

Local Development Framework

# Monitoring Report 2010/2011

March 2012



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## EXECUTIVE SUMMARY

This Annual Monitoring Report (AMR) produced for Herefordshire, in accordance with the Planning and Compulsory Purchase Act 2004. The AMR includes:

- contextual information for Herefordshire;
- a progress update on the implementation of the Local Development Scheme;
- an assessment on the extent to which policies in the UDP are being achieved;
- a comparative study from previous AMRs;
- updates on monitoring limitations; and
- new or continuing monitoring limitations and actions required.

The report covers the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011. Figure 1 shows the progress of UDP policies during the reporting period and includes a comparison with previous years.

<b>Key:</b>
☺ = Policy achieving target
☹ = policy making good progress towards achieving target
☹ = policy not achieving the target

**Figure 1: Progress towards achieving UDP policy targets**

UDP Objective	Description	Progress towards the relevant policies						
		10/11	9/10	8/9	7/8	6/7	5/6	4/5
H(1)	To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire.	☹	☹	☹	☺	☺	☺	☹
H(2)	To provide the re-use of previously developed land and buildings for housing purposes, in preference to the use of Greenfield land	☺	☺	☺	☺	☺	☺	☺

UDP Objective	Description	Progress towards the relevant policies						
		10/11	9/10	8/9	7/8	6/7	5/6	4/5
H(3)	To promote the more efficient use of land for residential developments	☹	☺	☺	☹	☹	☹	☹
H(4)	To fulfil the needs for additional affordable dwellings in the county	☹	☹	☹	☹	☹	☹	☹
H(5)	To promote a sustainable pattern of development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and the larger rural settlements	☺	☺	☺	☺	☺	☺	☺
E(1)	To ensure a balance of employment opportunities throughout the county, through the provision of a portfolio of employment sites to reflect the differing development needs of businesses and to give a choice in terms of size, location, quality and use class	☺	☺	☺	☺	☺	☺	☺
E(2)	To encourage the use of previously developed land for employment purposes in preference to greenfield land	☺	☺	☹	☺	☺	☹	☺
E(3)	To avoid the loss of existing employment land and premises to other uses	☺	☺	☺	☺	☹	☺	☺
T(1)	To promote a sustainable pattern of residential development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and larger rural settlements, taking account of relative accessibility by public transport and the availability of services	☺	☹	☺	☺	☹	☹	-
TCR(1)	To ensure that central shopping and commercial areas continue as the main focus of shopping, employment, services and facilities in Hereford and the market towns, where they are well served by public transport and readily accessible by the community as a whole by means other than the private car. To safeguard and improve local village centres that are	☺	☺	☹	☹	☹	☹	☹

UDP Objective	Description	Progress towards the relevant policies						
		10/11	9/10	8/9	7/8	6/7	5/6	4/5
	readily accessible by walking and cycling							
RL(1)	To promote opportunities for new and improved recreation, leisure and sports facilities in sustainable locations	☹	☺	☹	☹	☹	☹	☹
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	-	-	☺	☺	☺	☺	☺
M(2)	To ensure the use of secondary aggregates and recycling	-	-	☹	☹	☹	☹	☹
W(1)	To achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of the waste hierarchy, the proximity principle and regional self-sufficiency	☺	☺	☺	☺	☺	☺	☺
NHH(1)	To conserve and enhance the natural heritage of the county and avoid, wherever possible, adverse environmental impacts of development. To minimise any unavoidable adverse environmental impacts by means of measures to mitigate or compensate for any loss or damage, including restoration or enhancement, provision of replacement features and future management	☹	☹	☹	☹	☹	☹	☹

## **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 1<sup>st</sup> April to 31<sup>st</sup> 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 2011 Content and Format**

- 1.3 This AMR is concerned with the assessment of policies contained in the UDP, adopted in March 2007 and saved in February 2010. Future monitoring will be aimed at assessing progress towards LDF targets when established. A revision to the LDS was completed in June 2010 and is expected to be reviewed again in 2012.
- 1.4 This AMR follows the same format as last year's report, incorporating changes in accordance with best practice.

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

- 1.5 As the AMR is monitoring the UDP rather than the Local Development Framework (LDF) it does not have "smart policy objectives or targets". Smart policy objectives will need to be established to monitor the LDF.
- 1.6 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 LDF is developed it will provide useful and accurate data to measure policies and therefore, deficiencies in information and data are likely to reduce.



## **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, 2010/2011. A re-appraisal of the LDS will be required again during 2012.

#### **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 due as a result changes to the document being required to take account of:
- consideration of the various consultation responses;
  - changes to the national planning system;
  - economic circumstances; and
  - emergence of new evidence.
- 2.5 It is now anticipated that the Core Strategy will not move towards submission until late in 2012.

#### **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.

## 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.

## Minerals and Waste Development Plan Document

- 2.8 The 2010 LDS includes a new proposed Local Development Document, a Minerals and Waste DPD, which is planned for 2013/2014. Progress on that will feature in subsequent AMRs.

## Summary of progress

- 2.9 Figure 2 below summarises the achievement against the timetable in the Local Development Scheme of June 2010.

**Figure 2: Local Development Scheme 2010 Achievements**

<b>Key:</b> ☺ = LDS timetable statutory target achieved ☹ = LDS timetable statutory target missed ☺ = LDS timetable target achievement uncertain	
<b>Document</b>	<b>2010/2011</b>
Core Strategy	☹
Hereford Area Action Plan DPD	☺
Market Towns and Rural Areas DPD	☺
Minerals and Waste DPD	☺

## Section 3: HOUSING

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

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

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

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

#### 3.2 Target H(1)

Meet UDP requirement of 12,200 dwellings to be provided within the period 1996-2011.

#### 3.3 Core Indicators H(1)

Housing trajectory showing;

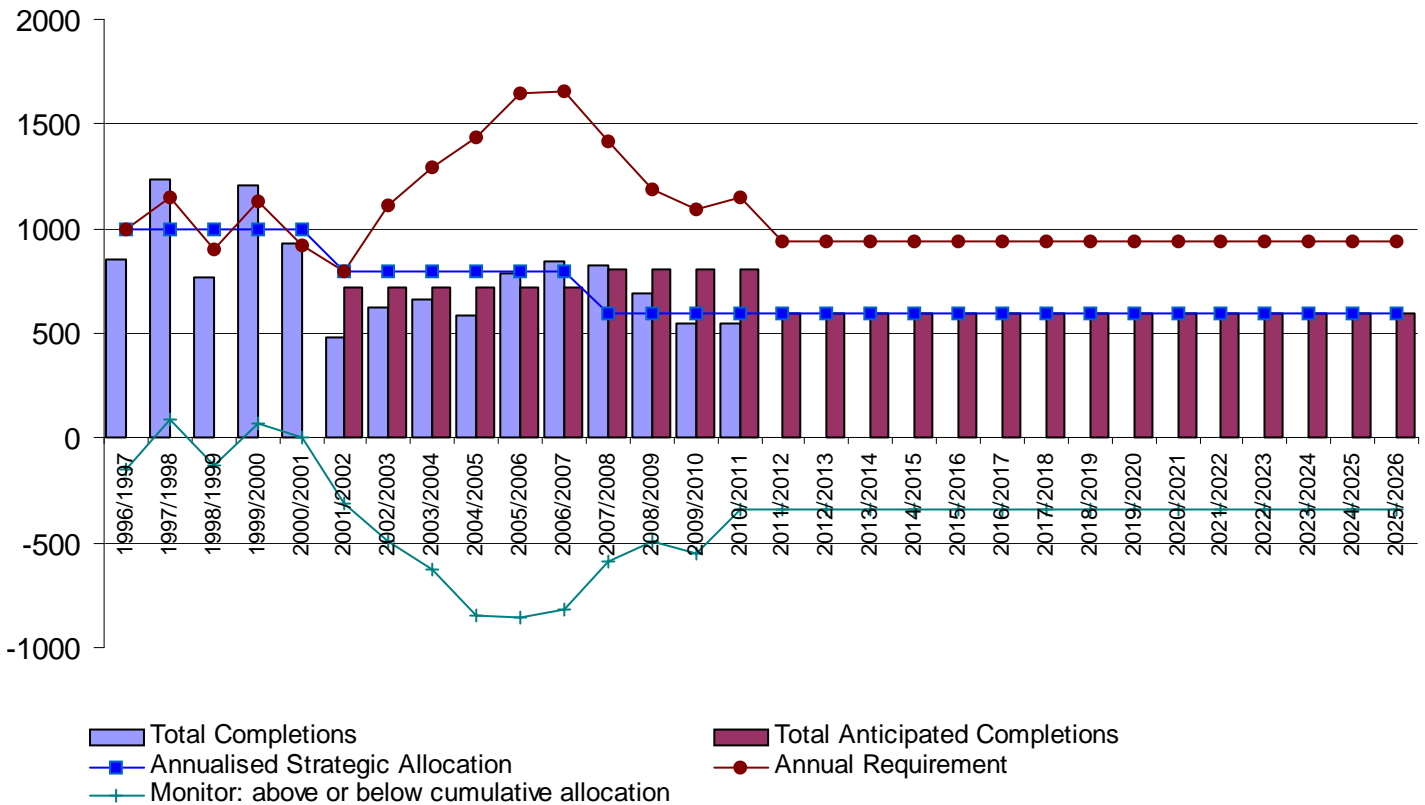
- Net additional dwellings since the start of the UDP period (1996)
- net additional dwellings for the current year
- projected net additional dwellings over a 10 year period
- the annual net additional dwelling requirement
- annual average number of net additional dwellings needed to meet overall housing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

3.4 Figure 3 shows the housing trajectory as at the beginning of April 2011. It shows the actual housing completions that have taken place during the UDP period between beginning of April 1996 and end of March 2011. The graph also shows the annualised strategic allocation up to 2026. This rate is based upon the annual average rate of housing provision for Herefordshire as set out in Table 1 of the Regional Spatial Strategy (RSS), January 2008. However, the new coalition government have signalled their intention to abolish RSS. The UDP housing requirement continues, for this year, to be monitored and the 5-year housing supply determined in accordance with the existing RSS (in accordance with the details set out in Herefordshire Strategic Housing Land Availability Assessment (SHLAA). However, the new coalition government have signalled their intention to abolish the RSS and future AMR's are likely to be based upon Herefordshire Local Development Framework policies

3.5 The graph shows that the rate of housing completions between 2001/2 and 2004/5 was below that required to achieve UDP housing targets. The release of a number of UDP sites resulted in an increase in the rate of housing completions in the County during 2005 through to 2007-8. However,

subsequently the rate of housing completions has again declined. In this reporting period 547 dwellings (gross) were completed in Herefordshire. Once again this year's completion total is below the anticipated completion target of 808. This shortfall is expected due to the continuing current economic climate.

**Figure 3: Housing Trajectory 1996-2026**



(Source: Herefordshire Council 2011)

**Objective H(2)**

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

**3.6 UDP Policies relating to Objective H(2)**

- S3 Housing
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H8 Agricultural & forestry dwellings and dwellings associated with rural businesses
- H14 Re-using previously developed land and buildings

3.7 Targets H(2)

There is a UDP target to achieve 68% of new dwellings on previously developed land and buildings over the period 2001-2011 (policy S3).

3.8 Core Indicator H(2)

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

3.9 Figure 4 provides a breakdown of the past two year's housing completions, indicating those built on previously developed land. It shows that the proportion of new dwellings built for this year on previously developed land remains the same at 67%. Development that now occurs within the curtilage of a residential garden is now classified as Greenfield development (garden land), rather than brownfield.

**Figure 4: Housing Completions**

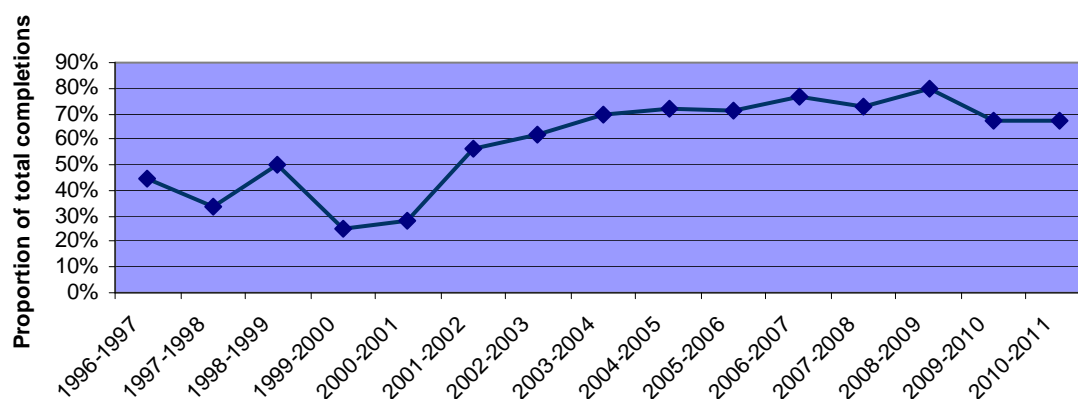
	Actual completions 2009/10	Proportion of Total 2009/10	Actual completions 2010/11	Proportion of Total 2010/11
Former Residential	155	28%	<b>125</b>	<b>23%</b>
Former Employment	29	5%	<b>49</b>	<b>9%</b>
Other Brownfield	184	34%	<b>194</b>	<b>35%</b>
<b>Total Brownfield</b>	368	67%	<b>368</b>	<b>67%</b>
<i>Former Residential (garden land)</i>	<i>n/a</i>	<i>n/a</i>	<b>22</b>	<b>4%</b>
<i>Greenfield</i>	179	33%	<b>159</b>	<b>29%</b>
<b>Total Greenfield</b>			<b>181</b>	<b>33%</b>
<b>Total Completions</b>	547	100%	<b>547</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land monitoring 2011)

3.10 Local Indicator H(2)

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

**Figure 5: Percentage of Completions on Previously Developed Land (1996-2011)**



(Source: Housing Land monitoring 2011)

3.11 Figure 5 shows that the growth in the proportion of dwellings completed on previously developed land has increased significantly since 2001. The Council has exceeded the Government's target of 60% since 2002-3. However, in this monitoring year, completions on PDL is just 1% short of the UDP target of 68%. In addition to the completions, there were 2917 commitments (gross, including 664 UDP allocations) as at April 2011, 1372 of which are on previously developed land (47%).

**Objective H(3)**

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

3.12 UDP Policies relating to Objective H(3)

- S3 Housing
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H13 Sustainable residential design
- H15 Density

3.13 Targets H(3)

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

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

3.14 Core Indicator H(3)

The percentage of new dwellings completed at:

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

3.15 Figure 6 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 53% is another increase on the previous year (50%). In respect of the target set in policy H15, there were 131 dwellings completed over the reporting period on sites over 1 hectare in the urban areas of Hereford and the market towns. These were built at an average density of 24 per hectare, thus meaning that the UDP density target of 30-50 dwellings/ha in the urban areas is not being achieved.

**Figure 6: Density of Completions**

	2008-09		2009-10		2010-11	
	Number	Proportion of Total	Number	Proportion of Total	Number	Proportion of Total
Less than 30 dwellings /ha	292	41%	273	50%	<b>288</b>	<b>53%</b>
30-50 dwellings /ha	185	26%	115	21%	<b>89</b>	<b>16%</b>
Over 50 dwellings /ha	235	33%	159	29%	<b>170</b>	<b>31%</b>
<b>Total</b>	712	100%	547	100%	<b>547</b>	<b>100%</b>

**Objective H(4)**

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

3.16 UDP Policies relating to Objective H(4)

- S3 Housing
- H2 Hereford & the market towns: housing land allocations
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H9 Affordable dwellings
- H10 Rural exception housing

3.17 Target H(4)

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

3.18 Core Indicator H(4)

The number of affordable housing completions during the reporting period.

