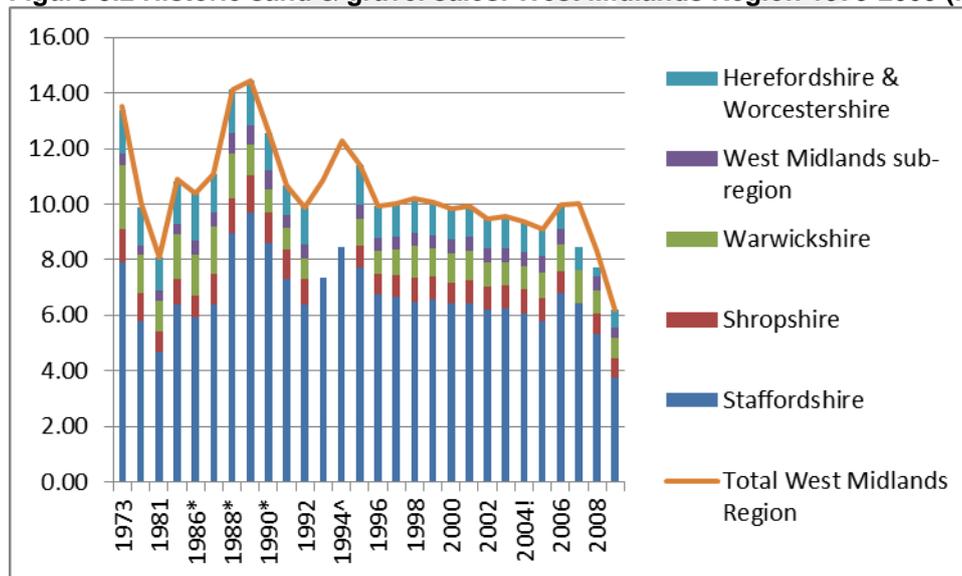
- 3.10 **Figure 3.1** shows the levels of sand and gravel sales in Herefordshire and Worcestershire from 1973 to 2010. During much of this period Hereford and Worcester County Council existed as a single minerals planning authority, with the data collated for the entire area. However, in 1998 Herefordshire and Worcestershire were split and **Table 3.1** gives detail of sales in Herefordshire alone in the last 10 years (the most recent data available is for 2010).
- 3.11 It is clear that there has been a gradual decline in sales over the last 20 years when considering both data for Herefordshire and Worcestershire combined and that for Herefordshire alone. The gradual decline was followed by a sharp drop in sales following the economic crisis in 2008. This differs from the trends across the West Midlands as a whole, where sales remained fairly constant for the 10 years preceding the economic crisis in 2008 and then fell sharply.

Fig 3.1 Historic sand & gravel sales: Herefordshire & Worcestershire 1973-2010 (mt)



Source: West Midlands Regional Aggregate Working Party Annual Reports
 * Figures derived from Office of National Statistics not West Midlands Aggregates Working Party
 ! Data includes estimates due to difficulties in data collection and error in reports for total regional sales
 ^ Missing data (not available in RAWP report)

Figure 3.2 Historic sand & gravel sales: West Midlands Region 1973-2009 (mt)



Source: West Midlands Regional Aggregate Working Party Annual Reports
 * Figures derived from Office of National Statistics not West Midlands Aggregates Working Party
 ! Data includes estimates due to difficulties in data collection and error in reports for total regional sales
 ^ Missing data (not available in RAWP report)

Table 3.1 Historic sand and gravel sales: Herefordshire 2000-2010 (mt)

Herefordshire	2000	2001	2002	2003	2004 (est)	2005	2006	2007	2008	2009	2010
		0.289	0.261	0.236	0.254	0.25	.024	0.19	0.19	0.177	0.125

Source: West Midlands Regional Aggregate Working Party Annual Reports

Crushed rock
Sales Context

3.12 Sales data for crushed rock production is not available for Herefordshire alone due to the long standing confidentiality arrangements agreed between the industry and Government to protect operators' commercial interests. This means that sales data will not be released or published where there are less than three operational sites in an area. Both Herefordshire and Worcestershire have not, individually, had three or more operating quarries for several years. Therefore since 1997, crushed rock sales data for Herefordshire has been combined with that of Worcestershire. The same situation applies for Staffordshire and Warwickshire and their figures are now also combined. Table 3.2 sets out the data since 2000.

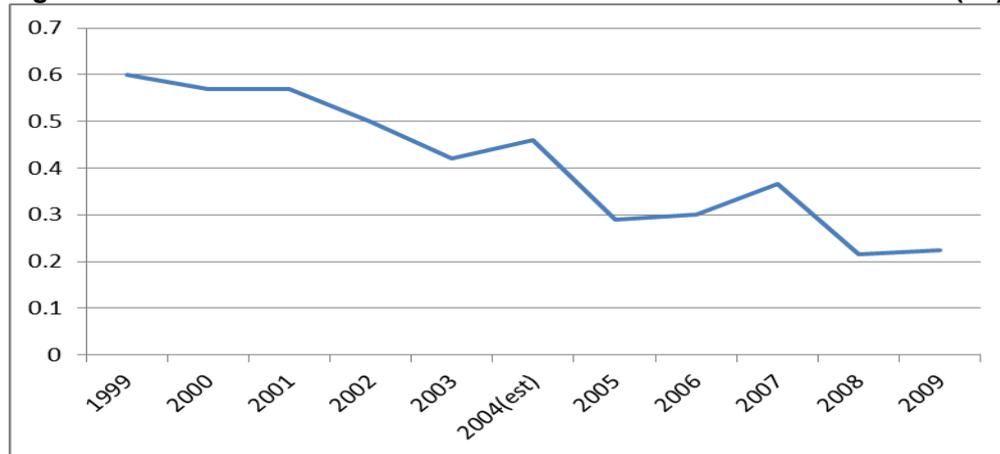
Table 3.2 Historic crushed rock sales: Herefordshire & Worcestershire 2000-2010 (mt)

Herefordshire & Worcestershire	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
		0.57	0.57	0.5	0.42	0.46	0.29	0.3	0.3666	0.216	0.224

Source: West Midlands Regional Aggregate Working Party Annual Reports

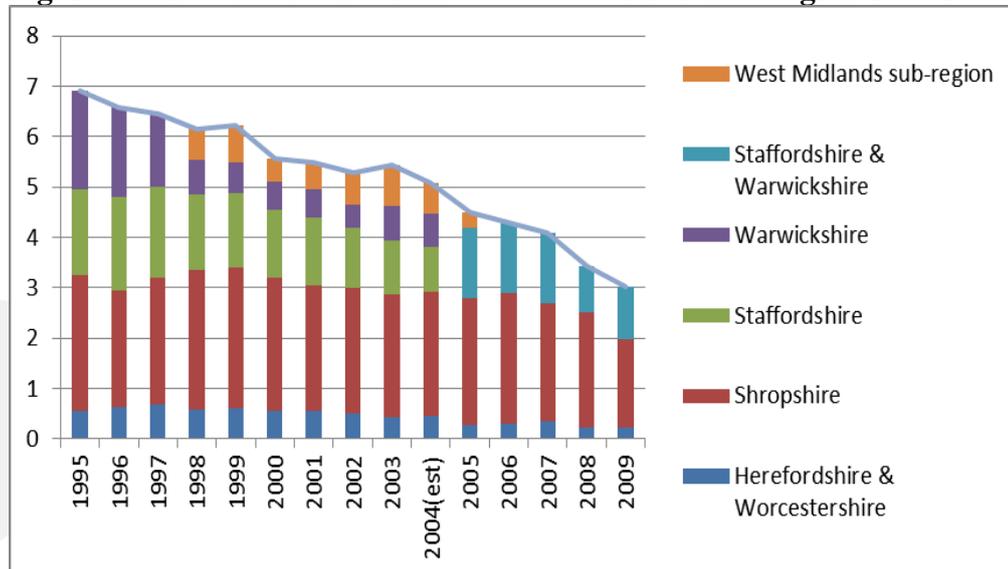
- 3.13 **Figure 3.3** shows that the combined figures for crushed rock sales in Herefordshire and Worcestershire have declined in the past 10 years. This trend is true of all sub-regions within the West Midlands (see **Figure 3.4**).
- 3.14 The most recent data available is for 2010, however officers are aware that the only crushed rock sites operational across the two counties are in Herefordshire. The last one to operate in Worcestershire is now undergoing restoration following the end of quarrying works in Spring 2012.
- 3.15 In the West Midlands region as a whole, crushed rock sales have halved in the last 15 years, with a decline in sales in most sub-regions (see **Figure 3.4**).

Figure 3.3 Crushed rock sales: Herefordshire & Worcestershire 1999-2009 (mt)



Source: West Midlands Regional Aggregate Working Party Annual Reports

Figure 3.4 Historic crushed rock sales: West Midlands Region 1995-2009 (mt)



Source: West Midlands Regional Aggregates Working Party Annual Reports

Secondary and Recycled Aggregates

- 3.16 It is estimated that about 28% of national aggregate provision is from recycled and secondary aggregates⁸ and they play an increasingly important role in supply.
- 3.17 There are currently no industrial processes in Herefordshire which are known to produce secondary aggregates.
- 3.18 With technical improvements, there may be potential for some provision of secondary aggregates from existing quarrying operations. Although technology is moving apace in this field, at present however, none is proposed.

Recycled aggregates

⁸ Minerals Product Association response to *Competition Commission investigation into the markets for the supply of aggregates, cement and ready-mix concrete in GB* (May 2012)

3.19 A significant amount of recycled aggregate is produced in the county from the management of construction and demolition waste (C&D waste). This waste stream has a high potential to be seen as a resource for the production of secondary aggregates for landscaping and other suitable development operations, potentially associated with other development.

3.20 *Limitations on Data Collection*

It is widely recognised that gaining accurate and up-to-date data on waste management, arisings and movements can be difficult. The principal limitations affecting availability and level of certainty attributed to data include:

- Difficulties in obtaining data on the waste industry. Legislation affecting Freedom of Information, Data Protection and commercial-in-confidence material has acted as a hurdle.
- Government monitoring and surveys have been performed on a sporadic basis.
- Inconsistencies in survey scope and reporting fields have not been conducive to allowing direct comparison between datasets. Consequently, developing a historical account of waste arisings and detailed trend analysis can be difficult.
- Uncertainty in economic growth and recovery from the recession. Difficulties in developing projections for commercial or industry based waste arisings are compounded by the lack of certainty surrounding future economic growth and output. Although there is not a direct correlation, economic factors do have a bearing on waste arisings (industry production and output generate waste as a by-product, this will increase with productivity but not necessarily proportionately).

3.21 *Assumptions*

All projection models will differ between the models predicted arisings and the true, or actual value. Figures obtained during the production of this LAA, the *Core Strategy* and *Natural Resources DPD* should be considered as indicative only and are intended to support and inform the plan-making process regarding the nature and quantity of potential waste arisings, capacity and facility requirements.

3.22 In order that adequate provision is made in Herefordshire’s *Core Strategy* for the recycling of construction and demolition waste in Herefordshire, background work was undertaken in 2009 to estimate how much waste was produced. Although regional data was easily obtained, apportioning this down to waste planning authority level proved difficult, due to lack of robust data. A preferred methodology was developed based on the *West Midlands Regional Spatial Strategy’s* waste growth projections.

Table 3.3 Projected arisings of commercial, demolition and excavation waste in Herefordshire 2010-2031 (emerging Core Strategy)

	2010	2015	2021	2026	2031 (est.)
Projected arisings of C&D and excavation waste	213,408	213,408	213,408	213,408	213,408

3.23 As part of the suite of local plan documents, a *Natural Resources DPD* will be produced. During this process, the evidence base will be updated with the best available information in order to calculate appropriate projections, providing revised projections up to 2031.

Sources of Information

3.24 When attempting to analyse the contribution that secondary or recycled aggregates have on the supply system, one source of information is the Environment Agency’s Waste Interrogator. The information it contains is sourced from waste operator returns and summarises the types and quantities of waste that was handled at waste facilities regulated by the Environment Agency. Returns are requested to be sent on a quarterly basis.

3.25 This data is used by the Environment Agency to monitor compliance, but has historically been used by the European Community, Department for Food and Rural Affairs (DEFRA) and local authorities to assist in planning for new waste facilities and for monitoring against statutory targets. These figures must be treated with considerable caution as they constitute simply the best available information.

3.26 **Table 3.4** shows material that is managed (rather than stored) at Environment Agency licensed waste sites. This represents the *minimum* amount of such activity. There are many processes at unlicensed sites undertaken by mobile crushers; however, since such operators do not have to provide any data on how much material they process, the figures must be read with caution. It is known that there are several mobile crushers in operation in Herefordshire, most of which are mobile, hired by developers as and when necessary and moved around accordingly. The number of crushers operational in any area at any time is therefore very variable.

Table 3.4 Environment Agency: Outputs of inert C&D waste (tonnes) from Environment Agency permitted waste sites in Herefordshire (using European Waste Code Categorisation) in 2011

C&D Waste & Asbestos	Herefordshire	West Midlands
	19,837	1,226,577

3.27 There are significant differences between the figures in **Tables 3.3 and 3.4**. This is partly due to slightly differing types of waste, but mostly because the processes and reporting methods involved are very different. Outputs recorded by the Environment Agency in the Waste Data Interrogator only reflect activity on licensed waste management sites. These are specific, limited in terms of recycling and unrepresentative of the wider C& D sector. Activities undertaken at unlicensed sites by mobile crushers are now widespread, including even for small domestic projects. The volume of recycled aggregate produced could thus be considerable, but is unrecorded. The assessment in **Table 3.3** is therefore indicative and should not be considered precise. This method was accepted by

the Examination Panel for the proposed West Midlands Spatial Strategy Phase 2 Revision. *Core Strategy* projected arisings have been based on past development activity in Herefordshire along with that predicted through the emerging local plan. However, the downturn in the national and local economies will mean that the level of development is likely to slow down and therefore the anticipated figures may not be reached. Since there are no authoritative data on this or on actual quantities of C&D waste being processed, the projections in **Table 3.3** remain the best-guess prediction, and reflect the limitations of the available information.

C&D and excavation waste management policy

- 3.28 Construction, demolition and excavation waste comprises a major proportion of overall national waste arisings. It was traditionally disposed of in landfill sites; however, this approach is unlikely to continue. It is discouraged through fiscal, environmental and policy drivers focussed upon a preference for recycling of such materials, and a significantly reduced landfill capacity in the Herefordshire and Worcestershire area.
- 3.29 The emerging *Core Strategy's* principle for C&D and excavation waste is for sites to prioritise self-sufficiency. Herefordshire's absence of suitable landfill sites increases the importance of this principle. Proposed policies take account of the problems associated with unauthorised disposal, to ensure that only appropriate sites are used and only suitable materials are disposed of in this way. The council is working co-operatively with the licensed waste operators and neighbouring authorities to ensure optimum management of this large-volume waste stream, with recycling a priority.
- 3.30 The planned *Natural Resources DPD* will detail the need for additional capacity to recycle C&D waste in Herefordshire up to 2031 and the land requirement to reflect this.

Imports and exports of aggregates

- 3.31 The best source of information about imports and exports is the *Aggregate Minerals Survey for England and Wales*. This survey is undertaken approximately every 4 years and one aspect is that it considers the movement of material. It sets out clear information relating the inter-regional flow of aggregates. These patterns of movement are illustrated in **Figures 3.5 and 3.6**.

