

Shaping our Place 2026

Local Development Framework

# Annual Monitoring Report 2009/2010

February 2011





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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 2009 to 31<sup>st</sup> March 2010. Figure 1 below shows the overall 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					
		09/10	08/09	07/08	06/07	05/06	04/05
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 Spatial Strategy (RSS)	☹	☹	☺	☺	☺	☹
H(2)	To provide the re-use of previously developed land and buildings for housing purposes, in preference to the use of Greenfield land	☺	☺	☺	☺	☺	☺
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	☺	☺	☺	☺	☺	☺

UDP Objective	Description	Progress towards the relevant policies					
		09/10	08/09	07/08	06/07	05/06	04/05
	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	☹	☺	☺	☹	☹	New Indicator – no data for 04/05
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	☺	☹	☹	☹	☹	☹
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	☺	☺	☺	☺	☺	☺

UDP Objective	Description	Progress towards the relevant policies					
		09/10	08/09	07/08	06/07	05/06	04/05
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. Each AMR must be submitted to the Secretary of State no later than the following 31<sup>st</sup> December.
- 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 2010 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 Mid-2010 to incorporate new issues arising from a change in National Government administration and is expected to be reviewed again in 2011.
- 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 January 2009.
- 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, 2009/2010.

#### **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, most critically, the "Place Shaping Paper" was subject to an extensive consultation in January, February and March 2010. The Place Shaping Paper was a composite document comprising the Preferred Options for some issues (such as development of Leominster and Kington) along with a carefully selected range of options for Hereford, Bromyard, Ledbury, Ross and Rural Areas. It effectively formed the Issues and Options stage of the consultation for the subsequent detailed DPDs for Hereford and for the Market Towns and Rural Areas. The consultation achieved very high levels of response and overall support for the direction of travel.

#### **Hereford Area Plan**

- 2.4 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**

- 2.5 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.

#### **Summary of progress**

- 2.6 Figure 2 below summarises the achievement against the timetable in the Local Development Scheme of January 2009. None of the documents missed a statutory milestone within the year to March 2010 although, as is noted below, further delays have occurred since then, and a new LDS was agreed by the Secretary of State in June 2010 (i.e. outside the period of this AMR) with further changes to the timetable. The most significant feature is that the "Place Shaping Paper" consultation took place in January, February

and March 2010 i.e. within the study year but around 6 months later than originally planned. The 2010 LDS included 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.

**Figure 2: Local Development Scheme 2009 Achievements**

<b>Key:</b>	
☺ = LDS timetable statutory target achieved	
☹ = LDS timetable statutory target missed	
☺ = LDS timetable target achievement uncertain	
<b>Document</b>	<b>2009/2010</b>
Core Strategy	☺
Hereford Area Action Plan DPD	☺
Market Towns and Rural Areas DPD	☺

**Further Work**

2.7 The LDS was reviewed and replaced in mid-2010 to take account of new issues including the anticipated demise of the Regional Strategy. In fact the reforms of the plan-making system proposed by the Localities Bill are so fundamental that a re-appraisal of the whole LDS will be required again during 2011 to take account of the new ways of plan-making promoted by the new Bill. It is now anticipated that the Core Strategy will not move towards submission until sometime in 2012 in order to take account of the revisions to the planning system which are expected in 2011.