3.19 Figure 7 sets out the 20010/2011 affordable housing completions broken down into social rented and intermediate housing, the 136 completions for the year represents a substantial reduction over the previous year (185). Between 1996 and 20010/11, 1751 affordable homes were completed at an average of 115 dwellings per annum. Although this is only 76% of the rate

required to meet the UDP target of 2,300 affordable dwellings by 2011, it is anticipated that the number of affordable housing schemes coming forward will increase as UDP allocations are developed (a further 524 affordable dwellings have planning permission or are anticipated to be delivered on allocated sites). However, 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.

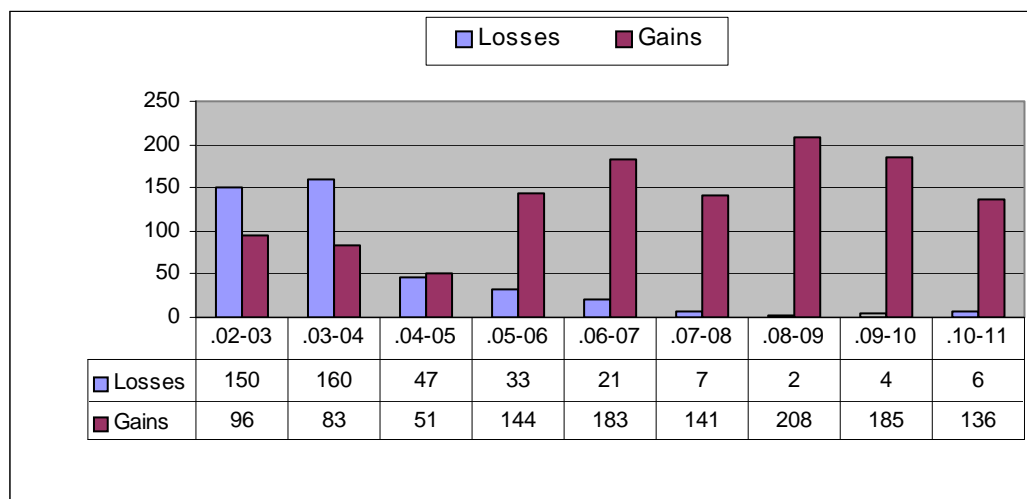
**Figure 7: Affordable Housing Completions 2010/2011**

	<b>Number</b>
Social Rented	93
Intermediate	43
<b>Total</b>	<b>136</b>

*(Source: Herefordshire Council – Homes and Communities)*

3.20 The national 'Right to Buy' policy has had an effect on affordable housing numbers in the years since local government reorganisation in 1998. Figure 8 covers available information over the past nine year period and shows that 430 affordable homes have been lost during this period. Only 6 of which were lost in this reporting period through Right to Buy. In the last six years the gains have outnumbered the losses.

**Figure 8: Affordable Homes – Losses and Gains 2002-2011**



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



## **Objective H(5)**

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

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

- S3 Housing
- H1 Hereford & the market towns: settlement boundaries & established residential areas
- H2 Hereford & the market towns: housing land allocations
- H4 Main villages: settlement boundaries
- H5 Main villages: housing land allocations
- H6 Housing in smaller settlements
- H7 Housing in the countryside outside settlements

### 3.22 Target H(5)

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

### 3.23 Local Indicator H(5)

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

3.24 The table in Figure 9 shows that over the UDP period, the distribution of housing completions is close to that anticipated in policy S3. Housing completions in Hereford and the market towns remain 1% lower than the target. However, completions in the main villages and rural areas have achieved the UDP target of 26% and 17% respectively. The Plan proposes a target of 12,200 dwellings (gross) up to 2011. Figure 9 shows that as at April 2011, 11509 completions were achieved, equating to 94% of the total requirement.

**Figure 9: Completions (1996-2011) based on the UDP Settlement Strategy**

<b>Location</b>	<b>Completions 2010-2011 (gross)</b>	<b>Actual Completions 1996-2011</b>	<b>Percentage of Total Completions</b>	<b>1996-2011 UDP Target (Policy S3)</b>
<b>Hereford City</b>	<b>211</b>	<b>3284</b>	<b>28%</b>	<b>----</b>
Leominster	58	733	6%	----
Ross-on-Wye	32	710	6%	----
Ledbury	4	1046	9%	----
Bromyard	9	451	4%	----
Kington	51	271	2%	----
<b>Market Towns Total</b>	<b>154</b>	<b>3211</b>	<b>28%</b>	<b>----</b>
<b>Combined Hereford City &amp; Market Towns</b>	<b>365</b>	<b>6495</b>	<b>56%</b>	<b>57%</b>
<b>Main Villages Total</b>	<b>108</b>	<b>3043</b>	<b>26%</b>	<b>26%</b>
Smaller Settlements	23	595	5%	----
Other Rural Areas	51	1376	12%	----
<b>Combined Smaller Settlements &amp; Rural Areas</b>	<b>74</b>	<b>1971</b>	<b>17%</b>	<b>17%</b>
<b>County Total</b>	<b>547</b>	<b>11509</b>	<b>100%</b>	<b>100%</b>

*(Source: Herefordshire Council Housing Land monitoring)*

### **Gypsy and traveller Sites**

- 3.25 The Provision of new Gypsy and Traveller sites is recognised in policy H7 of the Unitary Development Plan (UDP) (March 2007) as one of the exceptional circumstances where development may be permitted outside of a defined settlement if in accordance with policy H12. 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 Development Framework to set targets for site provision, AMRs now monitor site provision. A GTAA has been completed for Herefordshire as part of a wider study (including Shropshire, Telford and Wrekin and Powys). The findings of the GTAA will now be taken forward in setting targets for the LDF. The GTAA identified a need for 83 pitches by 2012. In the last three years 27 pitches have been identified which brought this figure down to 56 pitches needed by 2012.
- 3.26 For this reporting year, April 2010 – March 2011, the following formal Gypsy or Traveller applications approved.

Address	Number of Pitches
Eccles Green, Norton Canon	1
Normans Lane, Stoke Prior	1
Primrose Cottage, Much Cowarne	2
Pitfield Farm, Pembridge	1
Freemans Paddock. Broomtrees Hall, Bishops Frome,	2

3.27 Accordingly Herefordshire Council's need has reduced to 49 pitches by 2012.

3.28 Herefordshire Council has a scheduled review of the Gypsy and Traveller Accommodation Assessment during the following monitoring period. The review will be published online and reported in subsequent AMRs. Further to this Herefordshire Council are continuing to examine a series of sites to ascertain whether they are considered immune from enforcement action.

3.29 Further to enabling the delivery of new pitches, Herefordshire Council own a series of pitches within the County, as identified in figure 10. These sites were used in calculating the need identified in the GTAA.

**Figure 10 – Council owned pitches**

Site	Pitches (occupied)		Comments
	Res	Transit	
Romany Close, Grafton	9 (7*)	0	
Watery Lane	11 (11)	0	Stable site, few pitches ever available
Madley	0	17 (0)	Transit site.
Tinkers Corner, Bosbury	7 (7)	0	Stable site, few pitches ever available
Openfield, Bromyard	4 (2)	0	The potential of the site to accommodate post 2012 demand is being examined
Croft Lane, Luston	10 (8)	0	
Pembridge, Turnpike	6 (5*)	0	

Information correct as of 09 Feb. 12

\* Currently applications / offers have been submitted to / made by Herefordshire Council for occupation of a vacant pitch

## Section 4: EMPLOYMENT

### Objective E(1)

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

- 4.1 UDP Policies relating to Objective E(1): Of the saved policies of Herefordshire Council's UDP<sup>1</sup>, the following are of greatest significance to achieving the overarching economic objective:
- S4 Employment
  - E1 Rotherwas Industrial Estate
  - E2 Moreton-on-Lugg Depot
  - E3 Other employment land allocations
  - E5 Safeguarding employment land and buildings
  - E7 Other employment proposals within and around Hereford & the Market Towns
  - E10 Employment proposals within or adjacent to main villages
  - E11 Employment proposals in the smaller settlements & open countryside
- 4.2 Target S4 Employment (1): Provide 100ha of land for Part B employment development in a range of locations throughout the County.
- 4.3 Core Indicators E(1):
- (i) the amount of land developed for employment by type;
  - (iii) employment land supply by type.

#### The amount of land developed for employment by type

- 4.4 Figure 11 shows the amount of land developed for employment use in the monitoring period 2010-2011, and also provides a breakdown by use class type. The total area of employment land completions in Herefordshire in this reporting period is 3550.8 sqm on sites totalling 7.62 ha.

**Figure 11: Employment Completions 2010-2011 by Type / sqm**

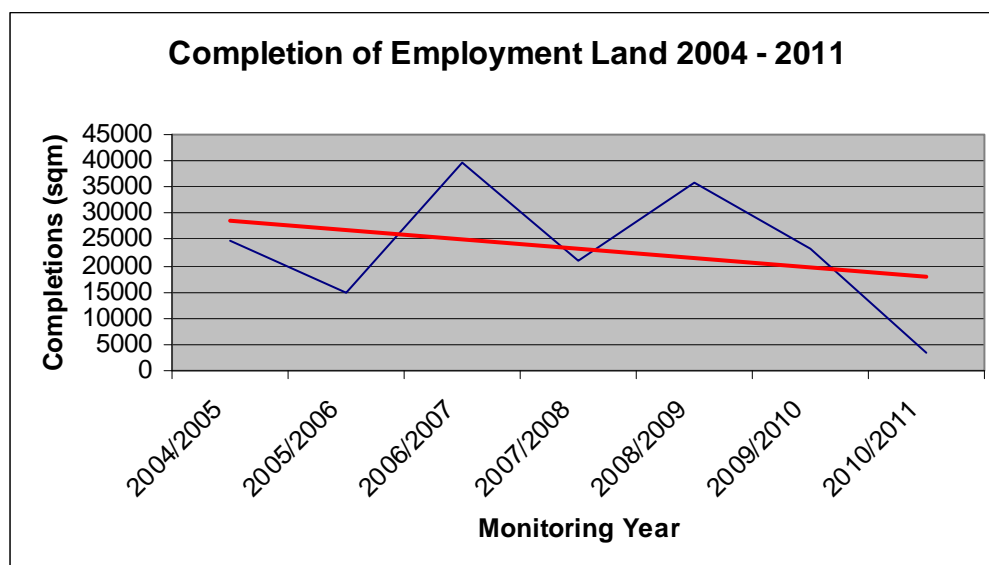
	B1	B2	B8	Mixed employment sites	TOTAL
<b>Floorspace (sqm) of Completions 2010-2011</b>	1,074	811	848	817.8	3550.8

- 4.5 The methodology used to measure employment land development continues on from the 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.

<sup>1</sup> Herefordshire Council Unitary Development Plan (adopted March 2007), saved policies 22 March 2010

- 4.6 2010/2011 experienced a significant decrease in the square metres of new employment development as highlighted in figure 12 below.

**Figure 12 Completion of Employment Land 2004-2011**



- 4.7 Local Indicators E(1): The following local indicators provide additional background data that is useful when assessing the sustainability of employment developments throughout Herefordshire. This allows for future trends to be identified and changes over the UDP plan period to be monitored.
- (i) Employment completions 2004 to 2011;
  - (ii) Geographical distribution of employment land completions.

#### **Employment completions 2004 to 2011**

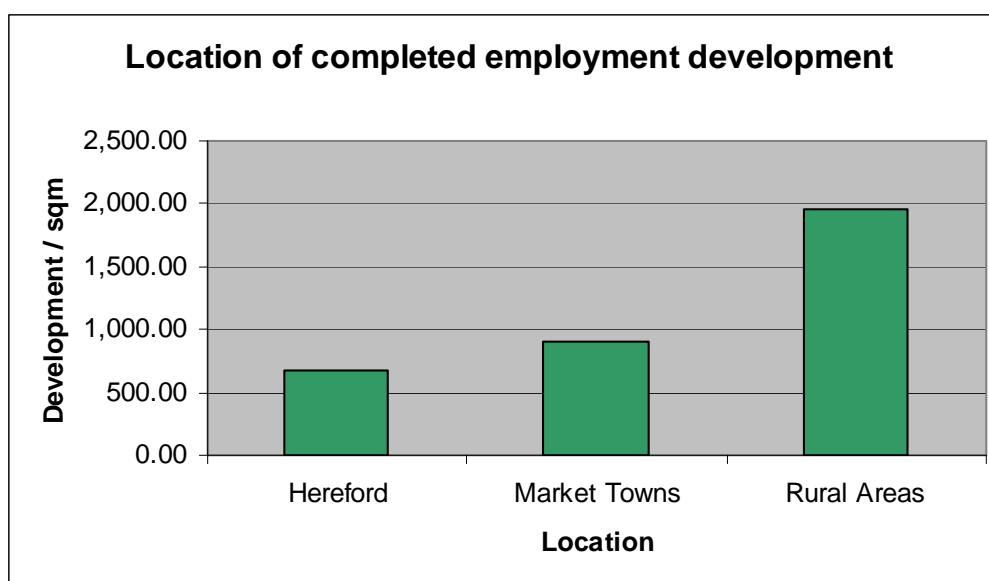
- 4.8 Figure 12 above illustrates the rate of employment completions since the Planning and Compulsory Purchase Act 2004 in which local authorities were formally required to produce Annual Monitoring Reports<sup>2</sup>. The blue line represents the annual total level of completions during the monitoring period. Since 2004 there has been a fluctuating level of employment land completions. However, the red line indicates the trend of annual completions which demonstrates an decreasing amount of completions for employment generating land uses.

#### **Geographical distribution**

- 4.9 The UDP seeks employment development in sustainable locations across the County. Figure 13 illustrates the broad locations for completed employment developments across Herefordshire during the monitoring period.

<sup>2</sup> Planning and Compulsory Purchase Act 2004 Section 35

**Figure 13 Location of completed employment development**



4.10 The above graph identifies a predominance of employment development in rural areas albeit the percentage of employment development being delivered in rural areas has decreased from the previous monitoring period. Accordingly the above chart indicates that the UDP policies are supporting rural regeneration but delivering employment growth in Hereford City and the Market Towns helping to contribute to the overall UDP vision of building a “strong, competitive and innovative economy with a balanced mix of businesses, jobs and homes”<sup>3</sup>

#### **Employment land supply by type**

4.11 Herefordshire Council has allocated approximately 100ha of land for employment uses of which 52.6ha has yet to be subject to a planning application. A further 62.2ha of employment land was either under construction or benefited from planning permission (either outline or full). This totals 114.8ha of employment land.

4.12 However, during the monitoring period a number of employment planning permissions have lapsed alongside outline planning permission being granted for alternative use on strategic employment land at Faraday Road (application reference DMCW/092932/O) totalling 13.14ha. As a result of this there is 101.66ha of employment land remaining available in the County meeting the target set out in policy S4 Employment.

4.13 Of the land currently under construction or benefiting from unimplemented planning permission, the following breakdown can be provided.

Use Class	Development Size / ha
B1	9.85
B2	3.04
B8	0.52
B1 and B2	4.56

<sup>3</sup> Herefordshire UDP, paragraph 3.3

B1 and B8	0.49
B2 and B8	3.43
Total	21.89

4.14 The table above demonstrates that within Herefordshire a broad spectrum of employment land uses are committed and coming forward which ensures a robust economic base and reduces an overreliance on a single employment sector.

**Objective E(2)**

To encourage the use of previously developed land for employment purposes in preference to greenfield land.