Figure 3.5 Sand and gravel inter-regional flows, 2009

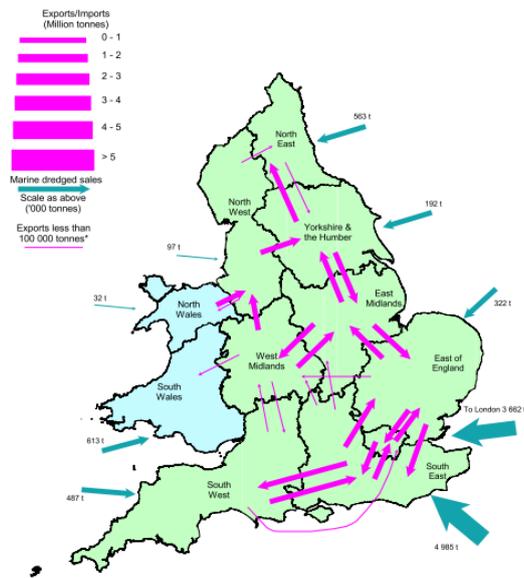
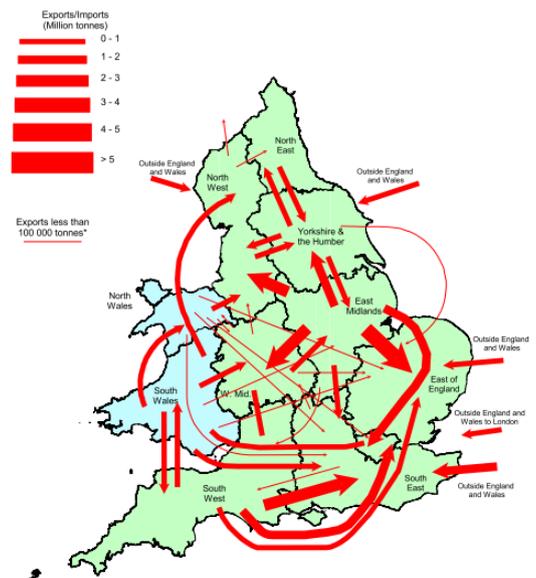


Figure 3.6 Crushed rock inter-regional flows, 2009



Source: *Collation of the results of the 2009 aggregate minerals survey for England and Wales Communities and Local Government (October 2011)*

- 3.32 The data which is available for Herefordshire in the *Aggregate Minerals Survey for England and Wales (2009)* is presented in **Tables 3.5** and **3.6**.
- 3.33 Herefordshire is an overall net importer of sand and gravel. However, it is not possible to assess how much of this material is imported into the county from outside England and Wales. The need for mineral operators to obtain the correct specification for market products such as ready-mix concrete can dictate some of this movement, where such materials are not available from local geological deposits.
- 3.34 The data is not available for crushed rock due to issues of commercial confidentiality. This is because there are only two active sites producing crushed rock in Herefordshire (the one site recently in operation in Worcestershire is currently undergoing restoration). However, officer opinion (based upon experience and knowledge of the local industry) is that Herefordshire is a net importer of crushed rock.

Table 3.5 Exports: Sales of primary aggregates from Herefordshire by principle destination sub-region in 2009 (mt)

Destination	Land-won sand & gravel	MPA %	Crushed rock	MPA %
Herefordshire	111,000	91%	confidential	7%
West Midlands	5,000	4%	confidential	45%
Elsewhere	6,000	5%	-	-
Total	122,000	-	confidential	-

Source: *Collation of the results of the 2009 aggregate minerals survey for England & Wales Communities and Local Government (Oct 2011)*

Table 3.6 Imports: Sales of primary aggregates to Herefordshire in 2009 (mt)

	Land-won sand & gravel	Marine sand & gravel	Total sand & gravel	Crushed rock	Total primary aggregates
Herefordshire	63,000	4,000	67,000	421,000	488,000

Source: Collation of the results of the 2009 aggregate minerals survey for England and Wales Communities and Local Government (Oct 2011)

Marine-dredged aggregates

- 3.35 Sand and gravel deposits occur in many offshore areas around Britain. Most dredging takes place in coastal waters less than 25km offshore and in water depths of between 18m and 35m. Marine aggregates can have special qualities which meet particular specifications.
- 3.36 Being an inland county, Herefordshire has no marine reserves, but data in **Table 3.6** shows that 4,000 tonnes were being imported in 2009. This is around 6% of the total amount of sand and gravel imported that year.

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4. Method Statement

Historical Context

- 4.1 In the past, the contribution that Herefordshire needed to make to ensure an adequate and steady supply of aggregate minerals was set out in a *sub-regional apportionment*. It is a truism worth repeating that minerals are finite resources which can only be obtained from where they exist, in both accessible and viable deposits. Any methodological approach must therefore be based upon that premise.
- 4.2 The national Government sets out regional apportionments. The regional apportionment was based on projected national demand distributed by region according to the ability of the region to supply aggregates. The West Midlands Regional Apportionment was then distributed by the West Midlands Regional Assembly into sub-regional apportionments, based on patterns of past sales for each county. These have been agreed until 2016.
- 4.3 The sub-regional apportionment was set out in the (now revoked) *West Midlands Regional Spatial Strategy (RSS)*; the system for agreeing sub-regional apportionment existed prior to when the RSS formed part of the statutory development plan. Adoption of the sub-regional apportionment prior to the RSS was supported by council resolution.

Reasons for change

- 4.4 This system has existed largely unchanged since the 1970s; however, there are several reasons why a new approach now needs to be developed:
- **A sub-regional apportionment has been agreed across the West Midlands up to 2016, but agreement does not extend beyond this period.**

The Government has formally revoked the RSS. Regional planning bodies (including the West Midlands Regional Assembly) have also been abolished, so sub-regional apportionments will not be updated through regional planning policy.

It would be possible for a sub-regional apportionment to be developed by the West Midlands Aggregate Working Party (AWP) and be supported by council resolutions of the member mineral planning authorities, as was the case before the RSS.

The Department for Communities and Local Government (DCLG) has recognised this and, following work on the AWP undertaken by Warwickshire County Council, the National Stone Centre (NSC) has been awarded the contract to run the West Midlands AWP for the next two years. An agreement on the sub-regional apportionment post 2016 should therefore be forthcoming in due course.

- **The *National Planning Policy Framework (NPPF)*, and associated guidance, places the onus on Mineral Planning Authorities to make demand forecasts through the *Local Aggregate Assessment*.**

This requires mineral planning authorities to consider the advice of Aggregate Working Parties, but also gives the flexibility of taking local circumstances into consideration.

- 4.5 A method for identifying provision requirements for Herefordshire has therefore had to be developed. This has been in liaison with colleagues from Worcestershire County Council, a neighbouring authority which has already undergone the same process.

Cross Boundary Cooperation

- 4.6 There may be advantages in producing a joint *LAA* with adjoining mineral planning authorities; such as Shropshire, Gloucestershire or Powys. However, there are functional problems with this approach, since much of Herefordshire's historical aggregates data comprises figures combined with those from neighbouring Worcestershire (due to the two authorities previously having been conjoined and issues of commercial confidentiality). Consequently, a joint *LAA* with Worcestershire was considered. However, the two authorities are at very different stages in their production of both their local plans and minerals policies and also have differences in terms of their amounts of resources (time and personnel) available to carry out survey work on a joint basis this year.

- 4.7 Worcestershire County Council has already produced a 2013 *LAA*. Therefore a joint *LAA* would not be possible this year, although this may be a logical way forward for future *LAA* surveys and as such will be further discussed with colleagues from Worcestershire County Council.

- 4.8 Due to the historical combined data situation, and the possibility of undertaking joint *LAAs* in the future, Herefordshire has liaised closely with Worcestershire on the manner in which the methodology for their *LAA* was developed. The methodology adopted by Worcestershire County Council and the general approach to the assessment of aggregate demand and supply issues appears to be both logical and well-reasoned and has also undergone a period of consultation with representatives of the aggregate industry. Herefordshire has therefore taken a similar approach in the production of this *LAA*. Consequently, the data and analysis in the two *LAAs* in these adjoining minerals planning authorities can be easily compared. This will provide a clear picture of how this part of the West Midlands is able to respond to the current and future demand for and supply of aggregates.

Method for forecasting demand in Herefordshire

- 4.9 In October 2012, the DCLG published *Guidance on the Managed Aggregate Supply System*. This provided greater clarity on the methods which should be used in local aggregate assessments.
- 4.10 Neighbouring Worcestershire County Council undertook a consultation on its draft Local Aggregates Assessment in the Autumn of 2012. This set out an

appraisal of a number of alternative methods for calculating provision requirements. The consultation responses, the DCLG guidance and the contents of the *NPPF* lead that council to conclude that a phased approach to calculating provision requirements should be developed.

- 4.11 Herefordshire Council has been in discussions with Worcestershire County Council and has concluded that this phased approach is reasonable and justified one and, if followed in Herefordshire, would enable a coherent and comparable approach to future LAAs across these adjoining authorities.
- 4.12 Compliance with the *NPPF* has been a key consideration in developing this approach. **Appendix 1** sets out the council's justification for this approach against the main requirements in the *NPPF*.
- 4.13 The following method will form the basis for this and subsequent *Local Aggregate Assessments* for Herefordshire.

Local Aggregate Assessment method for forecasting primary aggregate demand in Herefordshire

- **Up to and including 2016:** The council will continue to follow the agreement between West Midlands' mineral planning authorities regarding the provision to be made by each authority.
This agreement does not yet extend beyond 2016.
- **Beyond 2016:** Annual provision requirements will be calculated from a rolling average of annual sales levels in Herefordshire in the last 10 years

- 4.14 Beyond 2016, the rolling 10 years annual sales average will be compared to the *National and Regional Guidelines for Aggregate Provision in England 2005-2025*.
- 4.15 As the regional apportionment does not vary between 2005 and 2020, the current sub-regional apportionment will be considered for monitoring purposes. Where there is any significant divergence between the sub-regional apportionment and the rolling 10 year annual sales average, the contributing factors will be assessed. This will allow for a 'sense check' during the first few years of using the new methodology.

Secondary and recycled aggregates

- 4.16 The demand for secondary and recycled aggregates also needs to be taken into account.
- 4.17 Up to and including 2016, the sub-regional apportionment is derived from a projected national demand distributed by region according to the availability of the region to supply aggregates. This projected demand for primary aggregates has been calculated taking into account the contribution of secondary and recycled aggregates to supply, and assumes that approximately 27% of supply

could be from alternatives to land-won or marine aggregates. To consider secondary aggregates and recycled aggregates further when using this method would risk double counting.

- 4.18 With regard to demand projection beyond 2016, the *Core Strategy* estimates of Commercial and Industrial (C&I) waste recycling will be used as the forecast for demand for recycled aggregated (see above). These forecasts predict that levels of C&I waste recycled will be approximately 137,000 tonnes per annum at 2015 to 2019 and approximately 188,000 tonnes per annum from 2020 to 2026.
- 4.19 It is assumed that levels of sales of primary aggregates already reflect the supply contribution made by secondary and recycled aggregates. Although there is a small variation in the projected supply of secondary aggregates in the short-term, levels are projected to remain constant from 2015 onwards.
- 4.20 There are no known sources of secondary aggregates in the county; however, there is scope for further developing opportunities for increasing the contribution made by construction and demolition (C&D) and mining or quarrying wastes. This increase would be dependent upon the market's appetite for developing such schemes. It is hoped that known private-sector schemes currently in draft form may progress to fruition in the medium term.

Method for analysing adequacy of supply in Herefordshire

- 4.21 In aggregate planning, the term 'landbank' is used to refer to the stock of reserves of minerals with planning permission for extraction within a particular area. It can be used as a tool to assess whether an adequate and steady supply of aggregates can be maintained and for how long.
- 4.22 The length of the landbank for a particular mineral is calculated by:
- $$\frac{\text{Total permitted tonnage}}{\text{Annual provision requirements}} = \text{Landbank in years}$$
- 4.23 Where the landbank does not meet minimum requirements set out in the *NPPF*, it will be considered that there is a shortage of supply of aggregates in the county. Should such a situation arise, the action proposed to address the shortage will be outlined.
- 4.24 This approach will ensure that Herefordshire is prepared for the anticipated recovery of the local and national economies. When this occurs, the council will actively seek to enable the provision of adequate aggregate supply.

5. Forecast of demand and analysis of supply for sand and gravel

Demand forecast

5.1 The demand forecast represents the minimum annual provision which should be made for sand and gravel in Herefordshire. It will be used to assess the adequacy of supply and will inform the *Natural Resources DPD*. It will also be a material consideration in the determination of planning applications.

Up to and including 2016

5.2 The annual sub-regional apportionment for sand and gravel in Herefordshire is **0.283** million tonnes.

Beyond 2016

5.3 As the demand forecast will be based on a rolling 10 year average of sales data it is not possible to develop a static figure for provision beyond 2016. It is, however, useful to consider the current 10 year sales average to give an indication of the level of provision requirement that is likely.

5.4 There is a lag on data availability, with the most recent recently available data being for 2010. The 10 year sales averages for 2009 and 2010 respectively are set out in **Table 5.1**.

Table 5.1 Sand and gravel sales average for Herefordshire 2000-2009

Year	Sand and Gravel Sales in Herefordshire	
	2000-2009 (mt)	2001-2010 (mt)
2000	0.289	-
2001	0.261	0.261
2002	0.236	0.236
2003	0.254	0.254
2004 (est)	0.25	0.25
2005	0.24	0.24
2006	0.19	0.19
2007	0.19	0.19
2008	0.177	0.177
2009	0.125	0.125
2010	-	0.111
Average	0.221	0.203

5.5 As expected, although there is some variation between annual sales levels, there is no significant variation in the 10-year sales averages from year to year. It is therefore possible to say with some certainty that unless there is a significant increase in sales to a similar level to those seen in the 1990s, provision requirements beyond 2016 are likely to be at a lower level than the provision requirements up to and including 2016.

5.6 The difference between the apportionment up to and including 2016 and the average sales data is notable; there being less sand and gravel sold than predicted through the West Midlands regional apportionment figures. Paragraph 3.9 details how the past 20 years have seen a decline in sales, with a sharp drop being experienced in Herefordshire since 2008 when the economic crisis struck. Only time will tell whether or not the slump in sales will be reversed and to what extent, however, the *LAA* is an annual document and the methodology

for calculating supply and demand for aggregates can be altered in future assessments should this prove to be more reflective of issues on the ground.

Analysis of supply

5.7 **Table 5.2** shows the trend in the landbank for sand and gravel in Herefordshire in years based on the provision requirement of 0.283 million tonnes. **Figure 5.1** shows the actual level of sand and gravel sales in Herefordshire in comparison with the annual apportionment of 0.283 million tonnes.

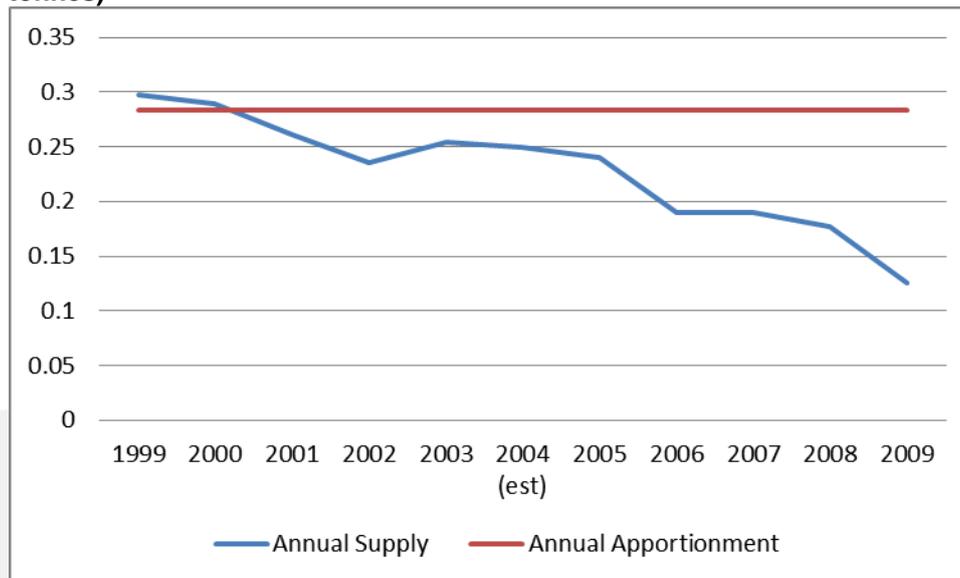
Table 5.2 Sand and gravel landbank: Herefordshire 2004-2010

	2004	2005	2006	2007	2008	2009	2010
Estimated Permitted reserves (million tonnes)	5.7	5.1	5.3	5.1	6.148	5.152	2.921
Landbank (years)	20.1	18	14	18	21.72	18.2	10.32

Source: *West Midlands Regional Aggregate Working Party Annual Reports*

Note: The fluctuations in reserves may be explained by revised estimates of viable material combined with the lapse of key sites now no longer included.