4.15 UDP Policies relating to Objective E(2)

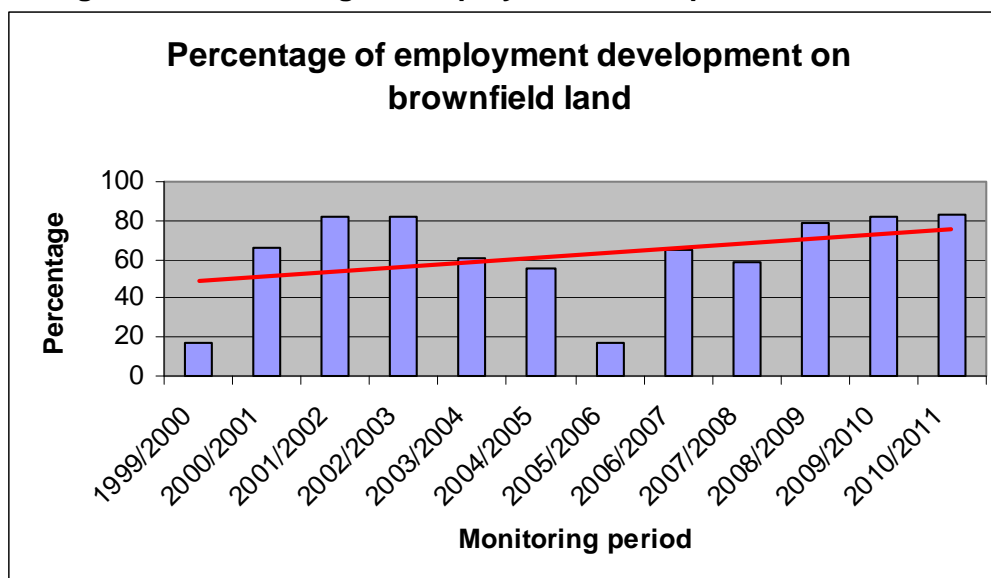
- S4 Employment
- E1 Rotherwas Industrial Estate
- E2 Moreton-on-Lugg Depot
- E3 Other employment land allocations
- E7 Other employment proposals within and around Hereford & the Market Towns
- E10 Employment proposals within or adjacent to main villages
- E11 Employment proposals in the smaller settlements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

4.16 Targets E(2): No specific targets were adopted in the UDP 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.

4.17 Core Indicator E(2): The percentage of land developed for employment use by type, which is on previously developed land.

4.18 No data is available for the amount of employment development by land use type on previously developed land. However information on overall completions is available. 82.5% of all completed employment development during the last monitoring period was on previously developed land as highlighted in figure 14, a marginal increase of 0.3% compared to the previous monitoring period.

**Figure 14 – Percentage of employment development on brownfield land**



- 4.19 As demonstrated by the trend line in Figure 14, there has been an increasing level of employment development on previously developed land. This ensures that development pressures on greenfield land are minimised and the need for urban sprawl into the rural countryside is reduced.

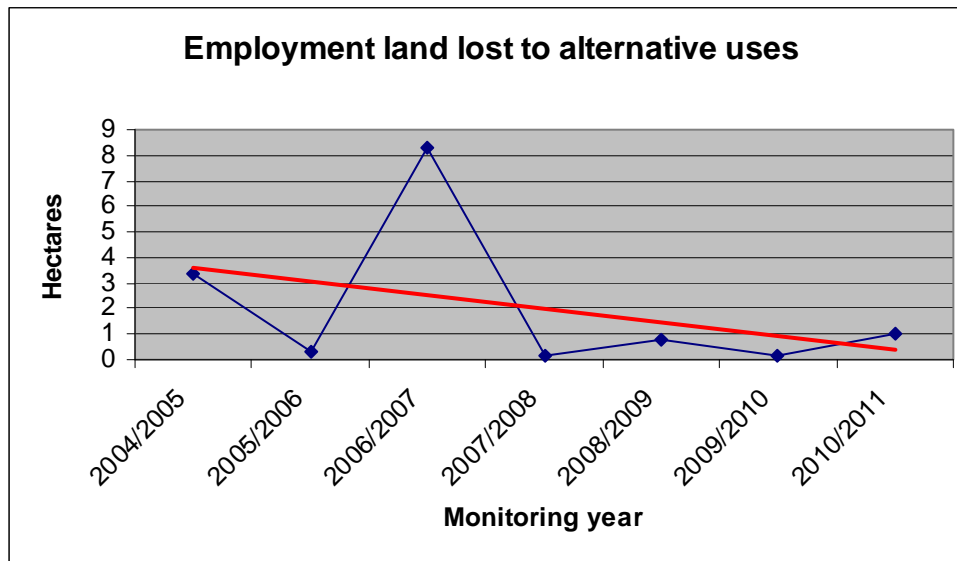
### **Objective E(3)**

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

- 4.20 UDP Policies relating to Objective E(3):  
 S4 Employment  
 E5 Safeguarding employment land and buildings
- 4.21 Targets E(3): No specific targets were adopted in the UDP for acceptable amounts of employment land that may be developed for alternative uses. However, Herefordshire Council recognise the importance of protecting both existing and proposed employment sites in order that the UDP may successfully deliver the economic objectives.
- 4.22 Core Indicators E(3)  
 (i) The loss of employment land in development/regeneration areas and local authority areas.  
 (ii) The amount of employment land lost to residential development.
- 4.23 During the monitoring period 1.0 ha of employment land was granted planning permission for alternative uses during the monitoring period, which is an increase of 0.82ha upon the previous monitoring period. Approximately 0.86ha of employment land was lost to residential uses over 4 sites.



**Figure 15 – Employment land lost to alternative uses**



4.24 Despite an increase in a loss of employment land to alternative uses, figure 15 indicates that the general trend over the last 7 monitoring periods is for decreasing amounts of employment land to be lost to alternative uses, ensuring the protection of important employment land.

**Employment Conclusion**

4.25 During the monitoring period Herefordshire Council has ensured that there is sufficient employment land in sustainable locations to meet the economic objectives of the UDP. The decrease in employment land completions is of concern but reflects the economic difficulties experienced across a wider spectrum during the monitoring period.

4.26 It is however encouraging to see an increase in readily available employment sites compared to last year. This highlights that despite the economic difficulties experienced nationally during the monitoring period, those seeking to deliver employment generating development are advancing suitable land through the planning system.

4.27 Herefordshire Council are also advancing a number of projects to enhance the employment land provision. As detailed in the AMR, Herefordshire Council are advancing the Core Strategy which will identify suitable sustainable locations for strategic employment developments.

4.28 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.

4.29 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.

4.30 In conjunction with the above, Herefordshire Council are decreasing the amount of existing and proposed employment land being lost to alternative

uses. Loss of existing employment land may result in the need to develop new sites in alternative and potentially less sustainable locations. As such resisting alternative developments on employment sites reduces development pressures on greenfield sites and ensures a sufficient level of employment land.

- 4.31 Furthermore Herefordshire Council are delivering increased percentages of employment development on previously developed land which too reduces development pressures on greenfield sites.

## Section 5: TRANSPORT

### Objective T(1)

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

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

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

#### 5.2 Targets T(1)

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

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

#### 5.3 Core Indicators T(1)

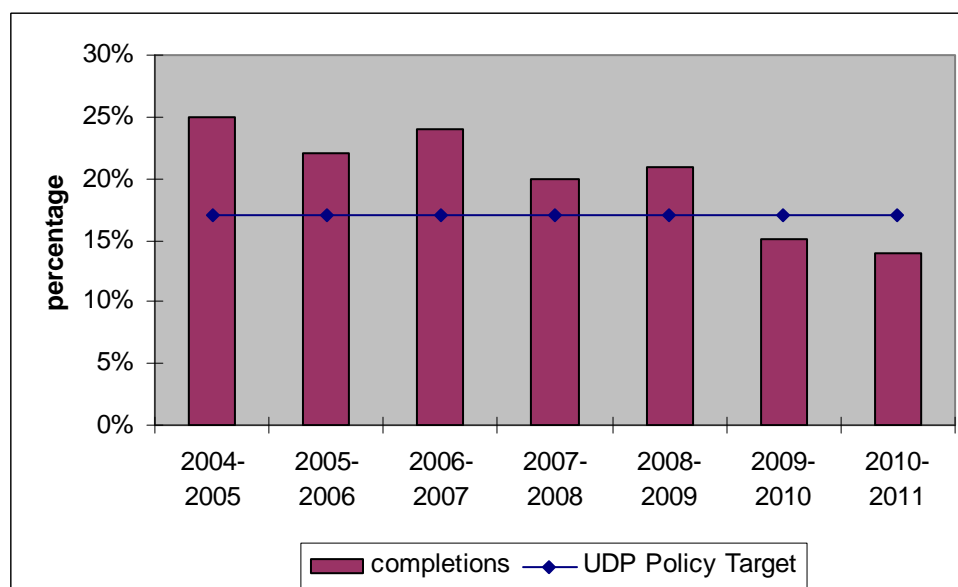
The percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

- 5.4 The UDP housing strategy is centred on the desire to provide new housing in the most sustainable areas of the County. The Plan's general housing policy S3 defines the strategic distribution of the additional housing in the County within the Plan period. A key feature is the determination of a hierarchy of settlements in accordance with the overall development strategy of the Plan. Hereford is the central hub of the County and provides a good range of facilities, followed by the market towns and then the main villages. This latter group was identified according to their size, the availability of public transport links to nearby towns and the number of facilities within these larger villages.

- 5.5 Whilst information on the precise criteria as set out in the core indicator T(1) may not be gathered, in terms of 30 minutes from a GP etc, it is accepted that the major centres of Herefordshire (Hereford, Leominster, Ledbury, Kington, Ross-on-Wye and Bromyard) provide essential services and new development within the 30 minute rule of these locations and will therefore satisfy the indicator. However, it is also recognised that due to the rural nature of Herefordshire that many primary schools, GPs and other essential services are situated in very rural locations outside of the 30 minute public transport travel time of the main centres and therefore do provide some of the essential services that these more isolated communities require.

- 5.6 The following data has been collected in relation to the hierarchical settlement housing strategy as set out in the Plan and is considered to be similar in its aims of considering how well the UDP polices are achieving sustainable development patterns. Figure 17 provides a mapped representation of completions during the reporting period over a GIS layer of public bus and rail services within 30 minutes of one or more of the main centres of Herefordshire.
- 5.7 The housing chapter of this report reveals that the wider rural areas continue to accommodate more new housing developments than anticipated between 1996-2011. This is represented by application sites plotted outside of the green shaded area of the map (fig 17) which represents public transport route times to Hereford and the 5 market towns.
- 5.8 Figure 16 shows yearly comparisons of housing completions which continue to be built outside of Hereford, market towns and main villages. For the second time in reporting this is below the UDP policy target of 17%. This figure maybe influenced by the economic downturn affecting completion numbers in this reporting year. The preparation of the Local Development Framework (LDF), is considering the settlement hierarchy, the distribution of new development and the policies which control them to be reconsidered.

**Figure 16: Percentage of dwelling completions in smaller settlements and rural areas**



## Limitations

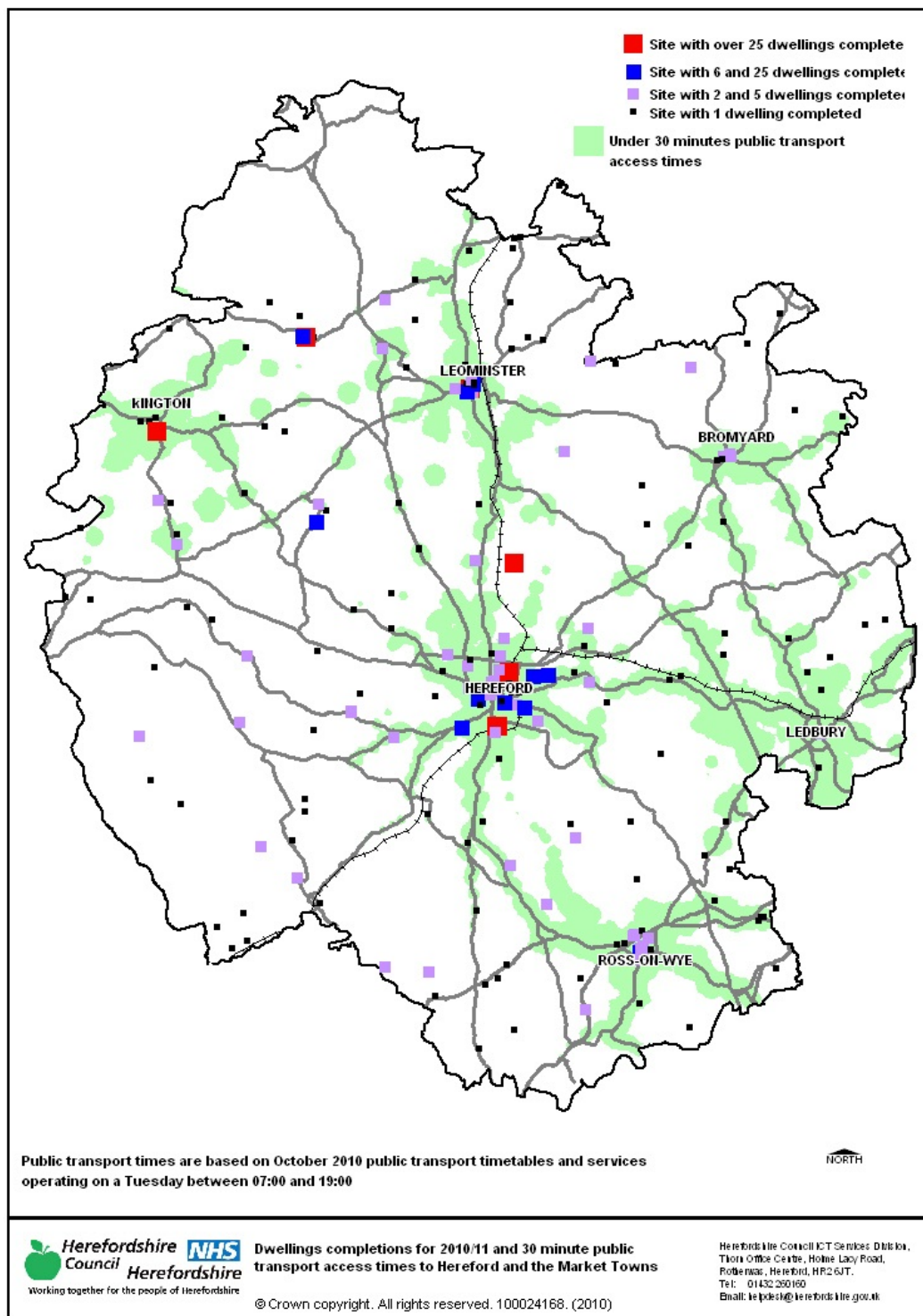
- 5.9 Within this reporting period bus passenger numbers within Hereford continue to decline, however at the same time there has been an increase in bus passenger use for the rural areas. Work is continuing to be undertaken to improve the quality and image of the bus network in the county. However, rail use throughout the county has significantly increased by 38% between 2004/05 and 2008/09. Nevertheless, policies contained within the UDP

regarding location of development must not solely rely on the proximity of public transport routes as the reason for locating development in a particular area.

### **Shortfalls in Transportation Information**

- 5.10 The general issue of transportation is being addressed through the Local Development Framework which will introduce smart targets and indicators. This in turn will reduce shortfalls in information and gaps in data. The Transportation team are in the process of updating their Local Transport Plan (LTP) including a refresh of performance targets. Planning Policy will be working alongside the Transportation team to ensure that the LDF and LTP targets are consistent with each other.