Figure 5.1 Sand & gravel sales and apportionment: Herefordshire 1999-2009 (million tonnes)



5.8 Since 2009 there have been no new planning permissions for the extraction of sand and gravel, although a 2008 permission for an extension to Wellington Quarry was renewed in 2012, since development had not begun and the permission was due to lapse.

Assessment of the balance between demand and supply

5.9 The *National Planning Policy Framework*⁹ states that mineral planning authorities should ‘make provision for the maintenance of landbanks of at least 7 years for sand and gravel’ whilst ‘longer periods may be appropriate’ to take account of other matters.

⁹ Paragraph 145 of *NPPF*

- 5.10 It is clear that the landbank in Herefordshire is has been well above 7 years since 2004, based on both the sub-regional apportionment and annual provision requirements based on sales. However, the 2010 landbank was at its lowest level when compared with the figures between 2004 and 2009. As data becomes available over the next year, it will be important to note whether or not the 7+ year landbank is being achieved.
- 5.11 The *Herefordshire Unitary Development Plan* does not contain 'preferred areas' for mineral extraction as there were large reserves within landbank at the time of production. The emerging *Core Strategy* will, however identify, on a proposals map, areas of known mineral reserves, which will be safeguarded. However, as part of the process of developing the forthcoming *Natural Resources Development Plan Document*, 'Areas of Search' will be identified. Through these, developers will be invited to express their interest in developing new mineral extraction sites within Herefordshire. New sites could be proposed on areas of land previously not identified as 'safeguarded', if surveying work has revealed previously unknown minerals reserves. This will then assist in the maintenance of adequate landbanks.

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6. Forecast of demand and analysis of supply for crushed rock

Demand forecast

- 6.1 The demand forecast represents the minimum annual provision which should be made for crushed rock in Herefordshire. It will be used to assess the adequacy of supply and will inform the *Natural Resources DPD*. It will also be a material consideration in the determination of planning applications.

Up to and including 2016

- 6.2 The annual sub-regional apportionment for crushed rock for Herefordshire is **0.424** million tonnes.

Beyond 2016

- 6.3 As the demand forecast will be based on a 10 year rolling average of sales data, it is not possible to develop a static figure for provision beyond 2016. It is, however, useful to consider the current 10 years sales average to give an indication of the level of provision requirement that is likely.
- 6.4 In Herefordshire this is more complicated for crushed rock than it is for sand and gravel. Sales data for crushed rock production is not available for Herefordshire due to the long-standing confidentiality arrangements, agreed between the industry and government, to protect operators' commercial interests, which mean that sales data will not be released or published where there are less than 3 operational sites in an area.
- 6.5 Due to the small numbers of operating crushed rock in both Herefordshire and the adjoining county of Worcestershire, since 2003, the crushed rock sales data for both counties has been combined.
- 6.6 It is, however, known that between 1999 and 2001 about two thirds of crushed rock sales in the two counties were from Herefordshire and one third from Worcestershire (*RAWP Annual Report 2009*). It has been agreed with Worcestershire County Council's Cabinet that average sales will therefore be calculated based on the assumption that two thirds of the combined crushed rock sales from Herefordshire and Worcestershire can be attributed to Herefordshire. Should more accurate sales data become available when future LAAs are produced, then this information will be used instead.
- 6.7 To try to clarify this situation, officers from Worcestershire intend to contact operators in Herefordshire and Worcestershire to request that they allow publication of this RAWP data separately for each county. In addition, the Office for National Statistics, which prepares and publishes the *Annual Minerals Raised Inquiry* survey, have agreed to include separate details for Herefordshire and Worcestershire, rather than combining them, as has been the case in the past. The published *AMRI 2012* survey gives details for Worcestershire, however there are no figures included for Herefordshire. It is unclear whether the data is solely for Worcestershire, or whether it still includes Herefordshire's figures.
- 6.8 The 10-year sales averages for 2009 and 2010 respectively are set out in **Table 6.1**. The left hand column for each year shows the combined sales figures and

the right hand column shows the estimated sales figures for Herefordshire, based on the assumption that these account for two thirds of the total.

Table 6.1 Crushed rock sales average (mt) 2000-2010

Year	Crushed rock sales (million tonnes)			
	Herefordshire & Worcestershire 2000-2009	Herefordshire derived 2000-2009	Herefordshire & Worcestershire 2001-2010	Herefordshire derived 2001-2010
2000	0.57	0.38	-	-
2001	0.57	0.38	0.57	0.38
2002	0.5	0.33	0.5	0.33
2003	0.42	0.28	0.42	0.28
2004 (est)	0.46	0.31	0.46	0.31
2005	0.29	0.19	0.29	0.19
2006	0.3	0.2	0.3	0.2
2007	0.366	0.24	0.366	0.24
2008	0.216	0.14	0.216	0.14
2009	0.224	0.15	0.224	0.15
2010	-	-	0.2	0.133
Average	0.392	0.26	0.35	0.24

- 6.9 As expected, although there is some variation between annual sales levels, there is no significant variation in the 10-year averages from year to year. It is therefore possible to say, with some certainty, that unless there is a significant increase in sales to similar levels to those seen in the 1990s and early 2000s, demand forecasts beyond 2016 are likely to be at a lower level than the provision requirements up to and including 2016. There currently two operating crushed rock quarries in Herefordshire, whose sales figures reflect the decrease in demand for this type of mineral reserve over recent years.
- 6.10 There is a notable difference between the apportionment figures up to and including 2016 and the current 10 years sales average, with the sales average being around 43% of the annual sub-regional apportionment. This needs to be carefully monitored, however, it is considered appropriate to continue to use the apportionment up to 2016, as this is based on a robust data set.

Analysis of supply

- 6.11 The current sub-regional apportionment for Herefordshire is 0.424 mt per annum. However, with limited sales data, it is difficult to assess whether Herefordshire has been meeting this apportionment.
- 6.12 This most recently published landbank figure for crushed rock in Herefordshire was **28.8 years** in 2010, with permitted reserves at **12.2mt**.

Assessment of the balance between demand and supply

- 6.13 The *National Planning Policy Framework* requires that mineral planning authorities maintain landbanks of at least 10 years for crushed rock. The landbank in 2010 was nearly triple this and reserves were at 12.2 million tonnes in the same year. The crushed rock position therefore seems healthy and Herefordshire is in a position to respond to any increase in demand that may occur over future years should the national and local economy pick up. It may also be that the lack of crushed rock supply in Worcestershire could potentially be met by increased production in Herefordshire.

7. Conclusions

Demand forecast

7.1 The annual sub-regional apportionment will be followed up to and including 2016:

- Sand & gravel: **0.283** million tonnes
- Crushed rock: **0.424** million tonnes

7.2 Beyond 2016, provision will be based on the average of the past 10 years' sales. This figure will be updated annually in *the Annual Monitoring Report*. Current indications show that this is likely to be at a lower level than the sub-regional apportionment.

Analysis of supply

7.3 The current landbank for sand and gravel is **10.32 years** and for crushed rock the landbank is **28.8 years**.

7.4 The *Local Aggregate Assessment* assumes that supply from recycled and secondary aggregates; marine aggregates and imports will remain unchanged.

Assessment of the balance between demand and supply

7.5 The *National Planning Policy Framework* requires mineral planning authorities to maintain a minimum a minimum landbank of 7 years for sand and gravel and a minimum of 10 years for crushed rock. This will be used to determine whether there is a shortage or surplus of supply.

7.6 There are currently no shortages of supply for sand and gravel or crushed rock. However, as more up to date information becomes available, the landbank for sand and gravel needs particular consideration as the figure has been dropping over the last 6 years and is now almost half what it was in 2004 and is close to the minimum *National Planning Policy Framework* requirements.

Capability of supply and competition issues

7.7 Herefordshire Council is aware of the need to ensure that free competition within the market is not frustrated. This report indicates the *minimum* levels of provision that will be required to enable an adequate and steady supply of aggregates.

7.8 Preparation of a new *Natural Resources Development Plan Document* will soon commence. Regard will be had to ensuring that adequate competition can be maintained. This will take into account the number of productive units, the phasing of supply and any other relevant issues that are highlighted through consultation.

8. Appendices

Appendix 1: Local Aggregate Assessment

Local Aggregate Assessments should be based on:

- **10 years sales data**
- **Other relevant local information; and**
- **An assessment of all supply options (including marine dredged, secondary and recycled sources)**

Up to and including 2016

- 8.1 In the West Midlands, the sub-regional apportionment is derived from the regional apportionment set out in the *National and Regional Guidelines for Aggregate Provision in England 2005-2025*. These guidelines identify national need and make regional provision, taking into account past production trends, projections about future need and all supply options, including provision of secondary and recycled aggregate and anticipated levels of imports and exports.
- 8.2 The economic demand forecasting used is often considered to be overly complex, too difficult to understand and has been unreliable in the past¹⁰, however, it is a generally robust approach, which takes into account many of the factors highlighted by the *NPPF*, including the assessment of all supply options and past sales data.
- 8.3 The method for developing the regional supply figures into a sub-regional level is based on the proportion of regional sales accounted for by each sub-region/minerals planning authority.
- 8.4 *Neither the National Guidelines nor the method for sub-regional apportionment specifically consider the last 10 years sales data, however, they are based on sales trends and consider all supply options. The method is therefore considered to be broadly compliant with the principles of the National Planning Policy Framework.*

Beyond 2016

- 8.5 The *LAA* method identifies a requirement derived primarily from a rolling average of 10 years sales data.
- 8.6 In the absence of relevant data, it is assumed likely that the contribution of secondary and recycled aggregates in the county will remain constant and that current levels of secondary and recycled aggregate use are therefore already reflected in the sales data for primary aggregates. However, it is possible that further options for recycled aggregates will come forward in the medium term. Future policy approached will take account of this with a view to enabling development at suitable sites.

¹⁰ British Geological Survey (2008) *Managing Aggregate Supply in England: A Review of Current System and Future Options* page 1-2

- 8.7 There is not considered to be enough relevant data to enable an assessment of other supply options, as information on imports and exports of aggregates in the county is limited and any published information is currently combined with Worcestershire. The same is true of information relating to the use of marine aggregates in the county.
- 8.8 *The use of average sales over the last 10 years has limitations. These figures reflect historic trends and levels of extraction, rather than anticipated future demands. Future needs will inevitably be influenced by the state of the economy, the availability and use of secondary and recycled aggregates, technological advances, and the availability to supply. This last will ultimately be the dominant factor in Herefordshire. Issues such as limited hard rock resources will have an impact on the activities that operators wish to bring forward. However, without a robust framework for agreeing sub-regional apportionments, this is considered to be the strongest alternative. This approach is also considered to be broadly in compliance with the principles of the NPPF.*

The advice of the Aggregate Working Party should be taken into account when preparing the Local Aggregate Assessment.

Up to and including 2016

- 8.9 The sub-regional apportionment was developed by the West Midlands Aggregate Working Party (AWP) and adopted by the West Midlands Regional Assembly.
- 8.10 *The method is considered to be compliant with the principles of the National Planning Policy Framework.*

Beyond 2016

- 8.11 Herefordshire Council has found the West Midlands AWP to be an effective forum to consider the apportionment of supply in the past and would like to pursue options for co-operation with other authorities through the AWP mechanism in the future.
- 8.12 Recently, the National Stone Centre has been awarded the contract by DCLG to run the West Midlands AWP for a period of two years. The WM AWP will therefore be able to continue work undertaken on providing advice to mineral planning authorities on, for example, the preparation of LAAs and sub-regional apportionments.
- 8.13 In advance of progress being made on the work to be undertaken by the National Stone Centre as the new secretariat for the WM AWP, it is necessary for the council to progress the preparation of the Local Aggregate Assessment, in order to avoid uncertainty regarding future levels of provision of aggregates in the county.
- 8.14 Herefordshire Council is keen to consider LAA advice which emanates from the WM AWP and participates by attending meetings of this group.

- 8.15 *The method is considered to be as compliant with this principle of the National Planning Policy Framework as is practicable at this stage.*

The published National and Sub-National Guidelines on future provision should be used as a guideline when planning for the future demand for and supply of aggregates.

Up to and including 2016

- 8.16 *The National and Regional Guidelines for Aggregate Provision in England 2005-2020 form the starting point for the sub-regional apportionment.*

- 8.17 *The method is considered to be compliant with this principle of the NPPF.*

Beyond 2016

- 8.18 *The rolling 10 years annual sales average will be compared to the National and Regional Guidelines for Aggregate Provision in England 2005-2020 until 2020. The regional apportionment does not vary over this period, so the current sub-regional apportionment will be considered for monitoring purposes. Any significant divergence between the two figures will be considered to identify the contributing factors.*

- 8.19 *The method is considered to be as compliant with this principle of the National Planning Policy Framework as is practicable at this stage.*

Mineral planning authorities should use landbanks of aggregate minerals as an indicator of the security of supply, making provision for the maintenance of landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock.

Up to and including 2016

- 8.20 *The Local Aggregate Assessment will monitor this annually, using the sub-regional apportionment to calculate the landbank. This may not be possible for crushed rock where data is limited.*

- 8.21 *The method is considered to be compliant with this principle of the National Planning Policy Framework.*

Beyond 2016

- 8.22 *The Local Aggregate Assessment will monitor this annually, using the rolling 10 years sales average to calculate the landbank. This may not be possible for crushed rock, where data is limited.*

- 8.23 *The method is considered to be compliant with this principle of the National Planning Policy Framework.*

Appendix 5: Five Year Housing Land Supply – Commitments by Location

Commitments - Hereford City			
Application Number	Site Address	Not Started	Under Construction
S112518/F	10 Windsor Street, Hereford, HR4 0HW	0	1
S112563/F	129 Aylestone Hill, Hereford, Herefordshire, HR1 1JJ	3	0
DCCW0009/1916/F	57 White Cross Road Hereford Herefordshire HR4 0DQ	0	1
DMCE/092005/F	8 Commercial Road Hereford Herefordshire HR1 2BB	0	2
DMCW/092285/F	Land Rear Of 93 Highmore Street Hereford Herefordshire HR4 9PG	0	2
DMCE/092457/F	Commercial Chambers 74-75 Commercial Road Hereford Herefordshire HR1 2BP	0	2
DMCE/092625/F	Land to the rear 9 Kyrle Street Hereford Herefordshire HR1 2ET	0	1
S113060/F	6 The Meadows, Belmont, Hereford, HR2 9RR	1	0
S103052/F	57 Friar Street, Hereford, HR4 0AS	2	0
S103167/F	Land adj to 54 Belmont Avenue, Belmont, Hereford, HR2 7JF	2	0
S110053/F	60 Aylestone Hill, Hereford, Herefordshire, HR1 1HX	0	0
DCCW2008/0330/O	17 Bredwardine Close, Hereford, Herefordshire, HR2 7DR	1	0
S111840/F	19 Commercial Road, Hereford, Herefordshire, HR1 2BD	1	0
S112336/F	92 & 94, Belmont Road, Hereford, Herefordshire, HR2 7JS	1	0
DCCW2008/0578/F	Land to the rear of 140-142 Kings Acre Road, Hereford, Herefordshire, HR4 0SD	1	0
DCCE2007/1450/F	16 Aylestone Hill, Hereford, Herefordshire, HR1 1HS	0	1
DCCE2008/0256/F	Land adj to 53 Barrs Court Road, Hereford, Herefordshire, HR1 1EQ	0	5
DMCW/092554/F	80 Belmont Road Hereford Herefordshire HR2 7JS	8	0
DCCW2008/0766/F	64 Belmont Road, Hereford, Herefordshire, HR2 7JW	0	2
DCCW2008/0937/F	167 Edgar Street, Hereford, Herefordshire, HR4 9JR	0	2
DCCE2007/1655/O	Holmer Trading Estate, Holmer, Hereford	115	0
CE100136/F	21 Cumbrae Avenue, Hereford, Herefordshire, HR2 6BX	1	0
CE93314/F	Land to Rear of 86/94, Widemarsh Street, Hereford, Herefordshire, HR4	0	3
CW100391/F	99 Kings Acre Road, Hereford, Herefordshire, HR4 0RQ	0	1