Figure 17 – Dwelling completions 2010/11 within 30 minute public transport time to Hereford or the 5 market towns.



## Section 6: TOWN CENTRES AND RETAIL

### Objectives TCR(1)

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

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

#### 6.1 UDP Saved Policies relating to Objective TCR(1)

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

#### 6.2 Targets TCR(1)

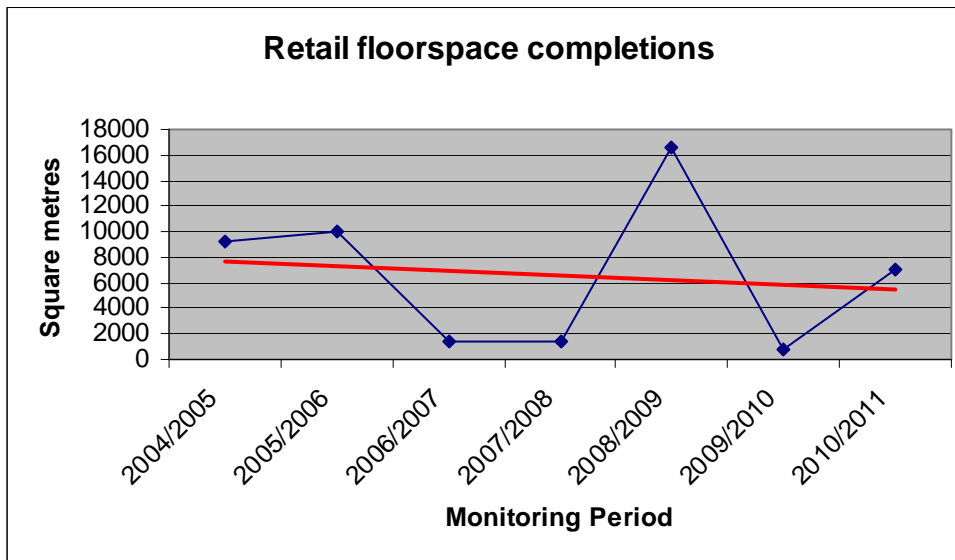
Although no specific targets are set out in the UDP, its policies are in line with National Policy guidance and support the Herefordshire Partnership's Economic Development Strategy. The Plan adopts a strategy to protect and enhance the vitality and viability and maintain the retail and general facilities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

#### 6.3 Core Indicators TCR(1)

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

6.4 For the reporting year of 20010/2011 there were 6,977 sqm of retail completions.

**Figure 18 – Retail floorspace completions 2004-2011**



- 6.5 Figure 18 indicates that since 2006 there has been decreasing levels of retail floorspace completions, however, in this monitoring period there was an increase in completions upon 2009/2010.
- 6.6 Alongside the increased level of completions, there was also an increase in retail floorspace commitments; rising from 14,365 sqm to 26,978 sqm. This figure includes the outline planning permission for the redevelopment of the former livestock market and adjacent land within Hereford City centre (planning application reference DMS/10316/O).
- 6.7 During this period a total of 915 sqm of retail floorspace was changed to alternative uses. The principal change of use of retail floorspace was to other A Use Classes<sup>4</sup> which is accordance with Herefordshire UDP policy S5 Town centres and retail.
- 6.8 Conclusion  
This monitoring year has noted an increase in completed retail developments with the majority of retail floorspace completions being within Hereford and Market Towns which is consistent with the aims of UDP policies.

<sup>4</sup> Town and Country Planning (Use Class) Order 1987 as amended



## Section 7: Recreation and Leisure

### Objective RL(1)

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

#### 7.1 Saved UDP Policies relating to Objective RL(1)

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

#### 7.2 Targets RL(1)

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

#### 7.3 Core Indicators RL(1)

- (i) Amount of completed hotel and leisure development.
- (ii) Percentage of completed hotel and leisure development in town centres.
- (iii) Percentage of eligible open spaces managed to Green Flag award status.

7.4 The annual hotel and leisure regional monitoring study sets a threshold on leisure permissions on or over 1,000m<sup>2</sup> gross built development, therefore only the larger developments of this kind are monitored, omitting smaller scale developments.

#### 7.5 Core Indicators RL (1)

- (i) Amount of completed hotel and leisure development.

There were four completions relating to hotels and other forms of accommodation during this monitoring round, although one of these concerned the refurbishment of an existing facility. There were five leisure completions. Full details are given in figure 19 below:

**Figure 19: Hotel and Leisure completions 2010/2011**

<b>Use Class</b>	<b>Planning Application No</b>	<b>Address</b>	<b>Description</b>
C1	DMCE/101435/F	The Green Man Inn, B4224, Fownhope, Herefordshire, HR1 4PE	Refurbishment of existing hotel
C1	DCSE2008/1280/F	Premier Inn, Ledbury Road, Ross-on-Wye, Herefordshire, HR9 7QJ	Two storey extension to Premier Inn, alterations to car park
C1	DCCE0009/1419/F	Dewsall Court, Callow, Hereford, Herefordshire, HR2 8DA	Main House: Change of use from house to hotel, including minor internal and external alterations. Barn 1: New biomass border and hopper. Screened refuse, bat loft, minor refurbishment. Barn 2: Change of use and renovation of barn to hotel/accommodation
C1	DMSW/093018/F	The Pandy Inn, Dorstone, Herefordshire, HR3 6AN	Four en-suite guest rooms and one staff room
D2	DMS/102347/F	Unit 4, Premier Business Park, Faraday Road, Hereford, Herefordshire, HR4 9NZ	Change of use from carpet storage to dance studio
D2	DMN/102968/F	Newbridge Farm, Aylton, Herefordshire, HR8 2QG	Erect a play barn to accommodate indoor play group, picnic and refreshment area
D1	DCNW2008/2130/F	St Leonards Church Green Lane Yarpole, Leominster, Herefordshire, HR6 0BD	Proposed external works in connection with community uses in addition to existing ecclesiastical use
D1	DCCW2009/0500/F	40 Belmont Road, Hereford, Herefordshire, HR2 7JW	External alterations and change of use from social club to community centre and place of worship

D1	DCSE0009/1139/CD	Ross On Wye Library, Cantilupe Road, Ross On Wye, Herefordshire, HR9 7AN	Alterations and an extension over two floors to provide council information, library and meeting facilities
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#### 7.6 Core Indicators RL (1)

- (ii) Percentage of completed hotel and leisure development in town centres.

There was one hotel and leisure completion in a town centre location during this monitoring round.

### **Open Spaces**

- 7.7 Herefordshire Council completed an initial audit of open space, in line with PPG17 back in 2006 and has since published its Playing Pitch Strategy (July 2011), together with associated Action Plans for Playgrounds, Outdoor Sports and Amenity Space.

#### Open Space Audit (2006)

- 7.8 Herefordshire was split into nine geographical areas for the 2006 audit and within each of these areas; open space, sports and recreation provision has been assessed in terms of quantity and quality, focusing on the settlements as defined in the hierarchical approach set out in the UDP, along with strategic facilities, such as Queenswood Country Park.
- 7.9 The main findings of the audit concern quality and accessibility of the existing provision. Deficiencies in the different types of provision vary across the geographical areas. These findings are to be carried forward through the preparation of 'action plans' and 'strategic priorities' identified both on a countywide level, and with regard to the nine geographical areas used in the audit.

#### Playing Pitch Strategy (2011)

- 7.10 This assessment covers the nine geographical areas identified in the 2006 audit and was undertaken in accordance with methodology established by PPG17 and its companion guide, as well as Towards a Level Playing Field; Sport England's guide to preparing playing pitch assessments.
- 7.11 The assessment involved, among other things, the identification of local needs in relation to the following outdoor facilities:

- Grass pitches for;
  - Football
  - Rugby Union
  - Cricket
  - Hockey
- Synthetic turf pitches
- Bowling greens

- Tennis courts
- Golf courses

7.12 Once local needs had been established, the strategy was able to identify the pitch requirements arising from the level of growth proposed in the emerging Core Strategy, along with those sites which need protection. In doing so, the strategy will help the Council take a holistic approach to open space improvement and protection within its LDF.

#### Core Indicators RL(1)

7.13 (iii) Percentage of eligible open spaces managed to Green Flag award status.

Herefordshire Council uses the Green Flag standards as a method of rating its sites. In 2006, Green Flag standards were incorporated into the methodology that was used as part of the open space audit. Here, 13 of the 66 (20%) facilities classified as 'natural or semi-natural greenspaces' in the PPG17 methodology, met or exceeded the Green Flag standard. In addition, 24 of the 37 (65%) facilities classed as 'parks', met or were above the Green Flag standard.

#### **Future work**

7.14 The Council's Playing Pitch Strategy was built on the 2006 audit of open space, sport and recreation and in doing so allowed for better and more appropriate use of resources, and informed issues such as planning obligations and section 106 agreements. Development Briefs and Neighbourhood Development Plans, where appropriate can also take account of these findings and incorporate appropriate open space and facilities. The Playing Pitch Strategy also provides evidence to support the preparation of the LDF.

7.15 The Council anticipates that the Playing Pitch Strategy will be updated every three years in line with good practice guidance. Therefore the Strategy should undergo its first review in 2014.

## Section 8: 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.

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

S9 Minerals

M3 Criteria for new aggregate mineral workings

M5 Safeguarding mineral reserves

#### 8.2 Targets M(1)

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

8.3 In the course of the Review of the Regional Spatial Strategy (RSS) during 2009-10, the West Midlands Regional Assembly (WMRA) recommended revised sub-regional apportionments for all mineral authorities against the majority view of the West Midlands Regional Aggregates Working Party (WMRAWP). Since then, the RSS and WMRA have been revoked and disbanded by the incoming Conservative government (subject to new legislation), leaving local authorities free to set their own figures. Although the future of RAWPs, now known as 'AWP's, is still uncertain, local authorities recognise the need to collaborate on strategic issues such as minerals provision. The Localism Act specifies a 'duty to co-operate' between neighbouring authorities. Mineral planning is a key example of this need, although the Act regards mineral provision as a strategic national resource issue lying outside of Localism issues. The government has stated that minerals and waste planning requirements are not expected to change; the authorities in what used to be the West Midlands Region will continue to contribute. Herefordshire Council opted to maintain the WMRAWP's previously-recommended sub-regional. However the figures were updated and reduced by CLG in September 2011, giving apportionments for this county as follows:

Sand & Gravel: 2.62% of regional production (0.289mt pa for 2005-2020)

Crushed Rock: 7.9% of regional production (0.388 mt pa for 2005-2020)

8.4 The CLG revision (2011) states that provision should be made in the West Midlands for the production of 165 million tonnes (mt) of sand and gravel and 82mt of crushed rock over the period 2005 to 2020. AWP policies require that appropriate sub-national provision should be made for the supply of nationally and regionally significant minerals.

8.5 The UDP figures for production are based on permitted reserves of sand and gravel through to 2025 and crushed rock to 2044. Information on primary aggregate production for Mineral Planning Authorities (MPAs) is collected

annually by each MPA from operating companies on behalf of the AWP. This information is:

- (a) requested annually (by calendar year)
- (b) in arrears (the most recent figures available are for production in 2009 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, in a way that protects commercial sensitivity, for subsequent publication in the RAWP annual reports (most recent report, 2009).
- d) regarded as 'indicative', and should not be used as absolute since they may or may not be complete.

#### 8.6 Core Indicators M(1)

(i) Production of primary land won aggregates.

The West Midlands Regional Aggregates Working Party (WMRAWP) annual report 2009 gives the latest sale figures for Herefordshire, (crushed rock figures combined with Worcestershire for confidentiality), as follows:

- Sand and gravel sales of 125,000 tonnes for 2009 (about 43% of the annual apportionment)
- Crushed rock sales of 224,000 tonnes per annum (about 27% of the combined annual apportionment for Herefordshire and Worcestershire).

It should be noted that the crushed rock apportionment for Worcestershire has reduced due to diminishing reserves, which alters the proportions and percentages. It is also important to note that 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 and is of course dictated by markets and demand.

8.7 The 2010 AWP survey is in progress and results of that report will be published in the next few months. Early indications suggest a continuing drop in output/sales for 2010. For sand and gravel, the 2009 sales figures represent an estimated 48% drop compared with 2005; the 2010 figures suggest a 53.8% drop from the 2005 output. For crushed rock, the figures are combined with Worcestershire and show a 2009 drop of 22.8% from the 2005 output. It is not possible to provide a 2010 figure as the Worcestershire data are not yet known. Uncertainty about development projects and public sector finances continue to cause serious nervousness in the industry. This brings into question the certainty which projects require for infrastructure materials supply. For example, continuing supplies of ready-mix concrete, blocks, tarmac-coated roadstone and concrete products are essential to all development. The industry and the MPAs regard any supply failure as a serious threat which may not be fully appreciated outside of minerals planning. Minerals operators are seeking alternative technology and developing new products, and they look to mineral planning authorities for support to accommodate activities which may differ from the traditional approach. For example, there is a greater emphasis on the need to re-use and recycle previously used mineral materials for an increasing variety of uses. This can include the use of materials such as furnace ash, hitherto regarded as 'waste'. The need to reduce landfill is stimulating a re-connection between minerals and waste development. Previously this connection was limited to the convention of using quarries as convenient

landfills but policy emphasis now is firmly against that approach. With very few quarries within Herefordshire and Worcestershire, marked changes can arise simply from a single site altering its operational profile or ceasing to operate, even when the two counties' figures are combined. The commercial pressure on the minerals supply industry should not be underestimated. 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 ensure long-term supplies are not jeopardised. There is a need for the planning system to adapt and work flexibly so as to accommodate technological progress and changing requirements. Future policy in the Local Development Framework will need to reflect this need, for both primary aggregate products and the processing of materials which would otherwise be waste.

8.8 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.

8.9 Local Indicator UDP policy M5

(i) safeguarding mineral reserves

The WMRAWP annual report states the reserves of minerals in the region and the latest available report for 2009 states that Herefordshire's primary aggregates reserves are as follows:

- Sand & Gravel 5.2 million tonnes
- Crushed Rock 15 million tonnes (estimated revised figure)
- Total 20.2 million tonnes (revised, estimated)

*(Source: WMRAWP Annual Report 2009)*

Again, it must be stressed that the above figures are indicative; as better surveying techniques evolve, and new uses are found for previously unusable materials, it is possible for reserves to apparently increase without any changes to permissions or sites. Vigilance is needed to safeguard supplies. In particular, increasing pressure for the release of land for housing and other development must have regard to the potential sterilisation of mineral reserves. Where minerals are known to exist the presumption is in favour of conserving the resource for future use.

**Objective M(2)**

To encourage the use of secondary aggregates and recycling.

8.10 UDP Policies relating to Objective M(2)

S9 Minerals

M6 Secondary aggregates and recycling

8.11 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 states that proposals for the production, processing, treatment and storage of such alternatives should be encouraged.

8.12 Core Indicators M(2)

(i) Production of secondary/recycled aggregates.

One permission was granted to extend the time allowed for implementation of a previously-existing permission. It is hoped that the facility will be started in the near future. One other project is at discussion stage. Some sites exist within the county where secondary aggregates are produced, but there are difficulties in collecting data. These include the small-scale nature of such enterprises and the risks from double-counting in terms of volume. Such material is also regarded as 'waste' and may be included in that consideration. This has been raised at AWP meetings but so far has not been resolved.

### **Limitations in Minerals Information**

8.13 A local system of monitoring is necessary in order to assess general production levels. This provides evidence which will aid policy development in future development plan documents. The assessment of the effectiveness of policies using this new information will be more relevant in monitoring the LDF monitoring rather than the UDP. However it should be noted that figures are dependent upon available resources, possible unreliable data, and partnership working with the minerals industry and other authorities through annual surveys. These fluctuate, and may be regarded as indicative at best. Changes in the way minerals are extracted, the depths to which quarries extend, the technology for processing materials and the way new uses are found 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 of minerals planning and the industry.



## Section 9: WASTE

### Objective W(1)

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

- 9.1 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](http://www.herefordshire.gov.uk/docs/Forwardplanning/12_WASTE_.pdf)
- 9.2 UDP Policies relating to Objective W(1)  
 S10 Waste  
 W1 New waste management facilities  
 W2 Landfilling or landraising  
 W3 Waste transportation and handling  
 W7 Landfill gas utilisation  
 W8 Waste disposal for land improvement  
 W11 Development – waste implications
- 9.3 Targets W(1)  
 No specific targets are set in the UDP for the production, treatment or disposal of waste. 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.
- 9.4 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.

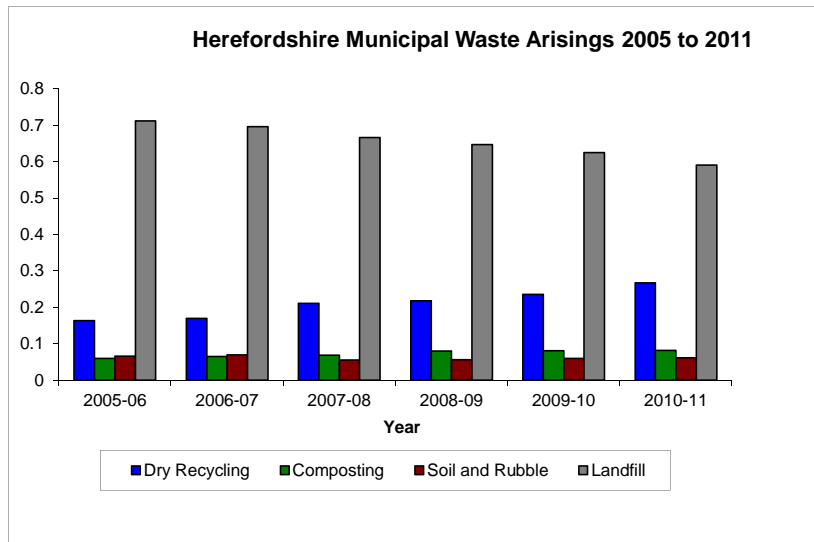
**Figure 20: New waste management facility planning permissions granted 2010-11**

Address	Description	Wastes to be managed	Annual throughput capacity, (tonnes to nearest 1,000, unless states otherwise)
Porters Lodge, Coughton	Infill disused reservoir	inert construction and demolition waste	5,000
Eardisley Park Farm, Eardisley	On-farm anaerobic digester	farm effluent and bio-energy crops, plus bio-energy crops	,16,000
Great Ynys Farm, Orcop	On-farm anaerobic digester	farm wastes and bio-energy crops	5,000
Heath Farm, Hopton Heath	On-farm anaerobic digester	farm effluent, plus bio-energy crops	6,000
Penllan Farm, Peterchurch	On-farm anaerobic digester	Farm effluent and bio-energy crops	10,750

## Limitations in waste information

- 9.5 Waste facilities are regulated by the Environment Agency through the Environmental Permitting Regulations 2010, a universal instrument covering a variety of activities, which replaced the series of controls primarily implemented through Waste Management Licences. The Agency's database (the 'National Waste Interrogator') gives details of premises registered. There are limits however as to data on sites, and with changes to the definition of 'waste' these limitations may increase. Some waste treatment processes are regarded as B2 industrial activity, and may be either not counted or double-counted in other provisions. As mentioned in the section on minerals above, where Construction and Demolition waste and other previously used minerals are re-used or processed for recycling there is again a risk of double-counting or missed examples. On some sites with an existing use, or where an 'Exemption' from permitting is registered, there may not be a requirement for planning permission, with few details recorded. Under such circumstances the local planning authority may not have access to full knowledge of commercial waste facilities in its area or their capacity. The available data can only be regarded as indicative of trends, subject to further research whilst not duplicating work already undertaken by the Environment Agency. The Waste Interrogator can however be useful in identifying those operations that would ordinarily slip through the planning system. This identification 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.
- 9.6 Core Indicators W(1)  
(ii) Amount of municipal waste arising by management type and the percentage each management type represents of the waste managed:
- 9.7 Figure 21 represents the percentages of municipal waste, by waste management type in the county from April 2005 to March 2011. The amount of dry recycling collected continues to increase from 16,660 tonnes in 05/06 to 24,006 tonnes in 10/11. Municipal waste sent to landfill has decreased from 81,232 tonnes in 05/06 to 50,664 tonnes in 10/11. Composted material and soil and rubble recycled have remained relatively static over the monitoring period.

**Figure 21: Herefordshire Municipal Waste 2005-2011**



*(Source: Herefordshire Council Waste Management Section)*

## Future Work

9.8 A waste study for the evidence base of the Core Strategy has been undertaken and through this process it is envisaged that more information will be reported through the AMR process. This may include a wider range of waste streams and treatment types than those currently reported. The waste study identified a need for additional waste capacity and sites in the next few years. The Draft Core Strategy does not propose to allocate specific waste sites but 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, subsumed in general employment enterprise, or sterilised by other development. 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 sidelined, such as excavation, construction and demolition wastes (C&D) in particular. However such wastes are bulky and generate traffic in transporting them out. Sites for their disposal or beneficial re-use are extremely scarce. Meetings with local operators and the Environment Agency have highlighted a clear need for adequate policies to enable suitable management of this particular waste stream. Although it is possible to utilise

C&D wastes successfully for environmental, landscape and agricultural improvements, proposals often result in local opposition to the concept of 'waste disposal' and permissions are difficult to secure. Future policies should assist in addressing these issues.

9.9 Continuing support for anaerobic digestion (AD) facilities by Defra has resulted in several permissions being granted to farmers for processing slurry, manure and litter. The first three were granted permission during 2009-10 and more have followed since, which are reported above (Fig 20). The following significant benefits are anticipated:

- Renewable energy and heat to be exported to the grid;
- Reduced transportation of farm waste;
- Reduced spreading of raw slurry and manure on fields;
- Reduced odour from spreading and slurry storage;
- Reduced nitrate run-off in Nitrate Vulnerable Zones (NVZ);
- Reduced methane volumes thereby helping to tackle climate change.
- Increased public acceptance and understanding of AD and its processes as plants become established. Small and large scale plants are now extremely common in mainland Europe.

The final product ('digestate') may be solid, liquid, or both. It may be spread on land as a fertiliser but does not have the unpleasant odour issues associated with muck-spreading. However, experience has shown that there is a clear developmental boundary between sites which utilise their own home-grown feedstock (whether manure, litter or bio-energy fuels) and installations which require importation of wastes of whatever type. In terms of size and scale, the former type are more easily assimilated into an existing farm complex, whereas the latter tend to raise further considerations. Whilst the principle of farm AD is firmly supported, that does not mean that it is right for all sites. Much depends on the quality of the information and details submitted, which need to be very clear for the public record.

9.10 These further considerations will be used to inform future proposals. In particular, the scale of development and whether or not the AD process (and the energy produced) are the 'primary purpose', as opposed to operations ancillary to agriculture. The concerns are not so much about the AD process itself, although the plant can be large and unattractive. The main issue is that imported feedstock, when it becomes necessary (for the digester to operate) gives rise to other issues, such as traffic (movement of both feedstock and digestate), storage (of both), implications for supply chains of alternative types of feedstock (e.g. food waste) and viability logistics. Due to technical consideration of some of these matters, the issue of Environmental Permits and the implementation of schemes can be delayed. These factors can be prohibitively expensive for farmers, yet AD on farms can be environmentally beneficial on many counts.

9.11 Planning permission for process installations is necessary and, since electricity generation falls within the Environmental Impact Assessment Regulations, each proposal must be screened. Digesters need the right mix of materials ('feedstock'), including non-waste bio-fuel such as maize. However, installations could accept material not originating within the farm, including food waste and, for the time being, an Environmental Permit is still required by the Environment Agency in order to prevent potential pollution.

Future reporting will need to take account other proportions of 'waste' and 'non-waste' – which may vary according to their sources. For processes not classified as 'waste', it will be difficult to monitor capacity or throughput in the traditional manner, or even to identify permissions granted. This will apply to a number of new processes and waste materials, not just farm waste, as 'waste treatment' is nominally classified as B2 industrial activity. Discussions on this issue are continuing

- 9.12 The implementation of the Water Framework Directive within 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.

## Section 10: DEVELOPMENT REQUIREMENTS

Objective (DR1): ensure that development proposals take advantage of the opportunities that are available to contribute to sustainable development

Objective (DR2): provide for the sustainable conservation, protection and enhancement of natural environmental resources such as water, air, land, biodiversity and tranquillity

Objective (DR5): seek planning obligations to achieve community, transport and environmental benefits where those benefits are reasonable, necessary, relevant and directly, fairly and reasonably related to the proposed development.

- 10.1 UDP Policies relating to Objective  
S2 Development Requirements  
DR6 Water Resources  
DR5 Planning Obligations

10.2 Target

There are no specific UDP targets for development requirement policies. However the Plan does recognise that water is an essential resource and that pollution of it can have serious effects on drinking water supply (including private water supplies), industry, agriculture and ecology.

- 10.3 The core indicator records applications granted against the Environment Agencies advice on water quality grounds is included in this year's AMR.

10.4 Core indicator

Number of planning permissions granted contrary to the advice of the Environment Agency;

(i) Development that adversely affects water quality.

The reporting period had no planning applications granted permission with an outstanding Environment Agency's (EA) objection.

### Planning Obligations

- 10.5 Section 106 of the Town and Country Planning Act 1990 (as amended) enables local planning authorities to secure planning obligations with the grant of planning permission.

- 10.6 Planning Obligations, sometimes called "Section 106 Agreements", are legally binding agreements entered into between a local authority and a developer and are an established and valuable way of bringing development in line with the objectives of sustainable development. Any new development may require mitigation to make it acceptable. Such mitigation could be subject of an obligation involving a contribution. The Council have deemed it necessary for contributions to be sought from all new residential units (unless exceptions

apply) and industrial/commercial developments above certain size thresholds and where a need is identified.

- 10.7 Policy DR5 provides the framework for seeking planning obligations. The Council adopted a Supplementary Planning Document on Planning Obligations in April 2008. This document provides advice to developers and applicants on the use of planning obligations in the planning application process in Herefordshire. It specifically provides guidance on how the Council will implement Policy DR5 and identifies the types of community infrastructure where developer contributions will be sought as part of the proposed development.
- 10.8 Given the increasing deepening of the recession and the falling development activity in both employment and housing development the Council considered it appropriate to review the requirements of the Planning Obligations Supplementary Planning Document.
- 10.9 On 4 March 2009 the Cabinet Member (Environment and Strategic Housing) resolved to;
  - a) introduce a temporary suspension of Section 106 payments on all employment proposals (Classes B1, B2 and B8) and the employment part of any mixed-use developments.
  - b) introduce a temporary suspension of Section 106 payments on all housing proposals involving 5 units or under.
- 10.10 The relaxation of SPD payments should not be taken as an indication that the Council will be willing to allow development to proceed in a way which does not relate to its normal standards of environmental protection, building sustainability and architectural design. In this regard the purpose of the relaxation was to encourage development to proceed in challenging economic circumstances.
- 10.11 The relaxation of Section 106 Agreements came into effect for applications submitted on or after 1st April, 2009. Any planning applications that were approved were on the condition that development commences within 12 months of the date of the decision notice. This was within the context of stimulating the local economy.
- 10.12 Since the relaxation was introduced, 76 planning applications have been approved in the reporting period, subject to a condition that the development commences within 12 months. This has resulted in 120 new dwellings and 17 new employment sites.
- 10.13 In addition, 1 planning application has been approved to vary conditions of planning decisions which required the completion of a Section 106 Agreement, provided the development commenced within 12 months. Appendix 4 provides a breakdown of the monetary reduction in planning

contributions to the Council as a result of these applications. However, these applications have resulted in the delivery of an additional 3 new dwellings.

- 10.14 For the reporting period a total of 15 planning applications were approved subject to a Section 106 agreement. The total potential monetary value of those contributions was £505,475.22. Appendix 5 provides a breakdown of agreed planning obligations and details the community infrastructure that those contributions will support.



## Section 11: NATURAL HERITAGE

### Objective NHH (1)

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

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

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

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

#### 11.2 Targets NHH (1)

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

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

#### 11.3 Core Indicators NHH (1)

Change in areas and populations of biodiversity importance, including:

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

### Local Biodiversity Action Plan (LBAP) Update

- 11.4 The Herefordshire LBAP was updated in 2007. However Herefordshire Council's Biodiversity Strategy 2007-2010 now needs to be rolled forward. The current strategy can be viewed at:  
[http://www.herefordshire.gov.uk/docs/Biodiversity\\_Strategy\\_191107.pdf](http://www.herefordshire.gov.uk/docs/Biodiversity_Strategy_191107.pdf).

A national biodiversity reporting website is now in place for each County called the Biodiversity Action Reporting System (BARS). This can be found at [www.ukbap-reporting.org.uk](http://www.ukbap-reporting.org.uk) although it is currently under review and a new system will be launched in April 2012

### **National UK Priority Habitats and Species Update**

- 11.5 Originally 156 Priority Species were identified for inclusion in Herefordshire's LBAP; of these, 59 were also UK BAP priorities and some 18 were also legally protected under European and National law. Species Action Plans were prepared for 17 of these species. Similarly Herefordshire's LBAP covered 23 habitats with Action Plans. A recent national review of UK priority habitats and species has resulted in a larger list.
- 11.6 Following revision to the Herefordshire LBAP referred to in paragraph 11.4 there are now 17 Habitat Action Plans and 14 Species Action Plans in place; this is seen as a more practical approach for the County with, for example, some priority species issues being tackled through work in relation to habitats. A Quarry Action Plan has been developed but has not been finalised. The following comprise a list of these species and habitats for which action plans have been prepared:

#### Species

Adder  
Argent and Sable  
Barn Owl  
Bats (14 species requiring similar actions)  
Black Poplar  
Dormouse  
Grizzled Skipper  
High Brown Fritillary  
Noble Chafer  
Pearl-bordered fritillary  
Tree sparrow  
Water Vole  
White-clawed crayfish  
Wood white

#### Habitats

Arable field margins  
Blanket bog  
Floodplain grazing marsh  
Hedgerows  
Lowland calcareous grassland  
Acid grassland and heath  
Lowland meadow and pasture  
Orchards  
Rivers and streams  
Standing open water (covering 4 priority habitats requiring similar actions)  
Upland calcareous grassland  
Upland heathland  
Wet woodland

Wood pasture and parkland  
Woodlands (covering 5 priority habitats requiring similar actions)  
Managed greenspace  
Purple moor grass and rush pasture

11.7 Change in Priority Habitats (by type)

Applications received indicated a possible change in priority habitats, are viewed critically to determine effect upon priority habitats. None are understood to have had a significant adverse effect on such habitats during the period under review. In addition generally applications received, aim to generate positive effects.

- 11.8 The Council has, however seen some loss of hedgerows as a consequence of Hedgerow Removal Notices. Those for which permanent removal was accepted were permitted on the basis of achieving safety benefits or because they were not deemed to be important under the criteria specified in the Hedgerow Regulations 1997. The extent is not quantified in this report as they were not as a result of the granting of planning permission.