Commitments - Hereford City			
Application Number	Site Address	Not Started	Under Construction
CW93022/F	22 Eign Gate, Hereford, Herefordshire, HR4 0AB	4	1
S110709/F	31 Eign Gate, Hereford, Herefordshire, HR4 0AB	0	6
S110751/F	16/17 Church Street, Hereford, HR1 2LR	5	0
S110918/F	32 Broomy Hill, Hereford, HR4 0LH	2	0
S110919/F	Campions Restaurant, Greyfriars Avenue, Hereford, HR4 0BE	14	0
S110938/F	Land Adjacent To 136, Bullingham Lane, Hereford, HR2 7RZ	0	2
S110995/F	48 Hampton Park Road, Hereford, Herefordshire, HR1 1TH	0	0
S121244/F	Land adjacent to, 304 King Acre Road, Hereford, HR4 0SD	1	0
S121398/F	17,18 & 19 Bridge Street, Hereford, HR4 9DF	0	4
S121488/F	Roselea, Orchard Close, Holmer, Hereford, HR4 9QY	0	2
S122921/F	Former Potting Shed, Lower Bullingham Lane, Lower Bullingham, Hereford, HR2 6EP	1	0
CW100863/O	2 Westfield Street, Hereford, Herefordshire, HR4 9PJ	1	0
S101921/O	Rear of 97 Old Eign Hill, Hereford, Herefordshire, HR1 1UA	2	0
S112506/O	87 Whitecross Road, Hereford, Herefordshire, HR4 0DQ	6	0
S112764/F	Land at, Aubrey Street, Hereford, Herefordshire, HR4 0BU	0	23
S111531/O	27 Tower Road, Hereford, Herefordshire, HR4 0LF	1	0
S113595/F	5 St James Court, St Owen Street, Hereford, HR1 2QD	0	2
CW92932/O	Land at Faraday Road, Faraday Road, Hereford, HR4 9NZ	100	0
S110884/RM	Land To The North Of, Roman Road, Holmer, Hereford, HR1 1LE	139	47
S111195/O	100,100a, 100b Grandstand Road, Hereford, HR4 9NR	5	0
S123287/O	78 Stanhope Street, Hereford, Herefordshire, HR4 0HB	2	0
CE90731/F	Land To The Rear Of 78 Hampton, Hereford, Herefordshire, HR1 1TJ	1	0
CW100724/F	54 Belmont Avenue, Belmont, Hereford, HR2 7JF	1	0
CW100948/F	Land adjacent to, 74 Breinton Road, Hereford, Herefordshire, HR4 0JX	1	0
S101411/F	304 Kings Acre Road, Hereford, Herefordshire, HR4 0SD	1	0
S101173/F	Redundant Restaurant Woodlands, Watery Lane, Hereford, Herefordshire,	3	0
S101545/F	50 Ledbury Road, Hereford, Herefordshire, HR1	5	0

Commitments - Hereford City			
Application Number	Site Address	Not Started	Under Construction
	2SY		
S103007/F	4 Southbank Close, Hereford, Herefordshire, HR1 2TQ	0	7
S103253/F	Site at 260 Ledbury Road, Hereford, HR1 1QD	0	3
S102827/F	Straight Mile House, Straight Mile Road, Hereford, Herefordshire, HR2	0	0
S103306/F	76-84 St Owen Street, Hereford, Herefordshire, HR1 2QD	7	0
S103202/F	1 Broad Street, Hereford, HR4 9BH	6	0
S102507/F	77 Breinton Road, Hereford, Herefordshire, HR4 0JY	0	1
S103349/F	1 The Willows, Roman Road, Hereford, HR1 1JP	1	0
S110377/F	Plot adj 74 Breinton Road, Hereford, HR4 0JX	0	1
S112085/RM	Live Stock Market & adj Land, Edgar Street, Hereford, HR4 9HX	0	0
S112287/F	102 East Street, Hereford, HR1 2LW	8	0
S112828/F	2a Hinton Road, Hereford, HR2 6BL	5	0
S112989/F	57 Prospect Walk, Hereford, HR1 1PB	2	0
S113084/F	Kemble House, 36-39 Broad Street, Hereford, Herefordshire, HR4 9AR	4	0
S113162/F	Land to the rear of 64 Eign Road, Harold Street, Hereford, HR1 2QU	1	0
S113220/F	Land adj to 72 Bulmer Avenue, Hereford, HR1 1EJ	2	0
S113300/F	65 St Owen Street, Hereford, Herefordshire, HR1 2JQ	1	0
S111638/F	Land adj to, 53 Barrs Court Road, Hereford, HR1 1EQ	0	5
S111645/F	304 Kings Acre Road, Hereford, HR4 0SD	0	1
S111795/F	16-18 High Town & 12 East Street, Hereford, HR1 2AA	6	0
DCCE2007/0609/F	Land between St James's Road and Harold Street, Hereford, Herefordshire, HR1 2QU	0	1
DCCE2007/0163/F	17 Walney Lane, Hereford, Herefordshire, HR1 1JD	0	2
CE100954/RM	Pateshall 8, Holywell Gutter Lane, Hereford, HR1 1XA	0	4
S110086/F	48 St Owen Street, Hereford, HR1 2PU	7	0
DCCE2007/1060/F	Stableblock adjacent to Silverdale, 8 Bodenham Road, Hereford, HR1 2TS	0	1
DCCW2007/3394/F	Land to the rear of 121-123 Edgar Street, Hereford, Herefordshire, HR4 9JR	0	2
DCCW2009/0101/F	31 Eign Gate Hereford Herefordshire HR4 0AB	0	6
DCCE0009/1383/F	22 Bute Avenue Hereford Herefordshire HR2 6BU	0	1
DCCE0009/1424/F	40 Newtown Road Hereford Herefordshire HR4 9LL	0	3
DCCW2005/1926/F	Highfield House, Coldwells Road, Holmer, Hereford, Herefordshire, HR1 1LH	2	1

Commitments - Hereford City			
Application Number	Site Address	Not Started	Under Construction
SC 980933	Treago Grove, Hereford	7	0
CW2002/3441/F	Land to the west of the A49 (T) and north of Belmont Avenue, Belmont, Hereford.	18	0
DCC90826/F	10 St Martins Street, Hereford, Herefordshire, HR2 7RE	1	0
S110238/F	191 Aylestone Hill, Hereford, Herefordshire, HR1 1JJ	3	0
S111256/F	2 Grandison Rise, Hereford, HR1 199	1	0
S120137/F	191 Aylestone Hill, Hereford, HR1 1JJ	1	0
S120326/F	44 Tower Road, Hereford, HR4 0LF	0	2
S110402/F	121 Edgar Street, Hereford, HR4 9JR	0	2
S113464/F	South View, Roman Road, Burcott, Hereford, HR1 1JL	1	0
S120020/F	16 The Crescent, Hereford, HR4 9QX	0	1
S120939/F	The Merchant's House, 6-8 Widemarsh Street, Hereford, Herefordshire, HR4 9EW	3	0
S121283/F	6 Green Street, Hereford, HR1 2QA	0	2
S122571/F	Land adjacent to 8 Holywell Gutter Lane, Hereford, Herefordshire, HR1 1XA	2	0
S122666/F	Highmore Court, Highmore Street, Hereford, Herefordshire, HR4 9QE	0	32
S111636/F	Belmont Chapel and Almshouses, Wenlock Close, Belmont, Herefordshire, HR2 7UZ	0	1
S112218/F	Ledbury Court, Ledbury Road, Hereford, HR1 2SH	0	0
S120151/F	3 Union Street, Hereford, HR1 2BT	1	0
S120410/F	304 Kings Acre Road, Hereford, HR4 0SD	0	1
S120672/F	Fayre Oaks Home Park Shop, Fayre Oaks Home Park, Kings Acre Road, Hereford, HR4 0SX	1	0
S121746/F	Land at Oak Willows, Roman Road, Burcott, Hereford, HR1 1JL	0	3
S121798/F	Site adj to, 28 Southbank Road, Hereford, HR1 2UF	1	0
S121873/F	22 Folly Lane, Hereford, HR1 1LY	0	1
S121906/F	6a/b Highmore Street, Hereford	0	2
S122009/F	Old Public Toilets, The Oval, Belmont Road, Hereford	1	0
S122877/F	Land to the rear of 129 Aylestone Hill, Hereford	0	0
S123173/F	Land adjacent to, 1 Hunderton Avenue, Hereford	1	0
S123246/F	Land adj to, 53 Barrs Court Road, Hereford, HR1 1EQ	2	0
S123263/F	Ground Floor and Basement Flat, 3 Palace Yard, Hereford	1	0
DMCW/092954/O	69 White Horse Street Hereford Herefordshire HR4 0ER	2	0
S113395/O	Land to the rear of, 83 Widemarsh Street, Hereford, HR4 9EU	5	0

Commitments - Hereford City			
Application Number	Site Address	Not Started	Under Construction
S101731/F	25 Castle Street, Hereford, Herefordshire, HR1 2NW	0	0
S101399/F	101-105 St Owen Street, Hereford, Herefordshire, HR1 2JW	21	0
S101990/RM	40/42 Newtown Road, Hereford, Herefordshire, HR4 9LL	3	0
S101714/F	152 Eign Street, Hereford, Herefordshire, HR4 0AP	2	0
S101904/F	Barton Sidings, Barton Road, Hereford, Herefordshire, HR4 0AY	0	13
S101926/F	First Floor 92-94, Widemarsh Street, Hereford, Herefordshire, HR4 9HG	1	0
S102921/O	Land to the East of, Holywell Gutter Lane, Hampton Bishop, Hereford, HR1 4JN	190	0
S120899/O	Site To Rear Of 86 to 94, Widemarsh Street, Hereford	4	0
S123288/O	27 Tower Road, Hereford, Herefordshire, HR4 0LF	1	0
S102182/F	Marston House, 64 Belmont Road, Hereford, Herefordshire, HR2 7JW	4	0
S130002/F	Flats, 7 Greyfriars Avenue, Hereford, HR4 0BE	2	0
S130021/F	Former A B C Nursery, 45 Eign Road, Hereford, HR1 2RU	1	0
S122317/F	Tupsley House, Ledbury Road, Hereford, Herefordshire, HR1 1QW	0	1
S122529/F	21 Northolme Road, Belmont, Hereford, Herefordshire, HR2 7SP	1	0
S122562/F	Garage block adjacent to, 1 Prior Street, Hereford, Herefordshire	1	0
S102138	Trinity House, 31 Barricombe Drive, Hereford, Herefordshire, HR4 0NU	7	0
S102657/F	43 Kings Acre Road, Hereford, Herefordshire, HR4 0QL	4	0
S102154/F	Land adjacent to, Methodist Church, East Street, Herefords, HR1 2LU	10	0
TOTAL (GROSS)		787	210

Commitments - Market Towns			
Application Number	Site Address	Not Started	Under Construction
DCNW0009/1539/F	32 Duke Street Kington Herefordshire HR5 3BW	0	1
N112529/F	4 & 6 The Knapp, Bromyard, Herefordshire, HR7 4BD	2	0
SE091912/F	Ross-On-Wye Antique Centre Gloucester Road Ross On Wye Herefordshire HR9 5BU	0	8
DMSE/093211/F	Corbiere Brampton Road Greytree Ross on Wye HR9 7HY	2	0
N111359/F	5A Worcester Road, Ledbury, Herefordshire, HR8 1PL	0	1
N111472/F	Barn A Dunbridge Farm, Gloucester Road, Ledbury, Herefordshire, HR8 2JE	1	0
N111744/F	New Office and Flats Newmarket House, Market Street, Ledbury, Herefordshire, HR8 2AQ	2	0
N113419/F	78 Bank Crescent, Ledbury, Herefordshire, HR8 1AF	0	1
N120007/F	Ring Of Bells, 27 New Street, Ledbury, Herefordshire, HR8 2EA	0	5
S103087/O	Land adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9	2	0
S102994/F	Chase View House, Merrivale Road, Ross On Wye, Herefordshire, HR9 5JX	2	0
N111115/F	33 High Street, Kington, Herefordshire, HR5 3BJ	3	0
N111522/F	Play Area, Morgans Orchard, Kington, Herefordshire, HR5 3FA	1	0
DMNE/092164/F	Zoic House The Southend Ledbury Herefordshire HR8 2EY	4	0
DCSE2009/0054/F	53 Over Ross Street, Ross-on-Wye, Herefordshire, HR9 7AS	1	0
DCSE2008/2815/F	Gardner Butcher Garages, 30 Kyrle Street, Ross-on-Wye, Herefordshire, HR9 7DB	13	0
DCNW0009/1080/F	39a Duke Street Kington Herefordshire HR5 3BL	0	1
DCNC2008/0865/O	66 New Road, Bromyard, Herefordshire, HR7 4AN	1	0
NC100122/RM	Barons Cross Camp, Cholstrey Road, Leominster, HR6 8RT	425	0
NC93248/RM	Three Mills House, Porthouse Industrial Estate, Bromyard, Herefordshire	1	0
N102016/F	Victoria Road, Kington, Herefordshire, HR5 3BY	10	0
S112407/F	Broadwing House, Ledbury Road, Ross-On-Wye, Herefordshire	0	2
N121341/F	Former Print Works, 11 to 13 School Lane, Leominster, Herefordshire	0	1

Commitments - Market Towns			
Application Number	Site Address	Not Started	Under Construction
S121392/F	Lower ground floor at 11a, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU	0	1
N121431/F	Site Adj 4 Grange House, Pinsley Road, Leominster, Herefordshire, HR6 8AE	0	1
S121607/RM	37 Redhill Road, Ross On Wye, Herefordshire, HR9 5AU	1	0
DCNC0009/0931/F	Marsh Mill Bridge Street Leominster, Herefordshire HR6 8DZ	0	3
DCNC0009/1178/F	Land To The Rear Of The Nook Etnam Street Leominster, Herefordshire HR6 8AL	0	6
S102210/F	1a Market Place, Ross On Wye, Herefordshire, HR9 5NX	0	4
S110504/F	47 High Street, Ross on Wye, Herefordshire, HR9 5HG	0	2
S110545/F	Plot 3 Merrivale Farm, Merrivale Lane, Ross-on-Wye, Herefordshire, HR9 5JF	0	1
N112179/F	Chapel Cottage, Ivington Green, Ivington, Leominster, Herefordshire, HR6 0JN	0	1
S113139/O	Land To Rear The Rosswyn Hotel, Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	3	0
S113140/O	Land Adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	2	0
N113460/F	43 Broad Street, Leominster, Herefordshire, HR6 8DD	0	2
S120060/F	1a Market Place, Ross-on-Wye, Herefordshire, HR9 5NX	0	4
S112857/F	Swan House, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BZ	0	13
S110815/F	1 Walford Road, Ross-On-Wye, Herefordshire, HR9 5PX	0	1
S111026/F	Land between Homs Road, & Old Market Close, Ross on Wye, Herefordshire	0	9
NE101091/O	Bankside, Little Marcle Road, Ledbury, Herefordshire, HR8 2DR	4	0
S113214/F	Shop & Flat, 1 & 1a Market Place, Ross on Wye, Herefordshire, HR9 5NX	0	2
S113218/F	28 Kyrle Street, Ross on Wye, HR9 7DB	0	2
S101635/F	Merrick Close, Off Nursery Road, Ross On Wye, Herefordshire, HR9 7DH	0	1
S101421/F	St Marys Hall, Church Row, Ross On Wye, Herefordshire, HR9 5HP	3	0
N102892/F	7 Drapers Lane, Leominster, Herefordshire, HR6 8ND	1	0
N110352/F	Vacant Site Adj to Grovella, Green Lane, Leominster, Herefordshire, HR6 8QW	2	0