11.9 Core Indicator NHH (1)

(i) change in priority species (by type)

The Conservation Section maintains an overview of proposals that affect priority species in order to assess any major changes in their populations. For proposals affecting priority species, namely bats, barn owls and great crested newts, mitigation against adverse effects were sought, such as providing roost space or replacement habitats. Essentially, any proposals where the effects on protected species are anticipated to be negative will result in the need for the applicant to seek a licence (or derogation) from Natural England. Herefordshire Council must complete the licence application questionnaire as part of this process. In all cases where the Council considered there were implications for protected species, mitigation proposals were sought that were considered to meet the requirements to maintain the favourable conservation status of those species. Natural England has raised no issues with the Council in relation to this as a consequence of licence applications.

11.10 Core Indicator NHH (1)

(ii) There has been no change in the areas of designated nature conservation sites as a consequence of planning permissions granted in 2010-11.

### **Limitations in Natural Heritage Information**

- 11.11 Reporting on changes in Priority Species continues to be problematic due to difficulties in obtaining and maintaining robust record-keeping and systems to monitor impacts, whether positive or negative, that any completed development management programmes or planning agreements have on the locality of species occurrences. The absence of resources for such work continues to be an issue.

- 11.12 New systems are having to be evaluated in relation to identifying and monitoring the impact of planning proposals on biodiversity as a consequence of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2008 which introduced 'Planning Application Requirements' and the submission of biodiversity information. The implications of this for recording and monitoring change have yet to be

evaluated. The Council's Planning Ecologist responded to consultations on approximately 200 planning applications in 2010/11. This is not a complete record of how many applications, if approved, might affect biodiversity and priority habitats and species in particular.

### Future Work

- 11.13 A more comprehensive approach in terms of monitoring all applications for any potential impact on biodiversity; habitats and species in particular, is still required. This remains a medium term challenge that is being looked at as part of monitoring for the emerging LDF. Progress will be reported on in future AMRs.
- 11.14 A Green Infrastructure Strategy has been prepared as part of the LDF process and the evidence base. Figure 22 provides a brief update on additional monitoring requirements for habitats and species from last years AMR and indicates where further work is still needed.
- 11.15 Herefordshire Partnership (the Local Strategic Partnership) included NI197 (management of local wildlife sites) within the Herefordshire Local Area Agreement (LAA). 2010/11 is the final year for this agreement and there remains uncertainty about any future arrangements. Funding originally provided towards the work upon preparing management plans was cut during the financial year and the original target of a further 50 sites having management plans will not be achieved. The anticipated outturn is expected to be 27 sites having management plans prepared for them in 2010/11. . There have been no opportunities to seek management plans in association with the grant of planning permission in relation to such sites,.

**Figure 22: Additional Monitoring Requirements for Priority Habitats and Species**

Tasks	Action & Timescale	2010/2011 update
Council to continue to promote existence of Biodiversity Supplementary Planning Guidance (updated 2009).	Promotion strategy is now in place. Training sessions for development control officers has been implemented and a standard presentation has been developed for groups outside the council. Updated SPG has been made available on Council website	Process is being maintained
Planning Policy team to devise means of monitoring planning permissions.	Availability of resources remains an issue	A method needs to be devised in the light of changes to the application procedures.

## Section 12: RENEWABLE ENERGY

### Objective CFS (1)

**Recognise the role of renewable energy and support its environmentally acceptable use.**

12.1 UDP Policies relating to Objective CFS (1)  
 S11 Communities Facilities and Services  
 CF4 Renewable Energy

12.2 Targets CFS (1)  
 There are no specific targets set out in the UDP for renewable energy policies. However, policy CF4 in the UDP seeks to provide guidance on the considerations that will be applied to renewable energy development proposals.

12.3 Local Indicators CFS (1)  
 (i) Applications for renewable energy

Figure 23 represents the applications received this reporting period for renewable energy schemes in Herefordshire. In last years AMR it was reported that 16 applications were received for renewable energy schemes - this figure is up significantly to 45 applications, which is an increase of just over 281%.

**Figure 23: Renewable Energy Approvals 2010/2011**

APPLICATION NUMBER	SITE ADDRESS	DESCRIPTION
N103251/F	Barn, Green House Farm, Acton Green, Acton Beauchamp, Worcestershire.	Erection of solar photo-voltaic panel array on roof of agricultural outbuilding for domestic use.
S102462/F	Aston Ingham Scout Hut, Aston Ingham, Ross on Wye, Herefordshire, HR9	External refurbishment of the Scout Headquarters to provide a more energy efficient building.
NW100577/F	High View Farm, Aymestry, Leominster, Herefordshire, HR6 9SZ	22 Solar Panels mounted on metal frame.

NE1100235/F	Leadon Court, Fromes Hill, Herefordshire, HR8 1HT	Erection of 11 KW masted wind turbine
N101568/F	Paunton Court, Paunton, Bishops Frome, Herefordshire, WR6 5BJ	Remove existing curved roof & replace with pitched roof with roof, lights & solar photovoltaic panels. Replace existing cladding to walls of building with new.
S102438/F	Woodlands Farm, Blakemere, Herefordshire, HR2 9PY	Erection of free standing solar photovoltaic panels.
N110257/F	Cheney Court, Sutton St Nicholas, Herefordshire, HR1 3DF	Change of use from agricultural to mixed use agricultural and electrical generation. Construction of wildlife pond, installation of photovoltaic panels at ground level.
N101131/F	Temple Court, Bosbury, Herefordshire, HR8 1HA	Proposed installation of solar photovoltaic panels on roof of agricultural storage building.
N103345/F	Touchwood, Panniers Lane, Bromyard, Herefordshire, HR7 4QU	Proposed installation of PV panels on roof of adjacent building.
N102052/F	Lawtons Hope Farm, Lower Derndale, Westhope, Herefordshire, HR4 8BJ	Siting of Coemi Skywing 20kW wind turbine with tower height of 17.1 metres.
S101570/F	Belmont Abbey, Ruckhall Lane, Belmont, Herefordshire, HR2 9RZ	Installation of solar panels
N102671/F	Lower Newton Farm, Weobley, Herefordshire, HR4 8QY	Installation of solar photovoltaic (solar PV) panels on one chicken shed.
S110077/F	Dorstone Court, Dorstone, Herefordshire, HR3 6AW	Proposed installation of 69.3kWp Solar Photovoltaic array

S101608/F	Little Cwm, Dulas, Herefordshire, HR2 0HL	Installation of ground mounted solar photovoltaic system within stock proof fence.
N101508/F	Marlbrook Hall, Leinthall Starkes, Herefordshire, SY8 2HR	Installation of 11kw wind turbine.
N102531/F	Merrivale Farm, Brimfield, Ludlow, Herefordshire, SY8 4NY	Installation of a 69.3kWp Solar Photovoltaic array on four agricultural buildings.
S102328/F	Back Of The Moon, Garway, Herefordshire, HR2 8RQ	Erect 5 KW 'E Vance' wind turbine.
SE100881/F	Goodrich Village Hall, High Street, Goodrich, Herefordshire, HR9 6JH	Proposed installation of up to 50 photovoltaic (PV) & 3 solar panels & two air source heat pumps.
S103065/F	The Lawns, Church Lane, Hampton Bishop, Herefordshire, HR1 4JY	Installation of Solar PV Panels.
N110218/F	Upper House Farm, Church Road, Huntington, Kington, Herefordshire, HR5	Fitting of solar PV panels to existing agricultural building roof to generate electricity.
S102583/F	The Ark, Cross Lyde, Pontrilas, Herefordshire, HR2 0BW	Change of use of agricultural land to garden. Erection of photovoltaic solar panels x 24 square metres.
N102479/F	Brooklands, Kinnersley, Herefordshire, HR3 6NZ	Installation of solar photovoltaic array comprising 5 no. subarrays mounted on barn roof and erection of semi permanent electrical kiosk associated with each subarray.
N102769/F	Site adj Newmarket House, Market Street, Ledbury, Herefordshire, HR8 2	Proposed photovoltaic (PV) panels on South facing roof.
N110103/F	Redbank, Little Marcle Road,	The erection of single line of

	Ledbury, Herefordshire, HR8 2JL	photo voltaic panel (approximately 22m x 2m).
N103010/F	Ockeridge Farm, Chances Pitch, Colwall, Malvern, WR13 6HP	Installation of 69.3kwp solar photovoltaic array on agricultural building.
NE100655/F	Tesco Stores Ltd, Orchard Lane, Ledbury, Herefordshire, HR8 1DQ	Installation of solar panels to existing roof.
N102344/F	Gallery House, High Street, Leintwardine, Herefordshire, SY7 0LQ	Proposed installation of roof mounted photovoltaic panels.
N101590/F	Rural Enterprise Centre, Brunel Road, Leominster, Herefordshire, HR6 0	Installation of photovoltaic (PV) modules to existing roof.
N102332/F	Lower House Farm, Ivington, Herefordshire, HR6 0JW	Proposed installation of 20KWP Solar Photovoltaic array on agricultural building.
N101626/F	Bramble Ridge Farm, Birtley, Bucknell, Shropshire, SY7 0DT	Erection of 11KW Gaia wind turbine on a 27m mast.
N103238/F	Bramble Ridge Farm, Birtley, Bucknell, Herefordshire, SY7 0DT	Proposed erection of a 27 metre C & F 15e (15kw) wind turbine.
S103018/F	Prothither Farm, Hoarwithy, Herefordshire, HR2 6QJ	Continued use of land for agricultural purposes & installation of Solar Farm with power capacity of up to 5MWp, comprising photovoltaic;panels, associated boundary fencing, security & CCTV cameras, landscape planting, site access & assoc electrical infrastructure
SE101230/F	Cross Dunn, Llangarron, Ross on Wye, Herefordshire, HR9 6NL	Proposed installation of photovoltaic panels



S110277/F	The Old School, Lugwardine, Herefordshire, HR1 4AW	Installation of 22 photo-voltaic units upon low profile, ground fixed structures.
N101388/F	Vos Farms, Mathon, Malvern, Worcestershire, WR13 5LW	Installation of a 9.4 kWp Solar Photovoltaic array (40 panels) on an existing agricultural building.
S110163/F	Green Farm, Allensmore, Herefordshire, HR2 9AH	Installation of solar photovoltaic array on an agricultural building.
S102421/F	White House Farm, St Weonards, Herefordshire, HR2 8QG	Proposed Photovoltaic panel array to roof of barn adjacent to White House Farm
N110153/F	Hallaston Farm, Sarnesfield, Weobley, Herefordshire, HR4 8RF	Installation of solar photovoltaic array on an agricultural building.
N110084/F	Pearl Lake Leisure Park, Park Farm, Shobdon, Herefordshire, HR6 9NQ	Installation of 18.9kWp Solar Photovoltaic array on commercial building.
N101868/F	Land Adjacent Long Acre, Stapleton, Presteigne, Powys, LD8 2LR	Installation of solar panels.
NC092994/F	Sapey Golf Club, Upper Sapey, Worcs, WR6 6XT	Proposed wind turbine.
NC100376/F	Criftens Farm, Upper Sapey, Herefordshire, WR6 6ES	Erection of a proven 35 15K wind turbine on a 15m tower.

SW 100459/F	Quercwm, Vowchurch Common, Herefordshire, HR2 0RL	Erection of ground based array of 28 Solar Photo-Voltaic modules.
NW100777/F	Devereux Wootton Farm, Norton Canon, Herefordshire, HR4 8QN	Erection of 11KW wind turbine.
N102961/F	Deerfold House, Deerfold, Nr Lingen, Herefordshire, SY7 0EE	Erection of vertical axis wind turbine on a 15 m monopole

## Limitations and Future Work

12.4 The ideal scenario would be to establish what the carbon saving would be from renewable energy schemes across the authority area. This is a long term aspiration as it is problematic in relation to consistent reliable information. Since changes in the general permitted development order, householders no longer have to apply for planning permission for some types of renewable energy technologies, dependant on a variety of criteria. This will make it difficult to determine carbon savings from renewable sources.

12.5 In developing the Local Development Framework, the policy direction work undertaken for the Core Strategy has highlighted a number of key policy drivers. These include :

- national and regional policy agendas are striving to reduce carbon dioxide emissions;
- renewable energy has an important role in enabling the reduction in carbon dioxide emissions; and thus
- there is need for Herefordshire to be prepared for a call for sites which could facilitate alternative energy production.

12.6 In 2010, Herefordshire Council commissioned a study to look at the feasibility of a range of renewable energy technologies in the county. Although this study does not detail specific areas for these technologies, it does include general locations where renewable energy schemes could be feasible. The Core Strategy will therefore seek to include policies that will facilitate the development of such schemes; and will also seek to include policies that will

strive for energy efficiency measures – through the use of design standards (Code for Sustainable Homes) and targets for the use of renewable energy within new developments. The design element of the Local Distinctiveness Policy in the Core Strategy and the proposed Design Code SPD will also include measures to assist in energy efficiency and potential renewable energy technologies incorporated on/within buildings.

- 12.7 Future AMRs will seek to outline how the monitoring of these plans and policies in respect of renewable energy can be best achieved.

## Appendix 1 : 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)

## **Appendix 2: Herefordshire's profile**

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

#### **Regional Context**

The UDP was prepared in the context of the West Midlands Regional Spatial Strategy. The West Midlands Regional Spatial Strategy (RSS) is part of the national planning system. It provided a long term land use and transport planning framework for the Region. It determined (amongst other things) the scale and distribution of housing and economic development across the Region, investment priorities for transport and sets out policies for enhancing the environment. Also incorporated into the RSS was the Regional Transport Strategy.

The RSS was first published in June 2004 and has statutory status, all Local Development Plan Documents must conform to its principles, policies and proposals. In approving the document, the Secretary of State identified a number of policy issues to be addressed in revisions of the document. The revisions are being brought forward on a multi-track basis. The first phase focused on a 'Black Country Sub-Regional Study' was completed in 2008. Phase 2 includes housing figures, employment land, transport and waste. A preferred option was submitted to the Secretary of State in January 2008 and a panel report, following an examination in public, was published in September 2009. Work on Phase 3 commenced to look at: critical rural services, recreational provision, regionally significant environmental issues and provision of a framework for Gypsy and Traveller sites. However, that work was not completed and neither was the Phase 2 revision taken forward. Instead the new government has announced its intention to revoke regional strategies through primary legislation, i.e. the Localities Bill. This is expected to be enacted towards the end of 2011. Until then, whilst the Regional Strategy remains part of the development plan its anticipated demise is a material consideration for planning purposes.

The Regional Economic Strategy produced jointly by Advantage West Midlands (AWM) and the former West Midlands Regional Assembly (WMRA) will not be progressed further. Instead any strategy to deliver sustainable economic development and growth in the West Midlands is likely to be carried forward by the recently former Local Economic Partnerships (LEPs) which have been set up during 2010. There is not complete coverage of LEPs across the region (at the time of this AMR) and there may yet be more LEPs set up. The Localism Bill includes a proposed "Duty to Cooperate" between adjoining planning authorities which will, in some respects, have to replace the more formal regional systems of cooperation that were set up in 2004.

Herefordshire's economic vulnerability is reflected in and recognised by its inclusion in a wide range of European, national and local funding initiatives. The UDP's overall strategy was developed alongside the strategic approach being taken through Objective 2 and the Rural Regeneration Zone – although it should be noted that the Rural Regeneration Zone was a creation of regional planning and its replacement as a means of directing inward investment into the region's rural areas has yet to be formalised.

A Regional Housing Strategy was published in 2005. It covered the period 2005-2021. Two primary aims of the strategy were; to give confidence to developers that the West Midlands is committed to develop and support vibrant housing markets within the context of the Urban and Rural Renaissance policies of the RSS; and to develop sustainable housing and sustainable communities. Both the UDP and the Council's Housing Strategy 2005/2008 were developed against a background of joint working at Regional level. Housing Strategies are now being taken forward in Local Investment Plans for each local authority.

## Geography

Figure 24 below shows the County of Herefordshire in relation to parts of the region. Herefordshire covers an area of 217,973 ha.

**Figure 24: Herefordshire geographic context with the West Midlands**



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

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



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

## Population

The most recent estimate of the population of Herefordshire is 179,300. This is the Office for National Statistics' (ONS) 2010 mid-year estimate, published in June 2011. This means that the total population has increased by 200 people since mid-2009, a result of more people arriving in Herefordshire than leaving. There was no 'natural change' (i.e. there was as many births as deaths, both 1,800) over this period.

Herefordshire has the 4th lowest overall population density in England (80 persons per square kilometre), and the population is scattered across the 842 square miles of the county. Just under a third of residents live in Hereford city; just over a fifth in the five market towns (Leominster, Ross, Ledbury, Bromyard & Kington). This means that nearly half of the population lives in villages, hamlets and isolated dwellings in rural areas. Figure 25 below shows a breakdown of the County's population showing the number of people living in Hereford and the market towns, based on 2010 mid-year estimates.

**Figure 25: Herefordshire's Urban Population**

Hereford	Leominster	Ross-on-Wye	Ledbury	Bromyard	Kington
55,800	11,300	10,300	9,800	4,600	3,300

(Source: 2010 MYE)

The Total Fertility Rates (i.e. the average number of children that would be born per woman if women experienced the age-specific fertility rate of this year throughout their child-bearing lifespan) for the 2010 calendar year is 2.26 for Herefordshire, which is higher than the rates for England and Wales (2.00) and the West Midlands region (2.09).

The population of Herefordshire grew by 2.5% between 2001 and 2010: an increase of 4,400 people from 174,900. This is lower than the rate of population growth seen in England and Wales as a whole (5.5%).

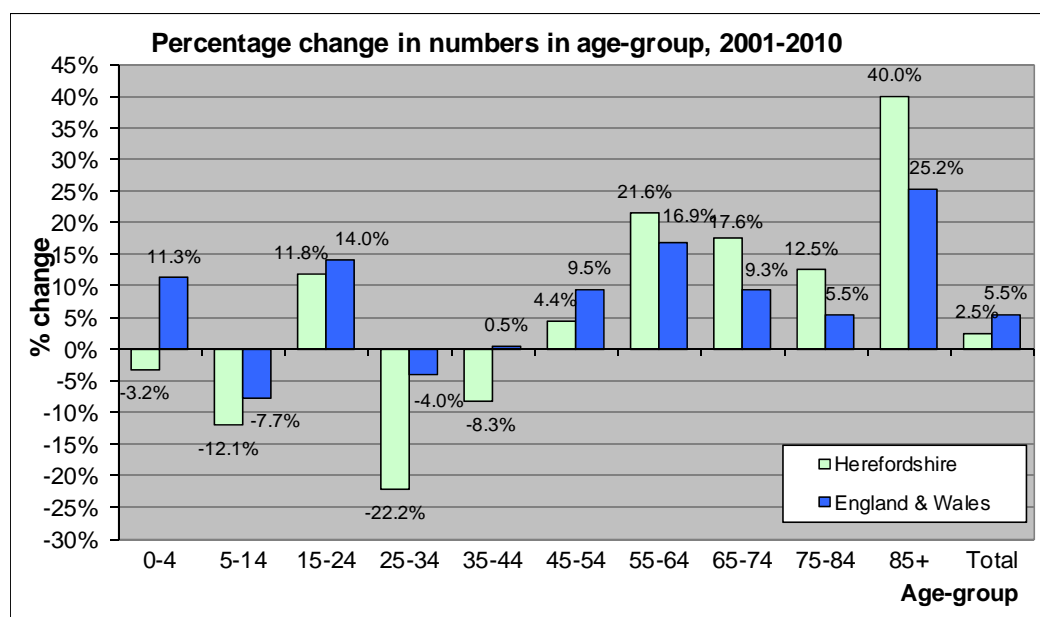
As Figure 26 below illustrates, there have however, been more dramatic changes within age groups. The changes have mainly been in the same direction as nationally but of a greater magnitude – with the exception of the 0-4s, 15-24s, 35-44s and 45-54s.

The increases in the numbers of people in the over-65 age groups in Herefordshire have been notably higher than the equivalent national increases. Most dramatically, the number of people aged 85 and over in Herefordshire has increased by 40%, which represents an increase of 1,600 people.

The largest change in terms of absolute numbers was seen in the number of 55-64 year-olds in Herefordshire, an increase of 21.6% (4,700 people) over the period. This was followed by a fall in the number of 25-34 year-olds of 4,500 people – almost five times the national decrease.

The net effect of the changes within the working age population was an overall increase of 1,500 people aged 16 to 64 in Herefordshire between 2001 and 2010. This translates to a growth of 1.4%, although this is lower than the equivalent national increase (6.7%).

**Figure 26: Population change (%) by age group in Herefordshire and England & Wales, mid-2001 to mid-2010**



Source: Population Estimates Unit, ONS © Crown Copyright.

## Employment

The employment rate is measured by calculating the percentage of working age population (16-64) that are employed (full time, part time and self-employed). The data presented here comes from the Annual Population Survey (APS). Herefordshire has a relatively high employment rate, 76% in

2009/10, compared to 69% in the West Midlands and 71% nationally. Most of Herefordshire's neighbours have similarly high levels of employment.

Land based industries have remained a prominent part of the in Herefordshire economy throughout the process of industrialization. Primary food production and processing (food and drink manufacture) are still important in Herefordshire, although as with other areas, service industries have increased and manufacturing has diversified. Hereford and the market towns have seen continued diversification into more specialised manufacturing and service sectors (including wholesale retail and repair services and health and social work) these are now the sectors employing the most people in Herefordshire.

The business size profile is characterised by a few large employers (over 50 employees - 2% of businesses), some medium sized enterprises (11-49 employees - 11%) and a great number of small firms (10 or less employees - 86%).

**Figure 27: Employment by Sector**

	Herefordshire		West Midlands	England
	number	%	%	%
Agriculture, forestry and fishing*	300*	0%	2%	1%
Mining and quarrying	0	0%	0%	0%
Manufacturing	11,500	16%	12%	9%
Electricity, gas, steam and air conditioning supply	100	0%	0%	0%
Water supply; sewerage, waste management and remediation activities	700	1%	1%	1%
Construction	4,000	6%	5%	5%
Wholesale and retail trade; repair of motor vehicles and motorcycles	14,300	20%	18%	16%
Transportation and storage	2,200	3%	5%	5%
Accommodation and food service activities	4,300	6%	5%	7%
Information and communication	1,600	2%	3%	4%
Financial and insurance activities	1,000	1%	3%	4%
Real estate activities	1,300	2%	1%	2%

Professional, scientific and technical activities	2,600	4%	5%	8%
Administrative and support service activities	4,600	6%	8%	8%
Public administration and defence; compulsory social security	2,200	3%	5%	5%
Education	7,100	10%	10%	9%
Human health and social work activities	10,800	15%	13%	12%
Arts, entertainment and recreation	1,800	3%	2%	3%
Other service activities	1,600	2%	2%	2%
<b>Total</b>	<b>72,200</b>			

Figures are rounded to the nearest 100. (Source: BRES 2010)

\* These figures exclude farm agriculture (SIC subclass 01000).

Figure 27 above shows a breakdown of employment by sector using data from the 2010 Business Register and Employment Survey (BRES). Due to the way that this data is collected it excludes most people that are self-employed. The three sectors which employ the greatest proportion of people in Herefordshire are the 'wholesale and retail trade'<sup>4</sup> (20%), 'manufacturing' (16%) and 'human health and social work' (15%); together accounting for half of all employment (51%) in the county. The proportion of employment in all three of these sectors is greater than for England (see chart 1 below). The greatest percentage point difference was for 'manufacturing', which was 7 percentage points higher in Herefordshire than across England; 'wholesale and retail trade' and 'human health and social work' were both 3 percentage points higher. 'Professional, scientific and technical activities' on the other hand accounted for a considerably smaller proportion of employment locally (4%) than across England (8%). 'Education' and 'construction' also accounted for more employment locally than across England, whilst most other sectors were lower.

As previously stated, the data collected does not include self-employed people. In 2009-10, 20% of the working age population in Herefordshire were self-employed, an important factor in Herefordshire since more people are self-employed here than in other areas. Looking at the proportion of self-employment for different industries it is the agriculture and construction industries which have greatest proportion of people who are self-employed (58% and 39% respectively).

Unfortunately latest employment figures do not accurately reflect the importance of the agricultural sector in Herefordshire, as the BRES does not

collect numbers of self employed and the BRES doesn't specifically sample agricultural business for this purpose.

In November 2011, 2,600 people were unemployed and claiming benefit in Herefordshire. The number of unemployed has decreased since its peak at the end of the recession (3,106 in February 2010), but is still much higher than prior to the recession (1,505 in July 2008). The unemployment rate in November 2011 was 2.4%, lower than the West Midlands region (4.8%) and England as a whole (3.8%).

In 2011, Herefordshire had annual gross median work-based earnings of £20,080, lower than the West Midlands region (£24,538) and England (£26,447). In addition, employees in the County work longer hours (including overtime) than their regional and national counterparts.

## **Housing**

The 2001 Census classified housing tenure into four categories: owned outright, buying, rented privately and rented from local authority/housing association. Figure 28 shows the percentage of households with different types of tenure in the County as compared to the region and to England and Wales. Herefordshire has a higher proportion of houses which are owned outright – this would be expected to follow from the County's age distribution, with its higher than average number of older people (particularly the over 60's) who are likely to have paid off a mortgage.

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

**Figure 28: Housing Tenure**

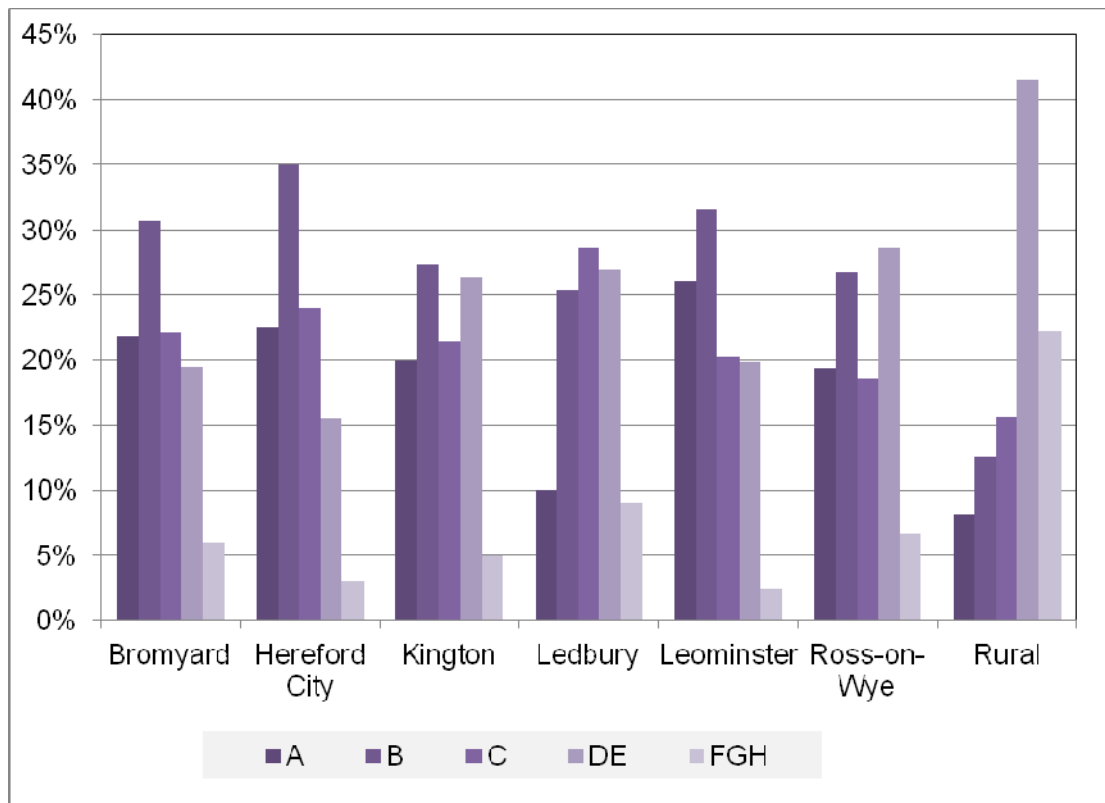
	Herefordshire	West Midlands Region	England & Wales
Owned outright	36%	30%	29%
Owned with a mortgage or loan	35%	39%	39%
Shared ownership (i.e. part rent / part mortgage)	0.86%	0.67%	0.64%
Socially rented from a Housing Association or from the Council	15%	21%	19%
Privately rented or 'other' (includes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

*(Source: 2001 Census)*

The 2010 ratio of lower quartile house price to lower quartile income (the “affordability ratio”) was 9.3 . Herefordshire had the worst affordability ratio out of all West Midlands authorities (unitaries, counties and metropolitan boroughs), and has remained in this position for the last three years. *(Source: CLG)*

The distribution of Council Tax bands can be seen in figure 29 below. In Hereford and 3 of the market towns, the greatest proportion of properties are in band B; Ledbury and Ross show a more mixed picture while in rural parishes, the number in bands D and E exceeds the numbers in the other band groupings.

**Figure 29: Distribution of Council Tax Bands in Herefordshire December 2010**



(Source: Herefordshire Council )

## Skills

Figure 30 and 31 provide data on levels of numeracy and literacy in Herefordshire compared with regional and national statistics. The results are grouped into low, lower and very low, as used by the Basic Skills Agency. 'Low' means on the borderline of functional literacy and numeracy. Those falling within this category may need little, if any instruction to reach the national average. 'Lower' denotes those who have some skills, although these may be weak. This group may have difficulties in coping with some of the everyday literacy and numeracy requirements. 'Very Low', most adults in this group need intensive instruction to bring them up to the basic level.

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

**Figure 30: Estimated Numeracy Levels Locally, Regionally and Nationally**

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

*(Source: Basic Skills Agency 2001)*

In Herefordshire the five areas with the highest levels of poor literacy are Belmont (36%), Merbach and Castle (both 35%), St. Martins (32.5%) and Golden Cross (31.7%). According to the West Midlands Household Survey 2002, 93% of respondents in Herefordshire have neither numeracy nor a literacy deficiency. This compares favourably with the average for the region, which was 89%. *(Source: Herefordshire Economic Assessment 2005-20*

**Figure 31: Estimated Literacy Levels Locally, Regionally and Nationally**

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

*(Source: Basic Skills Agency 2001)*



## Deprivation

The Indices of Deprivation (ID) 2010 from CLG are used widely to identify areas of deprivation. Deprivation levels have been calculated by combining a number of indicators across seven domains into a single score and rank for each Super Output Area in England. The seven domains are income; employment; health and disability; education; skills and training; barriers to housing and services; living environment deprivation and crime.

When looking at the overall ID there are 8 LSOAs in Herefordshire within the 25% most deprived in England; five of the most deprived areas are in South Hereford, two in Leominster and one in Ross-on-Wye.. ‘Golden Post - Newton Farm’ was the most deprived area in the county – the only LSOA to be in the 10% most deprived nationally. (Source: CLG, 2010)

## Environment

Herefordshire contains a wealth of listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas. These add to the special built quality and environmental character of many areas of the County and their protection and enhancement is recognised as an important ingredient for economic and neighbourhood renewal. Figure 32 provides a breakdown of the numbers of such historic environments.