Commitments - Market Towns			
Application Number	Site Address	Not Started	Under Construction
N103264/F	Site at Old Grammar School, Church Street, Bromyard, Herefordshire, HR	5	0
S112863/F	Site adj to Thrushes Nest, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BU	0	1
S112871/F	Land to the west of, 1 Berryfield Place, Ross on Wye, Herefordshire, HR9 7ER	0	1
S110707/F	Trenchard House, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BZ	6	0
N110925/F	Tamarisk Cottage, 2 Pinsley Road, Leominster, Herefordshire, HR6 8NW	1	0
NC92505/F	26 West Street, Leominster, Herefordshire, HR6 8ES	4	0
SE100968/F	Puttridge, Fernbank Road, Ross On Wye, Herefordshire, HR9 5PP	1	0
NC101226/F	Minerva Place, 6 Hereford Terrace, Leominster, Herefordshire, HR6 8JR	0	5
N113217/F	23 Drapers Lane, Leominster, Herefordshire, HR6 8ND	3	0
N113291/F	18 Etnam Street, Leominster, Herefordshire, HR6 8AQ	1	0
N111443/RM	Land at, Dukes Walk, Leominster, Herefordshire, HR6 8AE	1	0
NC100016/F	Hillcrest, 60 New Road, Bromyard, Herefordshire, HR7 4AN	2	0
DCSE2008/0095/F	Land At Tanyard Lane Ross-On-Wye Herefordshire HR9 7BH	87	0
DCNE0009/1052/F	Upper Mitchell Farm Westhill Ledbury, Herefordshire HR8 1JF	4	1
DCNE2008/2976/F	Larkrise Knapp Lane Ledbury, Herefordshire HR8 1AN	0	3
DCSE0009/1021/F	Rear Garden Plot To - Tudorville Walford Road Tudorville, Ross On Wye, Heref HR9 5PY	1	0
DCSE2007/1391/F	The Chase Hotel, Ross-on-Wye	0	6
DCNC2007/2869/F	44 Vicarage Street, Leominster	0	4
SE1999/1160/F	The Noahs Ark, Chapel Road, Ross-on-Wye, Herefordshire	6	0
DCNC2008/1298/RM	64 New Road, Bromyard, Herefordshire, HR7 4AN	0	1
DMNE/092359/F	88 Bridge Street Ledbury Herefordshire HR8 2AN	0	1
DCNC2005/2718/F	77 Old Road, Bromyard, Herefordshire, HR7 4BQ	9	0
N111284/F	Former Orphans Printing Press, Laundry Lane, Leominster, Herefordshire, HR6 8JT	10	0

Commitments - Market Towns			
Application Number	Site Address	Not Started	Under Construction
S111312/F	Boscombe House, 20 Station Street, Ross-On-Wye, Herefordshire, HR9 7AG	1	0
S110631/F	7 Market Place, Ross on Wye, Herefordshire, HR9 5NX	0	0
N112144/F	4 The Homend, Ledbury, Herefordshire, HR8 1BT	0	2
N112368/F	Larkrise, Knapp Lane, Ledbury, Herefordshire, HR8 1AN	0	5
N112631/F	22 Old Road, Bromyard, Herefordshire, HR7 4BQ	8	0
S112938/F	Rear garden of Tarka, Fourth Avenue, Greytree, Ross on Wye, Herefordshire, HR9 5GD	1	0
S122636/F	Land adjoining Abacus Nursery School, Ashfield Park Road, Ross-on-Wye, Herefordshire	0	3
N122795/F	4 The Knapp, Bromyard, Herefordshire, HR7 4BD	1	0
N122796/F	Land adj to 42 Lower Thorn, Bromyard, Herefordshire, HR7 4AZ	0	1
S112687/F	Arden, Greytree, Ross on Wye, Herefordshire	2	0
N120045/F	54-56 New Road, Bromyard, Herefordshire, HR7 4AJ	0	1
S120097/F	1 Henry Street, Ross-On-Wye, Herefordshire, HR9 7AA	0	1
S120214/F	21 & 22 Broad Street, Ross on Wye, Herefordshire, HR9 7EA	2	0
S120287/F	Gardner Butcher Garages, Kyrle Street, Ross-On-Wye, Herefordshire, HR9 7DB	13	0
N120455/F	Elm Cottage Site, New Street, Ledbury, Herefordshire, HR8 2EQ	0	1
S120714/F	Basement to No 1 Albion Chambers, Old Gloucester Road, Ross on Wye, Herefordshire, HR9 5LE	0	1
S121800/F	Swan House, Edde Cross Street, Ross-on-Wye, Hereford, HR9 7BZ	1	0
N121878/F	Outbuildings at Eaton Hill, Ludlow Road, Leominster, Herefordshire, HR6 0DG	0	2
N121950/F	Old British Legion, Sun Lane, Kington, Herefordshire, HR5 3BP	3	0
N121997/F	46 Bridge Street, Kington, Herefordshire, HR5 3DW	1	0
S122879/F	Land at Albany, Walford Road, Ross-on-Wye, Herefordshire	1	0
S123188/F	Flat 3, Serendipity House, Greytree Road, Ross-On-Wye, Herefordshire, HR9 7DQ	1	0

Commitments - Market Towns			
Application Number	Site Address	Not Started	Under Construction
N123215/F	Workshop Adjacent 23, Hatton Gardens, Kington, Herefordshire, HR5 3DD	1	0
S123356/F	15 Mayhill Road, Ross-On-Wye, Herefordshire, HR9 7EU	1	0
S123495/RM	Land To Rear The Rosswyn Hotel, Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	3	0
S123496/RM	Land Adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire	2	0
N113416/F	Court House, 11 The Southend, Ledbury, Herefordshire, HR8 2EY	0	1
NE91510/F	Land At Area 15 New Mills Estate, Kingsmead, Ledbury, Herefordshire, HR8	0	3
NC100512/F	The Hyde, Hyde Ash, Leominster, Herefordshire, HR6 0JS	1	0
S101723/F	33 Gloucester Road, Ross On Wye, Herefordshire, HR9 5BS	2	0
N121863/O	Land adjacent to 34 Headbrook, Kington, Herefordshire, HR5 3DY	1	0
N102291/F	30 High Street, Leominster, Herefordshire, HR6 8LZ	3	0
N110308/F	18 Broad Street, Bromyard, Herefordshire, HR7 4BT	0	0
S122195/F	Former Ambulance Station, The Mead, Ross on Wye, Herefordshire	2	6
N122221/F	Former Ambulance Station, 40 New Road, Bromyard, Herefordshire	0	1
N122300/F	Barn at Stonehouse Farm, Upper Hardwicke Lane, Bromyard, Herefordshire, HR7 4SX	1	0
N102290/F	The Malthouse Restaurant, Church Lane, Ledbury, Herefordshire, HR8 1DW	1	0
S102362/F	26 Broad Street, Ross On Wye, Herefordshire, HR9 7ED	3	0
N102548/F	Land off Crabtree Road, Kington, Herefordshire, HR5 3BJ	4	0
N102919/F	2/3 Foundry Place, West Street, Leominster, Herefordshire, HR6 0DE	2	0
TOTAL		689	124

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
N112363/F	Oakwood, Eardisley, Hereford, HR3 6NH	0	2
S112602/F	13 Gosmore Road, Clehonger, Hereford, HR2 9SN	0	1
S112643/F	Westholme, Fownhope, Herefordshire, HR1 4NN	0	2
DCCE2007/3630/F	Purlbrook Farm, Shucknall, Hereford, Herefordshire, HR1 3SJ	0	3
DCNW0009/1931/F	Church House Farm Orleton Ludlow, Herefordshire SY8 4HN	0	5
DMCW/092626/RM	9 Halton Way Credenhill Herefordshire HR4 7EB	0	1
DMNW/092729/F	Croft Farm Knapton Green Hereford HR4 8ER	2	0
DMCW/092996/F	Ridgeway House Sutton St Nicholas Hereford HR1 3BJ	0	1
DMSW/093012/F	Bournville Kerry's Gate Nr Abbeydore, Herefordshire HR2 0AH	0	1
DMCW/093039/F	Rogers Cross House Tillington Hereford HR4 8LJ	1	0
DCNW2008/0792/F	Forty Acres, Kingsland, Leominster, Herefordshire, HR6 9PY	0	1
N111378/F	Orchard Farm, Comberton, Ludlow, Shropshire, SY8 4HE	1	0
N111429/F	Hedgebank, Old Church Road, Colwall, Herefordshire, WR13 6EZ	0	1
N111630/RM	Kingswood Hall, Kingswood Road, Kingswood, Kington, Herefordshire, HR5 3HE	2	0
N111672/F	Pegs Farm, Nr Staplow, Ledbury, Herefordshire, HR8 1NQ	4	0
S111803/F	Penylan, Pontrilas, Hereford, HR2 0DL	3	0
N112976/F	Rear of Stone Cottage, Canon Pyon, Herefordshire, HR4 8NV	0	1
S113067/F	Cobhall Manor Farm, Allensmore, Hereford, HR2 9BG	5	0
S113127/RM	Land at Crafty Webb, Bredwardine, Hereford, HR3 6BZ	0	1
S113524/F	Treberva, Much Birch, Hereford, HR2 8HU	0	1
S120048/F	Parkside Farm, Welsh Newton, Herefordshire, NP25 5RP	1	0
N120069/F	The Limes, Norton Canon, Herefordshire, HR4 7BP	1	0
S120295/F	Knapp Field, Goodrich, Ross on Wye, Herefordshire, HR9 6JA	0	1
S112145/F	Dore Mill, Abbey Dore, Herefordshire, HR2 0AA	0	2

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
N103120/F	Upper Easton Farm, Leysters, Leominster, Herefordshire, HR6 0HX	0	4
N102226/F	Great Penlan, Brilley, Herefordshire, HR3 6JW	1	0
S102433/F	Furnace Farm Barns, Old Furnace Road, St Weonards, Herefordshire, HR2	1	0
N112401/F	The rear of The Brick House, Wellington, Herefordshire, HR4 8AT	0	1
N112680/F	The Byletts, Pembridge, Leominster, Herefordshire, HR6 9HY	1	0
S112906/F	Talbots Farm Barn, Sutton St Nicholas, Herefordshire, HR1 3BB	0	2
S110651/F	New Forest Farm, Craswell, Herefordshire, HR2 0PN	0	1
N110689/F	PP890 Plot at Sally Field Farm, Bacon Lane, Aymestry, Leominster, Herefordshire, HR6 9SX	0	1
S110763/F	Rickyard & Calves Cot Barns, Cothill Farm, Turnastone, Vowchurch, Herefordshire, HR2 0RE	0	2
N110787/F	Meadow End (formerly Laburnum), Little Cowarne, Bromyard, Herefordshire, HR7 4RG	1	0
S110819	Hazelwood, Woolhope, Herefordshire, HR1 4RQ	1	0
S110883/F	Little Canwood, Checkley, Hereford, HR1 4NF	1	0
N111044/F	New House at, Green Lane, Yarpole, Herefordshire, HR6 0BD	1	0
DCCE2007/1923/F	Priors Court, Upper Dormington, Hereford, Herefordshire, HR1 4EE	1	0
S120387/F	Arbour Hill Farm, Lincoln Hill, Ross on Wye, HR9 7TH	1	0
N111584/F	The Nupend, Cradley, Herefordshire, WR13 5NP	0	2
N111817/F	New Hampton Farm, Nr Docklow, Leominster, Herefordshire, HR6 0SL	0	1
S111924/F	Nantewain, Broad Oak, Hereford, HR2 8QZ	0	1
S112234/RM	The Laurels Farm, Brampton, Kingstone, Herefordshire, HR2 9NF	1	0
S112246/F	Copthorn Farm, Fownhope, Hereford, HR1 4PU	0	1
NW092486/F	The Motor House Bryans Ground Stapleton Presteigne, Herefordshire LD8 2LP	0	1
DMSE/092493/O	Goldcliff, Oaks Lane Aston Ingham, Ross-On-Wye Herefordshire HR9 7LS	1	0
DMNC/092263/F	The Cart Shed Little Cowarne Bromyard,	0	1

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
	Herefordshire HR7 4RH		
DMNC/092370/F	Townsend Farm, Edwyn Ralph Bromyard Herefordshire HR7 4LU	0	1
DCCW2007/3403/F	Woodfields Farm, Tillington Common, Tillington, Herefordshire, HR4 8LP	0	2
DCSW2007/3574/F	Land adjoining Brynsmead, Much Birch, Hereford, Herefordshire, HR2 8HY	0	1
DCSW2007/3885/F	Dason Court, Hentland, Ross-on-Wye, Herefordshire, HR9 6LW	2	3
DCCE2008/2986/F	Wootton Farm, Checkley, Hereford, Herefordshire, HR1 4NA	0	1
DCNW2009/0892/F	Brook Farm Lyonshall Kington, Herefordshire HR5 3JL	0	4
DCNC2009/0910/F	Burley Stonehouse Lane Bringsty, Worcester, Herefords WR6 5TG	1	0
DCNW2008/0985/F	Lower Green Cottages, Pembridge, Broxwood, Leominster, Herefordshire, HR6 9JG	0	2
DCCE2008/1141/F	Stalls Farm, Bartestree, Hereford, Herefordshire, HR1 4BY	0	1
NE093264/F	Holmleigh, Old Church Road, Colwall, Herefordshire, WR13 6ET	0	1
SW100236/F	Lane Head Farm, Eaton Bishop, Herefordshire, HR2 9QE	0	1
NW92650/F	The Highlands Works, Stansbatch, Leominster, Herefordshire, HR6 9LL	0	1
CW100303/F	Three Trees, Court Farm Drive, Tillington, Herefordshire, HR4 8LG	0	1
CE92326/F	Bolstone Court, Bolstone, Hereford, Herefordshire, HR2 6LZ	0	5
SE100230/F	Barns at Upper Cwm Farm, Llanrothal, Herefordshire, NP25 5RW	1	1
NC92963/F	Ballards Cottage, Upper Sapey, Worcestershire, WR6 6EP	0	1
NW100412/F	Brick House Farm, Monkland, Leominster, Herefordshire, HR6 9DB	0	1
CE100470/F	The Squirrels, Fownhope, Herefordshire, HR1 4PB	0	1
CE100340/F	The Laurels, Dinedor, Hereford, HR2 6PD	0	1
NW100121/F	19 Watling Street, Leintwardine, Herefordshire, SY7 0LW	1	0
CW83205/F	Church House Farm, Wellington, Hereford, Herefordshire, HR4 8AZ	20	0
CW101151/F	Lion Farm, Burghill, Herefordshire, HR4 8NG	2	0
S102245/F	Turnastone Court, Turnastone, Vowchurch, Herefordshire, HR2 0RA	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
N102717/F	No 2 Hopton Corner Cottage, Stoke Lacy, Nr. Bromyard, Herefordshire, HR7 4HD	0	1
N103318/F	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkes, Herefordshire, SY8 2HJ	0	1
S112414/F	Breinton Lodge, Breinton, Hereford, HR4 7PP	0	1
S110187/RM	Central Park, Kingstone, Herefordshire, HR2 9ES	5	0
S110451/F	Great Penlan Farm, Great Penlan Farm, Dorstone, Herefordshire, HR3 6BL	0	1
S110955/F	Hooks Cottage, Lea Bailey, Herefordshire, HR9 5TY	0	1
DCCE0009/1501/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	1
S121238/F	The Threshing Barn, Lane Head Farm, Eaton Bishop, Hereford	1	0
S121239/F	The Bull Pen, Lane Head Farm, Eaton Bishop, Hereford, HR2 9QE	1	0
S121243/F	Church Cottage, Little Dewchurch, Herefordshire, HR2 6PN	1	0
N121252/F	Plum Tree House, Walwyn Road, Colwall, Herefordshire, WR13 6QE	0	1
S121265/F	Replacement dwelling at Colwyn, Checkley, Herefordshire	0	1
S121297/F	Land adjacent 6 Coughton Place, Coughton, Herefordshire, HR9 5RX	2	0
N121362/F	Rear of Brick House, Wellington, Hereford, HR4 8AT	0	1
S121405/F	Flats at Bryngwyn Manor, Wormelow, Herefordshire, HR2 8EH	2	3
S121422/RM	Whitethorn Farm, Carey, Herefordshire, HR2 6NG	1	0
S121475/F	The Spinney, Symonds Yat West, Ross-on-Wye, Herefordshire, HR9 6BN	1	0
S121514/F	The Mintons, Duke Street, Withington, Hereford, HR1 3QD	2	0
N121545/F	Development at Birchwood Forge, Birchwood, Storrige, Malvern, WR13 5EZ	4	0
N121564/F	Land at Burnt Hengoed, Brilley, Hereford, Herefordshire	0	1
S121592/F	Barn conversion at Whittlebury Farm, Sollers Hope, Hereford, Herefordshire, HR1 4RL	0	1
S121627/F	Ivy Green Cottage, Abbeydore, Hereford	0	1
N122022/F	Tainchel Farm, Hundred Lane, Ashton, Herefordshire, HR6 0DN	0	1