**Figure 32: Herefordshire’s Historic Environment**

Listed Buildings (Grades I, II & II*)	Registered Parks & Gardens	Scheduled Ancient Monuments	Conservation Areas
≈5,888	24	263	64

(Source: ≈English Heritage & Herefordshire Council)

Herefordshire is considered to be the West Midlands’ most rural county and boasts a quality of landscape that is nationally acclaimed. Herefordshire has two landscape areas of national significance, the Wye Valley Area of Outstanding Natural Beauty (AONB) in the south and Malvern Hills AONB in the east. Both are supported by management plans, which seek to conserve landscape character through various forms of land management. The UDP, through its policies, looks to complement the management plans, reconcile development needs and visitor pressure with the conservation of the AONB’s landscape and natural resources, and restore vulnerable and degraded landscapes when opportunities arise.

The UDP policies have been informed by a systematic assessment of landscape character, rather than reliance on local designations to give added protection to important areas of landscape not covered by national

designations. Policies ensure that development proposals throughout the County will need to clearly demonstrate that their design and layout incorporate opportunities to conserve, restore and enhance distinctive landscape character and, where necessary and appropriate, any prominent landscape features. Proposals must also pursue environmental and maintenance arrangements to ensure environmental benefits are maintained over time.

Herefordshire is host to many important habitats and species. The importance of the nature conservation and geological resources is reflected in the number and variety of international, national and local designated sites. Figure 33 identifies the types and numbers of such designations across Herefordshire. Sites of Importance for Nature Conservation (SINCs) continue to be represented and have the same level of protection as Special Wildlife Sites (SWSs).

**Figure 33: Conservation Designations in Herefordshire**

Special Areas of Conservation (SACs)	Sites of Special Scientific Interest (SSSIs)	National Nature Reserves (NNRs)	Special Wildlife Sites (SWSs)	Sites of Importance for Nature Conservation (SINCs)	Local Nature Reserves (LNRs)	Regionally Important Geological Sites (RIGS)
4	77	3	709	56	7	117

*(Source: Herefordshire Council Biological Records Centre, Earth Heritage Trust)*

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

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

The Council is also striving to conserve geological diversity, known as geodiversity. It has supported the development of a Geodiversity Action Plan for Herefordshire by Herefordshire and Worcestershire Earth Heritage Trust,

which following consultation in 2007, was published in 2009. Funding was obtained from the Aggregates Levy Sustainability Fund (administered by Natural England) to carry out an audit of geodiversity sites in Herefordshire in 2007-8 and this is still currently underway.

## **Appendix 3: Herefordshire Five Year Housing Land Supply April 2011**

### **Introduction**

Similar to the previous AMR, this year's five year land supply assessment has been undertaken through the production of the Council's Strategic Housing Land Availability Assessment (SHLAA) which will be published shortly. Under the provisions of PPS3 the Council is required to demonstrate it has a five year supply of readily deliverable sites for new housing provision. The National Planning Policy Framework (NPPF) is still in draft form and when it becomes available it will provide clarity on how future 5 year land supply is calculated.

In last year's five year land supply, the Council used the dwelling requirements for Herefordshire of 11,400 based on the Adopted West Midlands Regional Spatial Strategy (RSS) 2008 projected from 2006 to 2026. However, the RSS is to be abolished via the provisions set out in the Localism Act which was granted Royal Assent in December 2011 but until the Act comes into force, the RSS remains in place as part of the Development Plan for Herefordshire. Therefore the five year land supply will be compared against the RSS until it is finally abolished. In March 2010 a letter from Government Office for the West Midlands (GOWM) (see below) advised councils to use the latest adopted development plan figures for calculating 5 year supply.

The Council's Core Strategy continues to progress towards adoption and its housing figures have been revised to reflect more locally derived housing numbers. The Core Strategy has recently completed a Revised Preferred Options consultation in Autumn 2011 with a new plan period now running from 2011 to 2031 rather than up to 2026. This is to meet the requirements of PPS3 in ensuring continuous delivery of housing for at least 15 years from the date of adoption.

In accordance with paragraph 54 of PPS3 all sites identified within the 5 year supply must be available for development, situated in a suitable location and achievable within 5 years.

- Be available – sites include those that are already in the planning system and have gained planning permission, thereby the site is currently available for development.
- Be suitable – the schedule of sites includes permissions that have been granted within the county, thereby being within a suitable location to contribute to the creation of sustainable communities.
- Be achievable - the schedule of sites includes those that are already in the planning system with planning permission, thereby the list of sites only includes those that are achievable within 5 years.

Therefore, the Council's housing land supply consists of:

- Sites that have planning permission and are not started
- Sites under construction
- Unitary Development Plan (UDP) allocated sites without a planning permission

SHLAA sites are not included within the five year supply as these sites have not been assessed against planning policy and may/may not be suitable when assessed against current or emerging policy.

Deliverable sites

#### Under construction

As at 2011, 392 dwellings were under construction with 118 expected to be built in 2011/12, 136 in 2012/13 and the remaining 138 dwellings delivered in 2013/14 as shown in figure 35

#### UDP allocations

Those UDP housing allocations without planning permissions have been reviewed through the SHLAA process and included as deliverable sites where appropriate. Remaining UDP sites have the potential to deliver 664 dwellings over the next 5 years. This is demonstrated in figure 36.

#### Planning Permissions

The SHLAA has identified current planning permissions that have a reasonable prospect of delivering housing within the next 5 years and net yield figures have been used. A lapse rate of 5% and a superseded rate of 8% has been applied with a build out rate slowly rising towards the end of the 5 year period. A sample of applicants were contacted again this year to obtain information on deliverability to ensure accurate information has been included and it would appear that not all those contacted are confident that they can deliver within 5 years. It can only be assumed that where the life of planning permissions are coming to an end there would likely be a reapplication to renew it and this is based on past trends particularly on the larger sites. All sites with planning permissions are summarised in figure 34 below.

**Figure 34. Assumed delivery of sites with planning permission not yet commenced by location 2011-2016**

Planning permissions at 1st April 2011 by location	2011/12	2012/13	2013/14	2014/15	2015/16	Gross Total <sup>5</sup> 2011/16	Net Total <sup>6</sup> 2011/16	Total <sup>7</sup> after 5% Lapse & 8% Superseded rate deducted
Hereford	68	96	96	97	127	565	554	484
Bromyard	4	4	4	4	5	25	24	21
Kington	1	1	2	2	2	9	9	8
Ledbury	2	3	9	8	7	36	33	29
Leominster	29	100	100	114	115	530	524	458
Ross-on-Wye	32	32	33	34	35	197	190	166
Rural Areas	72	54	38	90	108	465	414	362
<b>Total</b>	<b>208</b>	<b>290</b>	<b>282</b>	<b>349</b>	<b>399</b>	<b>1,827</b>	<b>1,748</b>	<b>1,528</b>

<sup>5</sup> Gross total represents overall increase in housing stock

<sup>6</sup> Net total represents overall increase in housing stock taking into account new dwellings plus gains and losses through change of use and conversions and demolitions

<sup>7</sup> A 5% lapse rate and an 8% superseded rate represents past trends

**Figure 35. Potential number of dwellings that could be completed on deliverable sites 2011-2016**

Summary of deliverable sites 2011-2016	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2011/16
Sites under construction	118	136	138			392
Sites with permission not yet commenced	208	290	282	349	399	1,528
UDP allocations without planning permission		90	160	184	230	664
<b>Total<sup>8</sup></b>	<b>326</b>	<b>516</b>	<b>580</b>	<b>533</b>	<b>629</b>	<b>2,584</b>

<sup>8</sup> Including a 5% lapse rate and an 8% superseded rate

**Figure 36. Deliverable sites by location 2011-2016**

Location	Sites with Planning Permission	Allocations	Sites under construction	Total
Hereford	484	319	142	945
Bromyard	21	127	8	156
Kington	8	0	5	13
Ledbury	29	0	7	36
Leominster	458	44	43	545
Ross-on-Wye	166	93	33	292
Rural Areas	362	81	154	597
Total	1,528	664	392	2,584

**Five year land supply**

The letter from GOWM is the most up to date advice for calculating the 5 year supply as far as the RSS is concerned. The letter advises councils to revert back to the housing figures in the adopted RSS January 2008 for the 5 year land supply assessment. As the RSS time period only extends to 2021, the same rate of provision for 2011-2021 has been continued up to 2031 (see figure 37). Taking the adopted RSS figures, Herefordshire is expected to deliver 11,200 additional net dwellings between 2011 and 2031. The preparation of the LDF for Herefordshire will enable a review of housing targets to be undertaken.



**Figure 37. Adopted RSS housing rate provision (projected)**

Adopted RSS 2008 housing rate provision			
	Housing rate provision		Total
RSS time period for housing provision	2011 to 2021	2021 to 2031	X
Number of years	10 years	10 years	20 years
Average annual rate of provision	600	600	X
Total	6,000	6,000	12,000
Demolition assumptions at 40 dwellings per annum	400	400	800
Total dwellings required with demolitions deducted 2011-2031 <sup>9</sup>	5,600	5,600	11,200 (Net)

<sup>9</sup> Based on RSS 2008 net requirement of 560 dwellings per annum projected

**Figure 38. 5 Year Supply based on Adopted RSS 2008**

RSS Provision Requirement	Dwellings	Average dwellings per annum
RSS 2011 - 2031 requirement for Herefordshire	11,200	560
Net additions to stock, 2011 to 2012		
Residual requirement for 2011 to 2031	11,200	560
RSS 2011 - 2021 requires 560 pa to be built. No. of dwellings required for the period 2011-2016	2,800	560
Total deliverable capacity on sites, 2011-2016	2,584	517

5 year supply on deliverable sites = 2,584

Therefore to meet the RSS figure of delivering 11,200 houses between 2011 and 2031 there is a requirement to provide on average 560 dwellings per annum. Shortfall on requirement is 216 dwellings. There is potential for delivery of 4.6 years of the 5 year supply requirements to be met.



GOVERNMENT OFFICE  
FOR THE WEST MIDLANDS

Mr Craig Jordan  
Development Executive  
Lichfield District Council  
District Council House  
Frog Lane  
Lichfield  
WS13 6YZ

Sustainable Futures  
5 St Philip's Place  
Colmore Row  
Birmingham  
B3 2PW

Your Ref: DP/1/2/4

Direct Line: 0121 352 5285

[ianr.smith@gowm.gsi.gov.uk](mailto:ianr.smith@gowm.gsi.gov.uk)

Our Ref:

Date: 16 March 2010

Dear Craig

**WM RSS Phase 2 Revision – Development Control and Plan Preparation**

Thank you for your letter of 3 March seeking advice on the weight to be given to the adopted RSS, the Preferred Option, and the Panel Report.

As you now know the Proposed Changes will be published in July, and that forms the next statutory stage in the RSS process. Once published we will expect authorities to give the Proposed Changes considerable weight when preparing Development Plan Documents.

Since the publication in December 2007 we have expected authorities to give weight to the Preferred Option, and Core Strategies in preparation are reflecting that position.

The Panel Report is the result of a thorough examination of evidence and representations and is being considered by the Secretary of State as he prepares the Proposed Changes. The SoS is not obliged to accept the recommendations in the Panel Report, some of which are very detailed and may be more appropriately considered at the local level. In preparing Core Strategies authorities should always consider how flexible they are in relation to potential future changes. The recommendations in the Panel Report could be one consideration in the assessment of flexibility.

Turning to the 5 year housing land supply, the latest adopted development plan should be the starting point for this assessment, in your case the adopted RSS although clearly that does not provide district level figures in Shire County areas. The CLG Advice (on the Planning Inspectorate website) indicates the best available

estimate should be made under such circumstances. As the RSS Preferred Option provides figures at district level it would seem appropriate to use those to apportion the adopted RSS County figure (the Annex illustrates this approach). This is the absolute minimum test for a 5 year supply.

However, once the RSS is adopted higher figures may be applicable. To ensure you are prepared for that we would also expect you to consider your position against the Preferred Option. Where that assessment indicates potential problems in demonstrating a 5 year supply we would expect you to take appropriate action.

Your final question sought advice on site specific recommendations in the Panel Report. The SoS is still considering the Panel Report, but in general we would not expect an RSS to be site specific, such decisions should generally be taken at the local level.

I hope that helps you to proceed. I am copying this letter to all planning authorities as others may be interested.

If it would help to discuss any points please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ian Smith', written in a cursive style.

**Ian Smith**  
**Head of Planning & Housing**



GOVERNMENT OFFICE  
FOR THE WEST MIDLANDS

Annex

**Typical calculation of minimum 5 year requirement – Lichfield District**

For Staffordshire, adopted RSS gross rate of provision 2011-2021 = 1600

Deduct demolition assumption, 110, produces net requirement of 1490/annum

From Preferred Option RSS, Lichfield District = 8,000, Staffordshire = 54,900

Lichfield proportion of Staffordshire =  $8,000/54,900 = 0.146$

Applying this proportion to the adopted RSS =  $0.146 \times 1490 = 217/\text{annum}$

Clearly this is only an example of the approach and similar calculations would need to be completed if figures for 2007-2011 are required.

16 March 2010

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1 April 2010 - 31 March 2011

Appendix 4 Breakdown of reduction in Planning Obligation payments in the reporting period by Ward, Parish and Community Infrastructure Type									
WARD	PARISH	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	2% MONITORING	TOTAL
Central	Hereford City	£10,320.00	£15,007.00	£1,158.00	£2,454.00	£723.00	£0.00	£593.00	£30,255.00
									£30,255.00

Appendix 5 Breakdown of Planning Obligations agreed in the reporting period by Parish and Community Infrastructure Type									
WARD	PARISH	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	2% MONITORING	TOTAL
Castle	Kinnersley	£0.00	£5,427.00	£898.00	£0.00	£1,038.00	£0.00	£147.26	£7,510.26
Central	Hereford City	£14,650.00	£17,070.00	£6,851.00	£7,552.00	£1,920.00	£0.00	£960.66	£49,003.66
Frome	Bishops Frome	£2,000.00	£21,000.00	£20,000.00	£0.00	£0.00	£0.00	£0.00	£43,000.00
Hampton Court	Bodenham	£0.00	£0.00	£0.00	£0.00	£0.00	Affordable	£0.00	£0.00
Hollington	Little Dewchurch	£19,660.00	£24,763.00	£1,584.00	£3,360.00	£1,601.00	£0.00	£1,020.00	£51,988.00
Hope End	Colwall	£57,039.00	£68,956.00	£39,267.00	£12,152.00	£5,500.00	Community Use of the Premises and Facilities	£1,180.00	£184,094.00
	Cradley	£0.00	£0.00	£2,262.00	£0.00	£532.00	£0.00	£59.48	£2,853.48
Leominster South	Leominster	£5,163.00	£7,364.00	£1,645.00	£3,472.00	£1,862.00	£0.00	£390.00	£19,896.00
Mortimer	Leintwardine	£0.00	£0.00	£10,000.00	£0.00	£0.00	Affordable	£0.00	£10,000.00
St Nicholas	Hereford City	£30,195.00	£49,000.00	£25,397.00	£0.00	£2,548.00	£0.00	£2,142.80	£109,282.80
Stoney Street	Madley	£7,740.00	£14,700.00	£951.00	£0.00	£594.00	£0.00	£479.70	£24,464.70
Tupsley	Hereford City	£2,930.00	£0.00	£386.00	£0.00	£0.00	£0.00	£66.32	£3,382.32
Three Elms	Hereford City	£0.00	£0.00	£0.00	£0.00	£0.00	Affordable	£0.00	£0.00
		£139,377.00	£208,280.00	£109,241.00	£26,536.00	£15,595.00	£0.00	£6,446.22	£505,475.22