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
S122030/RM	Land rear of, 2 Doward Place, Goodrich, Herefordshire, HR9 6HL	2	0
N122062/F	Firs Cottage, Lyonshall, Kington, Herefordshire, HR5 3LN	0	1
S122071/F	Land at Sutridge, Lea, Ross-on-Wye, Herefordshire, HR9 7LB	0	1
N122922/F	Land adjacent to, 13 The Birches, Shobdon, Leominster, Herefordshire	0	1
S122991/F	Forge House, Bromsash, Ross-On-Wye, Herefordshire, HR9 7PJ	0	1
N123007/F	Home Paddock, Lyonshall, Kington, Herefordshire, HR5 3JD	1	0
N123041/F	The Foundry, Brimfield, Ludlow, Herefordshire, SY8 4NG	1	0
S123061/F	Barn at Granton Lodge, Goodrich, Ross-on-Wye, Herefordshire	1	0
N123058/F	2 Orlin Road, Colwall, Malvern, Herefordshire, WR13 6HA	0	1
N123067/F	Land at The Coach House, Old Church Road, Colwall, Malvern, Herefordshire	1	0
S123076/F	Plot at Meadowcroft, Swainshill, Hereford, HR4 7PU	1	0
S123541/F	The Granary, Lower Witherstone Farm, Carey, Hereford, Herefordshire, HR2 6NQ	1	0
DCNC2004/0793/O	The Old Rectory, Pencombe, Bromyard, Herefordshire, HR7 4SH	1	0
DCSE2004/3054/F	Marstow Court, Marstow, Ross-On-Wye, Herefordshire, HR9 6HD	0	0
DCSE2006/1841/F	Land adjoining Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY	2	2
DMCE/092929/O	Land Adjacent To Whitestone Chapel Withington, Hereford HR1 3QA	33	0
S102171/F	Barn at Whittlebury Farm, Sollers Hope, Herefordshire, HR1 4RL	0	1
S102600/O	Paradise House, Marden, Herefordshire, HR1 3EN	1	0
CW93313/F	Paradise Farm, Marden, Hereford, HR1 3EN	9	3
S110591/F	Plot adj Barn Wellbrook Manor, Peterchurch, Hereford, HR2 0SS	0	1
N111274/F	Land adjacent to, 3 Elm Tree Cottages, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NB	0	1
N111523/F	Bank Villa, Luston, Leominster, Herefordshire, HR6 0EB	0	1
S112513/F	Four Foxes Vineyard, Longworth Lane, Bartestree, Hereford, HR1 4BX	0	1

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
S112598/O	Land adj to The Elms, Tarrington, Hereford, HR1 4HZ	1	0
N113063/F	Ford Farm, Middleton on the Hill, Ludlow, SY8 4BD	0	2
S113279/O	Land rear of, 2 Doward Place, Goodrich, Herefordshire, HR9 6HL	2	0
N111482/F	Bridge Farm Barn, Wellington, Herefordshire, HR4 8AZ	0	2
N111484/F	Stocks House Farm, Wellington, Herefordshire, HR4 8AZ	0	1
S112232/O	Park Hall, Wormelow, Herefordshire, HR2 8EQ	5	0
N110927/F	Pates Hall, Kimbolton, Leominster, Herefordshire, HR6 0HE	0	4
S110934/O	Lower House, Madley, Herefordshire, HR2 9LU	7	0
DMSW/093179/F	Court Llaca Longtown Herefordshire, HR2 0LW	0	1
S103302/F	Land at Plough Inn, Little Dewchurch, Herefordshire, HR2 6PW	0	3
S110092/O	The Gables, Station Road, Credenhill, Herefordshire, HR4 7DW	1	0
S101907/O	Land adjacent to Holly Bush, Crafty Webb, Bredwardine, Herefordshire, HR3 6BZ	1	0
N102035/F	Bank House, High Trees, Leintwardine, SY7 0LU	1	0
S110274/F	Land adj Hornbeam, School Lane, Weston, Ross on Wye, Herefordshire, HR9 7PA	0	1
S110514/F	Postbox Cottage, Longtown, Hereford, HR2 0LS	0	1
S102520/F	Norton Farm, Lea Bailey Road C1278, Lea Bailey, Herefordshire, HR9 5TY	0	1
S102727/O	The Monnows, Walterstone, Herefordshire, HR2 0DX	1	0
S103291/F	Red Gables, C1118 Preston Wynne, Preston Wynne, Herefordshire, HR1 3PE	0	1
S112583/O	Beckleigh, Little Dewchurch, Herefordshire, HR2 6PN	1	0
N112808/F	Kinton Farm, Kinton, Leintwardine, Herefordshire, SY7 0LT	1	0
CW100590/F	Adjacent to The Gables, Munstone, Hereford, Herefordshire, HR1 1LG	1	0
DC83345/F	Trilloes Court, Bolstone Lane, Little Dewchurch, Herefordshir, HR2 6PS	0	1
SE100422/F	Holly Tree Cottage, Goodrich, Herefordshire, HR9 6HU	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
NW101020/F	Almeley Methodist Chapel, Almeley Wooton, Herefordshire, HR3 6PY	1	0
S101437/F	Weir View, Breinton Common, Herefordshire, HR4 7PR	1	0
N101438/F	The Nags Head, Canon Pyon, Herefordshire, HR4 8NY	1	0
NE101209/F	Mainstone Court, Trumpet, Herefordshire, HR8 2RA	0	1
SE100567/F	Lower Woodfield, Llangarron, Herefordshire, HR9 6PN	0	1
N101243/F	The Duck House, adjacent to Brook House, Kings Pyon, Herefordshire, HR	1	0
N101492/F	Old School House, Yazor, Herefordshire, HR4 7BA	2	0
N101448/F	Unit 2a, Old School House, Yazor, Herefordshire, HR4 7BA	1	0
S101337/F	Burlton Court, Burghill, Herefordshire, HR4 7RQ	1	0
S101662/F	Leam Lodge, Cusop, Hay-on-Wye, Herefordshire, HR3 5QY	1	0
S101476/F	Land adjoining Oakland, Blindmans Gate, Gorsley, Herefordshire, HR9 7S	1	0
S102964/F	Barn adj Pontilla, Longtown, Herefordshire, HR2 0LG	1	0
N103059/F	Eyecote, Luston, Leominster, Herefordshire, HR6 0AS	0	1
N103195/F	Corner Cottage, Eye Lane, Luston, Leominster, HR6 0DX	1	0
S102837/F	Seven Acres, Kings Caple, Herefordshire, HR1 4TZ	1	0
S103053/F	Lower Wander, Putley, Herefordshire, HR8 2QT	0	1
N101824/F	Dovehills, Bishops Frome, Worcester, Herefordshire, WR6 5BQ	4	0
S110500/F	Manor House, Burghill, Hereford, HR4 7RX	2	0
N102065/F	Land at, Frome Valley Haulage Depot, Bishops Frome, Herefordshire, WR6 5BZ	17	0
N103217/F	Tidbatch, Pound Lane, Clifton-on-Teme, Worcestershire, WR6 6EQ	1	0
N110131/F	The Nupend, Cradley, Malvern, Worcestershire, WR13 5NP	1	0
S110415/F	Plot adj The Fruit Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UD	1	0
N111700/F	Site adj to Brooklands, Wyson Lane, Brimfield, Ludlow, SY8 4NQ	1	0
N111739/F	Redwood, Batchcombe, Storrige,	0	1

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
	Herefordshire, WR13 5ES		
N103260/F	Building C known as Barn 4, Poplands Farm, Whitbourne, Herefordshire,	0	1
N102767/F	Former Carpet Warehouse, West Street, Pembridge, Leominster, Herefords	1	0
N103123/F	Barn adjoining Manor Barn, Orleton, Ludlow, Shropshire, SY8 4HR	3	0
N103332/F	Nupton Farm, Canon Pyon, Hereford, HR4 8PW	1	0
S90408/F	Colebrook Cottage, Bredwardine, Herefordshire, HR3 6BZ	1	0
N110441/F	Live & Let Live, Bringsty Common, Bringsty, Worcester, WR6 5UW	1	0
S110479/F	Sydcombe Park, Dorstone, Herefordshire, HR3 6BA	1	0
S110878/F	The Folly, The Goytree, Waterstone, Herefordshire, HR2 0DT	1	0
N111027/CD	Woodlands Bungalow, Queenswood Country Park, Dinmore Hill, Leominster, Herefordshire, HR6 0PY	0	0
S111117/F	Land adjacent to Lanresse, Little Dewchurch, Hereford, Herefordshire, HR2 6PJ	1	0
S112154/F	Nursery Cottage, Common Hill Lane, Fownhope, Herefordshire, HR1 4QA	1	0
S112197/F	Oldstone Farm, Fownhope, Hereford, HR1 4PJ	2	0
N112299/F	Bridge Farm, Almeley, Herefordshire, HR3 6LD	1	0
N112315/F	Manor Farm, Monkland, Leominster, HR6 9BD	4	0
N112319/F	Leeway (in garden curtilage), 32a Bridge Street, Kington, Hereford, HR5 3DX	1	0
S112404/F	Riverside Lodge, Wilton, Ross on Wye, Herefordshire, HR9 6AA	1	0
S113000/F	Pencoyd Manor, Pencoyd, St Owens Cross, Herefordshire, HR2 8JY	1	0
N113257/F	Munderfield Court, Munderfield, Bromyard, Herefordshire, HR7 4JX	0	1
N113525/F	Cherry Lyn Adj Cartref, Staunton on Wye, Herefordshire, HR4 7LR	0	1
S110746/F	The Pump House, Much Birch, Hereford	1	0
S110953/F	Grove Court, Suckley, Herefordshire, WR6 5EJ	0	1
S111254/F	Keepers Bungalow, Shenmore, Madley, Herefordshire, HR2 9PB	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
S111424/F	Plot adj Jollys of Goodrich, Goodrich, Ross on Wye, Herefordshire, HR9 6HX	1	0
N111428/F	Green Lane Farm, Lower Eggleton, Ledbury, Herefordshire, HR8 2UQ	1	1
S111594/F	Lavender Cottage, Llangrove, Ross on Wye, Herefordshire, HR9 6EZ	2	0
CW101207/F	Meadow Bank, Breinton, Herefordshire, HR4 7PP	1	0
CW101181/F	Chevington, The Vern, Marden, Herefordshire, HR1 3EX	0	1
NW101242/F	Spond House, Upper Spond, Kington, Herefordshire, HR5 3LB	0	1
SW100636/F	Brickleys, Sydcombe Farm, Scotland Bank, Dorstone, Herefordshire, HR3	0	1
NC101062/F	Barn at Pencombe Court Farm, Pencombe, Bromyard, Herefordshire, HR7 4S	0	1
S102019/F	Frome Farm, Priors Frome, Herefordshire, HR1 4EQ	0	4
S103312/F	Sydcombe Farm, Dorstone, Herefordshire, HR3 6BA	0	1
N110159/F	The Coach House, Eyecote, Luston, Leominster, Herefordshire, HR6 0AS	1	0
N110164/F	The Bungalow, Eyecote, Leominster, Herefordshire, HR6 0AS	0	1
S110136/F	Wilderness Barn, Michaelchurch Escley, Hereford, Herefordshire, HR2 0P	1	0
N110148/F	Land at Sunset View, Sunset View, Colwall Road, Mathon, Malvern, WR13	1	0
N102973/F	Land adj 10 Caldervale, Woodhouse Lane, Bodenham, Herefordshire, HR1 3	2	0
N110194/F	Lower Venn Farm, Avenbury, Avenbury, Herefordshire, HR7 4JP	1	0
N130096/F	Coddington Court School, farmyard and Mayfield Farm, Coddington, Ledbury, Herefordshire, HR8 1JL	2	0
130184/F	Land adjacent Stone Eaves, Whitchurch, Ross on Wye, Herefordshire	1	0
130265/F	Land adjacent Pilgrims, Cradley, Malvern, Worcestershire	1	0
N112648/F	Symore Hill House, Winslow, Herefordshire, HR7 4LS	1	0
N113176/F	Oast House, Lustonbury, Luston, Herefordshire, HR6 0AP	1	0
S113265/F	Barns Hollymount, Glewstone, Nr. Ross on Wye, Herefordshire, HR9 6AN	0	1
N113289/F	Stretford Bridge Farm, Stretford, Leominster, Herefordshire, HR6 9DQ	0	1

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
N111492/F	Little Rundle End, Mathon, Herefordshire, WR13 5PW	1	0
S111633/CD	Parks Farm, Canon Pyon, Hereford, HR4 8NP	2	0
N111647/F	Fairlands, Winforton, Hereford, HR3 6EB	2	0
N111730/F	The Hazels, Almeley, Herefordshire, HR3 6LQ	1	0
N111939/F	Burnt House, Westhope Hill, Westhope, Canon Pyon, Hereford, Herefordshire, HR4 8BU	1	0
S111810/F	The Old Post Office, Station Road, Credenhill, Hereford, HR4 7BW	1	0
N112090/F	The Studio, Park Farm, Colwall, Malvern, Worcestershire	1	0
DCNC2008/1938/RM	Land adjacent to Old School House, Stoke Prior, Leominster, Herefordshire, HR6 0LG	0	2
DCSE2008/2225/F	Hill Crest, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SW	0	1
SE101187/F	Plot adj The Dunns, Weston Under Penyard, Herefordshire, HR9 7PE	1	0
NE100889/F	The Prancing Pony, Cradley Nr Malvern, Worcestershire, WR13 5NN	1	0
SW100841/F	Fishpool Farm, Fishpool Lane, St Weonards, Herefordshire, HR2 8NY	1	0
NC100585/F	Lambs Green Cottage, Clifton on Teme, Herefordshire, WR6 6EG	0	1
DCNW2007/1214/F	Land at Croftmead, North Road, Kingsland, Herefordshire	15	0
DCNW2008/0975/F	Upper House Farm, Lyonshall, Kington, Herefordshire, HR5 3JN	0	6
DCSW2008/0911/RM	Sandridge, Barrack Hill, Little Birch, Hereford, Herefordshire, HR2 8AY	0	1
DCCE2008/1239/F	Camp Farm, Dinedor, Hereford, Herefordshire, HR2 6PD	0	1
DCNW2005/0522/F	The Parks Barn, Stocken Farm, Presteigne, Powys.LD8 2HD	0	1
DCSE2005/0850/F	Barns at Old Court Farm, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6DA	0	1
DCNE2009/0518/F	Hillbrow Fromes Hill Ledbury, Herefordshire HR8 1HW	0	1
DCCW0009/1043/F	The Grange Wormsley Herefordshire HR4 8LY	0	1
DCSW2009/0651/F	Mynydd-Ferddin Rowlestone Hereford, Herefordshire HR2 0ED	0	1
DCNE0009/1055/F	Gold Hill Farm Eastnor Ledbury, Herefordshire HR8 1RE	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
DCNE2008/2432/CD	Woodcroft Farm, Bosbury, Ledbury, Herefordshire, HR8 1QJ	2	2
DCNW2004/3274/F	Northwood Farm, Noke Lane, Pembridge, Leominster, Herefordshire, HR6 9HP	4	0
NE2003/0647/F	Crown Inn, Cradley, Malvern, Herefordshire, WR13 5LS	3	1
DCNW2007/1553/F	Rhyddwr Farm, Staunton-On-Wye, Hereford, Herefordshire, HR4 7LR	0	2
DCNC2007/1928/F	Woodlands, Brimfield, Ludlow, Herefordshire, SY8 4NY	0	1
NE2002/2041/F	The Railway Paddock, The Elms School, Walwyn Road, Colwall, Malvern	1	0
SW2001/1413/F	Trelough Barns, Trelough Farm, Wormbridge Hereford.	2	0
SW1999/1275/F	Cefn Barn, Llanveynoe, Herefordshire, HR2 0NA	0	1
DCCE2009/0616/F	Swiss Cottage Whitestone Hereford, Herefordshire HR1 3SE	0	1
DCSE0009/0966/F	Mill House Whitchurch Ross-On-Wye, Herefordshire HR9 6DJ	0	2
DCNW0009/1179/F	Lodge Farm Buildings Deerfold Birtley, Bucknell, Herefordshi SY7 0EF	0	2
DCNE0009/1576/F	Barnes Cottage The Winnings Walwyn Road, Colwall, Malvern WR13 6QB	0	1
T2007/1046/F	Crofton, Aston Ingham	0	1
SW1999/1762/F	Pool Farm, Much Dewchurch, Hereford,	2	0
DCNC2006/2393/F	Barn at Lustonbury, Luston, Leominster, Herefordshire, HR6 0AP	0	1
DCSE2005/3799/F	Barn at Rudge Farm, Pontshill, Nr. Ross-on-Wye, Herefordshire.	0	1
DCNW2005/1653/F	Crump Oak Farm, Broxwood Nr Pembridge Herefordshire, HR5 3JY	0	3
DCNW2008/1753/F	Land rear of Castle View, Hereford Road, Weobley, Hereford, Herefordshire, HR4 8SW	0	1
DCCE2006/3894/F	Hagley Cottage, Bartestree, Hereford, Herefordshire, HR1 4BX	0	1
DCSE2005/3372/F	Broom Farm, Welsh Newton, Herefordshire.	3	1
DCNC0009/1336/F	Suzie's Barn And The Pottery Woodhampton House Bleathwood, Ludlow, Herefordsh SY8 4LR	0	3
DCNC0009/1597/F	Poplands Farm Whitbourne Worcester, Herefordshire WR6 5RR	2	1
DCCE0009/1984/F	Land To The South Of Highfield Adjoining Holywell Gutter Lane Hereford, Herefordshire HR1 4JN	1	0
DCCW0009/1382/F	The Paddocks Crowmore Lane Tillington,	0	1

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
	Hereford, Hereford HR4 8LD		
DCCW2005/2170/F	Field House Farm, Sutton Road, Cross Keys, Hereford, Herefordshire, HR1 3NL	5	1
S113189/F	Well House, Eaton Bishop, Hereford, HR2 9QD	0	2
S113380/F	Hillcrest, Gorsley, Ross on Wye, HR9 7SW	0	2
N113410/F	Dingle Barn, Rushall, Much Marcle, Herefordshire, HR8 2PF	1	0
S113138/F	Mount Pleasant, Arthur Stone Lane, Dorstone, Herefordshire, HR3 6AX	0	2
S110246/F	Barns at Highfield House, Coldwell Road, Munstone, Hereford, HR1 1LH	3	0
S110335/F	Stalls Farm, Bartestree, Hereford, HR1 4BY	0	1
N110392/F	Sparrn Hill, Haynall Lane, Brimfield, Ludlow, Shropshire, SY8 4BG	1	0
S111124/F	Hagley Hall, Lugwardine, Bartestree, Hereford, HR1 4BA	3	0
N113193/F	2 Swedish Houses, Pencombe, Bromyard, Herefordshire, HR7 4SJ	0	1
S110566/F	Lodge Bungalow, Lugwardine, Herefordshire, HR1 4AE	0	1
N112170/F	Threshing Barn, Shires Glat, Canon Pyon, Herefordshire, HR4 8PD	0	1
S112226/F	Hunters Post, Welsh Newton, Monmouthshire, Herefordshire, NP25 5RW	1	0
S112818/F	The Old House, Checkley, Hereford, HR1 4ND	1	0
S112825/F	Cae Garw, Newton St Margarets, Herefordshire, HR2 0QS	0	1
S112954/F	Upper House Farm Ltd, Moreton on Lugg, Hereford, HR4 8AH	1	0
S113120/F	Marsh Farm, Tanhouse Road, Upton Bishop, Herefordshire, HR9 7UP	0	1
S113121/F	Threshing Barn Marsh Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UP	0	1
N113413/F	Land adj to New Inn, Market Square, Pembridge, Herefordshire, HR6 9DZ	0	1
N113588/F	The Glat, Canon Pyon, Hereford, HR4 8PD	1	0
N122993/F	Land adjoining Red Lion Hotel, Bell Square, Weobley, Herefordshire	1	0
N110558/F	Land adj Dragonwych, Bosbury Road, Cradley, Malvern, WR13 5LT	5	0
N110789/F	Tanhouse Farm, Tanhouse Lane, Cradley, Malvern, Herefordshire, WR13 5JY	1	0
N120802/F	Land Adjoining Wildgoose Chase, Broad Street, Weobley, Herefordshire, HR4 8SA	0	1

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
N121032/F	Cider House, Lower Court, Putley, Nr Ledbury, Herefordshire, HR8 2QP	0	1
S120937/F	Brick House, Linton Road, Gorsley, Herefordshire, HR9 7FF	3	0
S120971/F	Land adjacent to Wyatt House, Wyatt Road, Cross Keys, Hereford	1	0
S121014/F	White House, Llancloudy, Hereford, Herefordshire HR2 8QP	1	0
N121022/F	Stable Cottage, Slatch Farm Stud, Coddington, Ledbury, Herefordshire, HR8 1JS	0	1
N121024/F	Stud Office Slatch Farm, Coddington, Ledbury, Hereford	0	1
S121083/F	Brockhampton Court, Brockhampton, Herefordshire, HR1 4TQ	9	0
N121088/F	White House, Wellington, Hereford, HR4 8AU	1	0
S121179/F	Kynaston Court, Hentland, Ross-On-Wye, Herefordshire, HR9 6LP	3	0
S121201/F	2 Meadow View, Bartestree, Hereford, Herefordshire, HR1 4AN	1	0
S121222/F	Land adj to Whitchurch Fire Station, Whitchurch, Ross-On-Wye, Herefordshire	4	0
N122555/F	Wellington Farm, Bishops Frome, Worcester, WR6 5BY	0	1
N122587/F	Barn at New Park, Oil Mill Lane, Bucknell, Herefordshire	1	0
S122593/F	Outbuiding New House Farm, Marden, Hereford	1	0
N122605/F	Clematis Cottage, Raycombe Lane, Coddington, Herefordshire, HR8 1JH	1	0
S122607/F	Land north of Winford House, Withies Road, Withington, Herefordshire	0	2
S122637/F	The Laurels, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EZ	1	0
S122679/F	Detached Building at Lower Wolton, Much Marcle, Herefordshire	0	1
N122694/F	Property Adj, Wildgoose Chase, Broad Street, Weobley, Herefordshire, HR4 8SA	0	1
N122719/F	Land at Bridge House, Eardisley, Herefordshire	0	1
N122731/F	Poplar Cottage, Longford, Kingsland, Herefordshire, HR6 9QS	1	0
S122733/F	Annexe to the rear of 1 Woodview, Lower Breinton, Hereford, HR4 7PG	1	0
S122742/F	Weston Corner Farm, Whitestone, Herefordshire, HR1 3SG	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
N122780/F	Hay Barn Courtyard, Stocks House Farm, Wellington, Herefordshire	5	0
S122819/F	The Hop Kilns, Tarrington, Hereford, Herefordshire, HR1 4JF	2	0
S122863/F	Land on North side of C1191 road, Preston on Wye, Herefordshire	1	0
S110885/F	Great Howle Farm, Star Beech Hill, Ross-on-Wye, Herefordshire, HR9 5SL	12	0
S113023/F	Llangarron Court, Llangarron, Ross-On-Wye, Herefordshire, HR9 6NP	5	0
S113443/F	Silverdale, Clehonger, Herefordshire, HR2 9TQ	1	0
S113537/F	Sunny Bank Farm, Little Dewchurch, Herefordshire, HR2 6PN	1	0
S113593/F	The Lane, Sutton St Nicholas, Hereford, HR1 3AT	3	0
N120014/F	Humber Grange, Church Road, Stoke Prior, Herefordshire, HR6 0NE	0	2
S120220/F	Beechgrove, Goodrich, Ross on Wye, Herefordshire, HR9 6JE	0	1
S120423/F	Hillcrest, Sollers Hope, Herefordshire, HR1 4RL	1	0
S120603/F	Land adj Windrush, Whitchurch, Ross on Wye, Herefordshire, HR9 6DJ	0	1
S120631/F	Site formerly 1 & 2 Marsh Cottages, Lock Road, Withington, Hereford, HR1 3QE	0	1
N120697/F	Land north of School House, Byton, Presteigne, LD8 2HS	0	1
S120707/F	The Knapp, Goodrich, Ross-On-Wye, Herefordshire, HR9 6HU	1	0
S120725/F	Land adjacent to One Prospect Lane, Llangrove, Ross on Wye, Herefordshire	0	1
S120740/F	Walwyn Court, Much Marcle, Herefordshire, HR8 2LY	1	0
N121644/F	Land at Rookrow Farm, Moorend Cross, Mathon, Malvern	1	0
N121733/F	Site adj to Hill Top Farm, The Goggin, Richards Castle, Ludlow, SY8 4EX	1	0
S121771/F	Redundant Barns at Great Treaddow Farm, St Owens Cross, Hereford, HR2 8LQ	2	0
N121826/F	Barn at The Woodlands, Brimfield, Ludlow, Shropshire	1	0
N121849/F	Land adjoining Herb House, Hallets Well, Orleton, Ludlow, SY8 4HH	1	0
N121947/RM	Hightrees Nurseries, Hightree Bank, Leintwardine, Craven Arms, Herefordshire, SY7 0LU	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
N121949/F	Tyrrells Court Cottages, Stretford Bridge, Leominster, Herefordshire, HR6 9DQ	0	2
N121953/F	Site adj. New Inn car park, Market Square, Pembridge, Herefordshire, HR6 9DZ	0	1
S122006/F	Barn at Traphouse Nurseries, Allensmore, Herefordshire, HR2 9BP	1	0
N122005/F	Bartbety Barn, Bearwood, Pembridge, Leominster, Hereford, HR6	1	0
N122878/F	Land adj to The Close, Lyonshall, Herefordshire, HR5 3LP	8	0
N122906/F	Church Cottage, Yarpole, Herefordshire	0	1
N122999/F	Barn at The Thorn, Aulden, Leominster, Herefordshire	1	0
N123185/F	Site At P H Poston And Son Ltd, Kitchen Hill Road, Orleton, Herefordshire, SY8 4HN	1	0
S123251/F	Former garage, Llangrove, Ross on Wye, Herefordshire	2	0
N123268/F	Plot 2 at P H Postans & Son Ltd, Kitchen Hill Road, Orleton, Ludlow	1	0
N123302/F	Cottage at Knowle Farm, Lower Hergest, Kington, Herefordshire	3	0
123310/F	Barn adj The Laurels, Dinedor Hill, Herefordshire, HR2 6PD	1	0
N123320/F	Coddington Court School, Coddington, Ledbury, Herefordshire, HR8 1JL	1	0
N123337/F	Annexe at The Granary House, Yatton, Aymestrey, Leominster, Herefordshire, HR6 9TL	1	0
S123365/F	The Stables & Coach House, White House, Newton St Margarets, Hereford, HR2 0RE	1	0
S123397/F	Land at Ariconium, Weston-under-Penyard, Ross-on-Wye, Herefordshire, HR9 7NX	1	0
N123419/F	Site Adjacent Burley, Stonehouse Lane, Bringsty, Herefordshire, WR6 5TG	0	1
N123460/F	Land West of Next End Farm, Monkland, Leominster, Herefordshire	1	0
S123474/F	Replacement Dwelling at Monks Walk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY	1	0
DCSW0009/1604/O	Field Adjacent To Meadow Croft Church Road Clifford, Herefordshire HR3 5EY	1	0
S112026/F	Woodlands Farm, Newton St Margarets, Herefordshire, HR2 0QN	0	1
N112043/O	Western Lye Farm, Aymestrey, Leominster, Herefordshire, HR6 9SZ	1	0
SW92133/O	Land Adjacent To Sun Cottage, Garway Hill, Hereford, HR2 8EZ	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
NW90704/F	The Coppice, Brickyard Lane, Kington, Herefordshire, HR5 3LN	0	1
N101426/F	Land adjoining 3 Orchard Close, Eardisley, Herefordshire, HR3 6NP	2	0
SE100075/F	The Grove, Llangrove, Herefordshire, HR9 6EN	3	0
NC92087/F	The Bache, Kimbolton, Leominster, Herefordshire, HR6 0ER	2	0
S101364/F	Golden Valley Filling Station, Peterchurch, Herefordshire, HR2 0RT	4	0
S102023/RM	Rangers Lodge, Little Birch Lane, Kingsthorpe, Herefordshire, HR2 8AU	0	1
N102110/F	Quebb Cottage, Eardisley, Herefordshire, HR3 6LP	0	1
	Land to the rear of, The Plough Cottage, High Street, Leintwardine, He	0	1
N101660/F	2 Spa Cottages, West Malvern Road, Upper Colwall, Herefordshire, WR14	1	0
N102053/F	The Lealands, Knighton Lane, Lingen, Herefordshire, SY7 0DY	0	1
S100879/F	White House, Allensmore, Herefordshire, HR2 9AJ	0	1
N101602/F	St Katherine's Field, Finchers Corner, Cradley, Herefordshire, WR13 5L	7	0
N101663/F	Castle Stables, Eastnor Castle, Eastnor, Herefordshire, HR8 1RL	1	0
N101683/F	The Old Granary Barn 10, Upper Court, Eardisley, Herefordshire, HR3 6P	1	0
S102258/F	Shepherds Rough, Bolstone, Herefordshire, HR2 6NE	0	1
DS73782/O	Court Farm, Much Birch, Herefordshire, HR2 8HT	9	0
N110453/F	Limebrook Farm, Leinthall Starkes, Ludlow, Herefordshire, SY8 2HP	0	1
S121051/O	Penyard Holt, Weston under penyard, Ross-on-Wye, Herefordshire, HR9 7PF	2	0
N122403/O	Holloway Common Farm, Hampton Charles, Tenbury Wells, Herefordshire, WR15 8PY	1	0
S123296/O	Land opposite 1 Springdale, Gorsley, Ross on Wye, Herefordshire	1	0
S101939/F	The Old Chapel, Newton St Margarets, Herefordshire, HR2 0QN	0	1
S110263/F	Wharton Farm, Weston Under Penyard, Ross on Wye, HR9 5SX	2	0
123576/F	Old Pontfaen, Clifford, Hereford, HR3 5EW	2	0
N130001/F	Replacement dwelling at 1 Oak Bank, Fair	1	0

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
	Mile, Stoke Prior, Leominster, Herefordshire, HR6 0SA		
DCCE0009/1684/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	5
DCCE0009/1519/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	1
S122102/F	Workshop at Woodlands Farm, Hoarwithy, Herefordshire	0	1
N122133/F	Land at 3 Pegs Farm Bungalow, Staplow, Ledbury, Herefordshire, HR8 1NQ	1	0
S122184/F	Flat 4 Mount Craig Hall, Pencraig, Ross-on-Wye, Herefordshire	2	0
N122197/F	North Barn at Highlands Farm, Stansbatch, Leominster, Herefordshire, HR6 9LL	1	0
N122225/RM	The Cottage, Western Lye Farm, Leominster, Herefordshire, HR6 9SZ	1	0
S122228/F	Land at Trimstone Garage, Burghill, Herefordshire, HR4 7RW	1	0
N122244/F	Ledicot Farm, Shobdon, Leominster, Herefordshire, HR6 9NX	1	0
N122245/F	Barn adjoining Great Quebb, Eardisley, Herefordshire	0	1
N122254/F	Land Adjacent Parsonage Farm, Auberrow Road, Wellington, Hereford	0	12
S122297/F	Buildings at Moorend Farm, Weston Beggard, Hereford	0	2
N122302/F	Flat at Town Farm, Castle Frome, Herefordshire, HR8 1HQ	1	0
S122353/F	Land near Lawn Farm, Lystone Lane, Wormelow, Herefordshire, HR2 8JG	1	0
N122402/F	St Marys School, Hereford Road, Hope Under Dinmore, Herefordshire, HR6 0PJ	2	0
N122413/F	Land at Rose Cottage, Winforton, Herefordshire	0	1
S122441/F	Outbuilding at Llanwarne Court, Llanwarne, Herefordshire, HR2 8JE	1	0
N122466/F	Sparrington Farm, Pencombe, Bromyard, Herefordshire, HR7 4SL	1	0
N122484/F	The Greenhill, Greenhill, Cradley, Malvern, Herefordshire, WR13 5JE	0	1
S122518/F	Site adj to Eastcliffe, Linton, Ross on Wye, Herefordshire	1	0
S102453/F	Long Barn Treberon Farm, Tretire, St Owens Cross, Herefordshire, HR2 8	1	0
S102128/F	Graftonbury Garden Hotel, Grafton, Herefordshire, HR2 8BL	1	5

Commitments - Rural areas			
Application Number	Site Address	Not Started	Under Construction
S101321/F	Land adj Town House Farm, Madley, Herefordshire, HR2 9LP	4	0
S102491/F	Furnace Farm, Old Furnace Road, St Weonards, Herefordshire, HR2 8NZ	2	0
S102562/F	Land adjacent Whitehall Lodge, Whitehall Road, Hampton Bishop, Herefor	1	0
N102536/F	The Bungalow, Coombe Lane, Cradley, Herefordshire, WR13 5JF	1	0
N102937/F	Plot at Keeble Timber Yard, Kinnersley, Herefordshire, HR3 9QD	4	0
TOTAL		473	262

Appendix 6: Excerpt Cabinet Report 12th July 2012

Core Strategies, should be concise and need not repeat national planning policy. With a much more streamlined national policy document and the intention of the Government to revoke Regional Spatial Strategies it will be necessary to ensure that the LDF is not silent on aspects of planning policy which are important to Herefordshire but which previously have been adequately covered by national planning policy. As a result, there may be a need to provide a more comprehensive suite of policies in some topic areas or look to continue to save existing UDP policies. In addition, there is likely to be a need to provide a more detailed policy framework on some issues which are important at a county-wide level and which are unlikely to feature in the preparation of Neighbourhood Plans, for example, minerals and waste policies and policies for gypsies and travellers.

- 20 Herefordshire Council's approved Local Development Scheme (LOS) identifies the intention of producing two detailed development plan documents setting out specific allocations and policies for Hereford and for Market Towns and Rural Areas. With the new ability for local communities to produce neighbourhood plans there is a need to reconsider the LOS. Although it is not clear at present how many neighbourhood plans will be produced across the County the Council has already responded to considerable initial interest in producing such plans at both Parish and Town Council level by establishing a Neighbourhood Planning Team. In recent months a number of Core Strategies have been suspended or withdrawn at examination because of their inability to show how housing targets will be achieved. It will be important that planning policies at a County level are able to clearly demonstrate how strategic targets can be delivered on the ground, provide a policy framework for determining development proposals where a neighbourhood plan does not exist or is silent and be sufficiently flexible so as not to unduly prevent the development aspirations of local communities being achieved in neighbourhood plans.
- 21 The NPPF also highlights the need to accord with the new Duty to Cooperate requirements which will be considered by the Inspector at Examination and places increased emphasis upon demonstrating viability of plan proposals.

Evidence Base update

- 22 The announcement in August 2011 of Enterprise Zone status for Rotherwas came after Cabinet's approval of the principles of the Revised Preferred Option in July. As a result of the announcement the Revised Preferred Option Background Paper indicated that there may be implications in terms of additional infrastructure requirements for the Enterprise Zone and that further consideration would need to be given as the plan progressed. Studies were commissioned (by Amey and SQW) to examine the economic, wider social and traffic impacts of an eastern link road extending from the Rotherwas Enterprise Zone to the A438 Ledbury Road.
- 23 The Amey report will consider engineering, environmental and traffic impacts, of an Eastern Link. In addition, SQW have been commissioned to consider the economic impact of an eastern link upon the proposed Rotherwas Enterprise Zone. This work is underway.
- 24 The Revised Preferred Option also proposed to modify the southern route corridor of the Hereford relief road to take account of the original by pass route between the A49 and the A465. To consider this route in greater detail and to take into account various consultation responses, Amey were commissioned to assess the environmental and amenity issues associated with the corridor.
- 25 The Amey report recommends that the route corridor to be taken forward should

incorporate those consulted upon at both preferred options and revised preferred options consultation stages. The report recognises that constraints exist with some potential routes relating for instance to the earthworks balance, the impact upon the setting of the historic assets and concerns relating to the crossing of Newton Coppice and the impacts of the Southern Corridor and the Western Relief Road Route on the Belmont Abbey complex. It should be noted that representations regarding the Southern Corridor have continued to be raised through letters and emails in the period since the end of the Revised Preferred Option consultation, including a petition expressing concerns regarding the potential impact of the road upon the Abbey complex and the results of a local survey undertaken by Callow and Haywood Parish Council.

- 26 The report recognises that retaining the corridor in this form has disadvantages in relation to the ongoing concerns of the public and other interested parties in the vicinity of the routes. It recommends that a preferred route is selected by means of the staged assessment in accordance with the Design Manual for Roads and Bridges and WebTAG, and that this is completed at the earliest opportunity to reduce the time that this uncertainty is felt.
- 27 In July 2011 the Local Housing Requirements Study produced by GL Hearn was published which recommended a housing target within the range 14,400-18,000 would be a realistic target to establish within the Core Strategy. As a result of this evidence an examination of past completion rates and other housing data was undertaken and the impacts of the depressed housing market assessed in determining a Revised Preferred Option target of 16,500 new homes for the period 2011-2031. Higher housing targets are not considered deliverable while a lower target would result in little growth in the local economy.
- 28 GL Hearn were subsequently asked to set out revised projections for population and household growth for the county, taking account of the level and distribution of housing proposed in the Revised Core Strategy Preferred Options. The study estimates that completing 16,500 new homes in the County would support a 12.3% growth in the County's population over the 20 year period, with the population increasing by 22,450 persons. The report also indicates that the age structure of the population will also change with the strongest growth in the population in those aged over 75, particularly as a result of improvements in life expectancy. However, the level of housing provision proposed is also predicted to support growth in the number of people in employment of 7.7%. Therefore although the trend towards an ageing population will continue the level of housing proposed in the Core Strategy will enable continued growth in the local economy. The recent study of the Housing and Support Needs of Older People in Herefordshire will be taken into account in ensuring that relevant demographic pressures are appropriately addressed.
- 29 As part of the LDF evidence base and in accordance with the NPPF the Council produces a Strategic Housing Land Availability Assessment (SHLAA) which is updated on an annual basis. The Assessment provides a technical assessment of the potential for new housing to be built in the County over the plan period. In addition the Assessment sets out an indication of whether the Council can demonstrate a five-year supply of specific and deliverable housing land. The most recent review of the SHLAA indicates that Herefordshire Council cannot demonstrate a five-year housing land supply (the SHLAA indicates the County had a 4.6-year supply in 2011). This is important as the NPPF indicates that local authorities should provide five years' worth of housing land with an additional buffer of 5% and 20% where there has been a record of persistent under delivery (para 47) and that

relevant policies for the supply of housing land should not be considered up-to date if a five-year supply cannot be demonstrated (para 49). The issue of the size of any housing land buffer in Herefordshire will need to be considered as part of the review of SHLAA and the Annual Monitoring Report process.

30 Given the lack of a demonstrable five-year housing supply it is likely that there will be more planning applications for housing proposals that fall outside the existing UDP policy context. In providing pre-application advice or considering applications it is suggested that an interim approach should be taken which recognises the absence of a 5-year supply of housing land but aims to ensure that new housing development is located at sustainable locations. In determining planning applications this should mean that housing proposals of acceptable scale and design may be permitted where they:

- o fall at locations that currently have settlement status within the UDP;
- o are located adjacent to the existing settlement boundary;
- o in terms of sites of 5 or more units, they should be sites that have been assessed through the SHLAA as having low or minor constraints.

31 In addition, the housing land situation should be taken into account in determining planning applications advanced for strategic sites identified through the emerging Core Strategy should proposals be received prior to the adoption of the plan.

32 All such applications will need to be determined by Planning Committee as they would not be consistent with the adopted UDP. This approach would not rule out other sites but the onus will be firmly on the applicant to demonstrate why the location is sustainable and appropriate for additional housing and, the environmental and other impacts of the development are acceptable. Although an interim approach is necessary in respect of this aspect of the UDP, planning applications will be required to accord with other adopted UDP policies.

Ongoing work

33 There remain a number of key areas where ongoing work is required in order to be able to demonstrate that the Core Strategy is soundly based. In respect of water related issues a key matter is the potential impact of the proposals of the Core Strategy upon the integrity of the River Wye SAC which is primarily related to the phosphate levels in the Rivers Wye and Lugg. It is essential that, before being submitted to the Secretary of State, the Core Strategy can be demonstrated to be fully compliant with the Habitats Regulations. In order to address the issue a Water Steering Group has been established with officers from Herefordshire Council, Natural England, the Environment Agency and Welsh Water working in partnership to address the issue and identify possible solutions

34 Demonstrating that the proposals of the plan are both viable and deliverable will be an important element of any Examination in Public and was another concern raised during the Revised Preferred Option consultation. An Economic Viability Study undertaken at Preferred Option stage indicated that meeting the proposed affordable housing target and achieving the level of development contribution based upon initial work on an IDP was not possible in the short term. The Report suggested a number of possible approaches to deal with this issue. Subsequently with amended proposals set out in the Revised Preferred Option and with work continuing to refine the IDP additional viability work has been commissioned which will not only provide evidence for the Core Strategy but is also intended to help in the preparation of the CIL. Given the changes to the LDF timetable it is proposed that the CIL be produced

in parallel with the progress of the Core Strategy, in order that it can be examined at the same time and adopted at the earliest opportunity.

- 35 As previously indicated above the preparation of neighbourhood plans will enable local communities to identify and plan for their own development needs. Given these changes to the planning system consideration of a different approach to the previous draft rural housing policies published in August 2010 would now seem appropriate. Such an approach would enable rural development to be identified in neighbourhood plans and also reflects comments raised during the Revised Preferred Option consultation to provide a more flexible approach to rural housing development. Any rural policy framework should also provide the basis for determining proposals where no neighbourhood plan exists and it will be necessary to demonstrate to an Inspector that the strategic target of 5,300 new dwellings in rural areas will be achieved by 2031. Public consultation upon such a new rural policy approach would be necessary and the implications of the new approach taken into account in undertaking the Sustainability Appraisal of the plan.
- 36 It is proposed that a further round of consultation is needed on a draft Core Strategy, prior to submitting to the Secretary of State and its public examination. This is to ensure that potential risks arising from recent case law are addressed, by providing consolidated documentation and clarifying outstanding matters including in respect of the Hereford relief road, the Rotherwas Enterprise Zone and rural housing policy. It is important that the draft Core Strategy is accompanied by Sustainability Appraisal (SA)/SEA and HRA reports to ensure full compliance with the regulations. The preparation of a consolidated set of documentation, produced for the proposed consultation, also provides the opportunity to clarify the reasons for rejecting alternative options in an accessible form. The consultation will take into account the agreed recommendations of Overview and Scrutiny Committee at its meeting of 9 December 2011, in respect of the principles to be applied when undertaking consultation.

Local Transport Plan

- 37 Council agreed the adoption of the LTP2 as its interim transport strategy pending the finalisation of the LDF submission at its meeting of 4 March 2011. As such, LTP2 remains the adopted transport strategy for Herefordshire. There is a statutory requirement for a highway authority to have an adopted LTP. Department for Transport confirmed that it was acceptable for Herefordshire to adopt its existing LTP as its interim transport strategy at the time of the decision in 2011 and that it was a 'local' decision.
- 38 The decision to coordinate the adoption of the LDF and LTP was sensible, seeking to ensure integration of long term land use planning and growth proposals with appropriate complementary transport infrastructure proposals. However, there is no statutory or other legal requirement to adopt these strategies at the same time.

Options for Local Transport Plan Adoption

- 39 Given the anticipated delays in adopting a final LDF Core Strategy it is now sensible to consider adopting a revised transport strategy in advance of the LDF. There are 3 broad options:
- a. LTP Option 1: Maintain the linkage between the two strategies such that the next LTP will continue to be delayed until such time that the Council is ready to

Appendix 7: Glossary

The Act: the Planning and Compulsory Purchase Act 2004.

Annual Monitoring Report (AMR): part of the *Local Development Framework*, the AMR will assess the implementation of the *Local Development Scheme* and the extent to which policies in *Local Development Documents* are being successfully implemented.

Area Action Plan: used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of *Development Plan Documents*.

Contextual indicators: measure changes in the wider social, economic, and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.

Core Strategy: sets out the long term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The core strategy will have the status of a *Development Plan Document*.

Development Plan: as set out in Section 38 of the Act, an authority's Development Plan consists of the relevant *Regional Spatial Strategy* and the *Development Plan Documents* contained within its *Local Development Framework*.

Development Plan Documents (DPDs): spatial planning documents that are subject to independent examination, and together with the relevant *Regional Spatial Strategy*, will form the *Development Plan* for a local authority area for the purposes of the Act. They can include a *Core Strategy*, site specific allocations of land, and Area Action Plans (where needed). Other *Development Plan Documents*, including generic development control policies, can be produced. They will all be shown geographically on an adopted proposals map.

Evidence base: information gathered by a planning authority to support the preparation of Local Development Documents. Includes quantitative and qualitative data.

Housing trajectories: means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework.

Local Development Document (LDD): the collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Order (LDO): allows local planning authorities to introduce local permitted developments rights.

Local Development Framework (LDF): the name for the portfolio of *LDDs* and related documents. It consists of *DPDs*, *Supplementary Planning Documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *AMR*. It may also include *LDOs* and simplified planning zone schemes. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme (LDS): sets out the programme for preparing *LDDs*. All authorities must submit a scheme to the Secretary of State for approval within six months of commencement of *the Act*.

Monitoring: regular and systematic collection and analysis of information to measure policy implementation.

Outcomes: macro-level real world changes which are influenced to some degree by *LDF* outputs.

Outputs: the direct effects of a policy e.g. number of housing completions, amount of employment floorspace etc.

Output indicators: measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information.

Plan, Monitor and Manage: means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.

Policy implementation: assessment of the effectiveness of policies in terms of achieving their targets. Measured by use of *output and contextual indicators*.

Use Class: The Use Class describes the use of each property according to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Regional Spatial Strategy (RSS): sets out the region's policies in relation to the development and use of land and forms part of the *Development Plan*. Planning Policy Statement 11 "Regional Spatial Strategies" provides detailed guidance on the function and preparation of RSSs.

Saved policies and plans: existing adopted *Development Plans* are saved for three years from the date of commencement of *the Act*. Any policies in old style *Development Plans* adopted after commencement of *the Act* will become saved policies for three years from their adoption or approval. The *LDS* should explain the authority's approach to saved policies.

Strategic Environmental Assessment Directive (SEA): A European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".

Supplementary Planning Documents (SPDs): provide supplementary information in respect of the policies in *DPDs*. They do not form part of the *Development Plan* and are not subject to independent examination.

Sustainability Appraisal (SA): generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects that fully incorporates the requirements of the *SEA Directive*.

Targets: thresholds that identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date)