## 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;

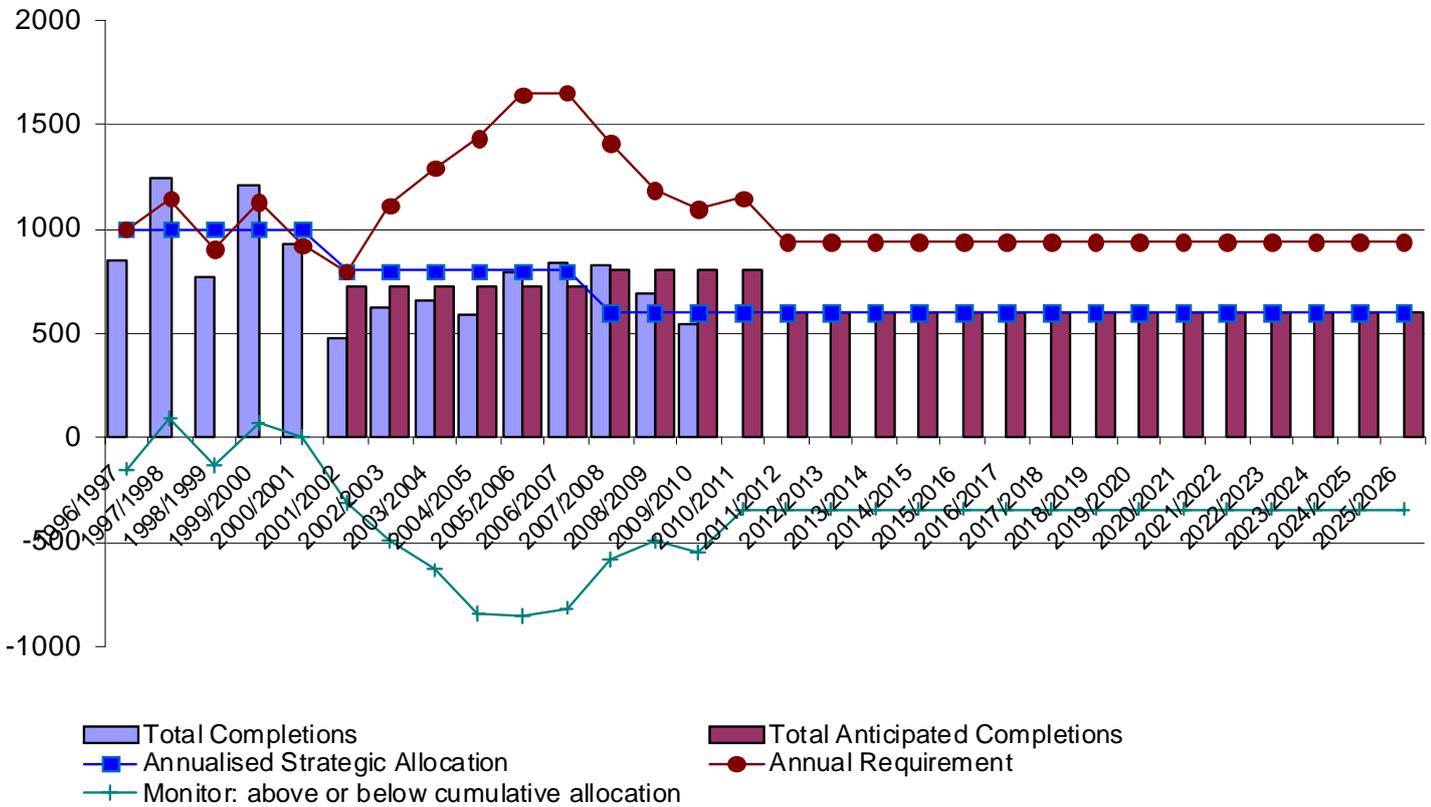
- Net additional dwellings since the start of the UDP period (1996)
- net additional dwellings for the current year
- projected net additional dwellings over a 10 year period
- the annual net additional dwelling requirement
- annual average number of net additional dwellings needed to meet overall housing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

3.4 Figure 3 shows the housing trajectory as at the beginning of April 2010. It shows the actual housing completions that have taken place during the UDP period between beginning of April 1996 and end of March 2010. The graph also shows the annualised strategic allocation up to 2023. 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. This will be the last year the trajectory will reflect the UDP targets. It had been intended that from this year the AMR housing trajectory would reflect the Herefordshire Local Development Framework (LDF) which would have been developed within the context set by the housing requirements contained within Phase 2 of the RSS revision. However, the new coalition government have signalled their intention to abolish RSS. Therefore, 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)).

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. This

is below the anticipated completion target of 808. This shortfall is not unexpected due to the current economic climate.

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



(Source: Herefordshire Council 2010)

**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). In addition there is a national target to achieve 60% of new housing on previously developed land (PPS3).

**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 this year's housing completions, indicating those on previously developed land. It shows that the proportion of new dwellings built on previously developed land is higher (67%) than that required by national targets (60% of new housing on previously developed land).

**Figure 4: Housing Completions**

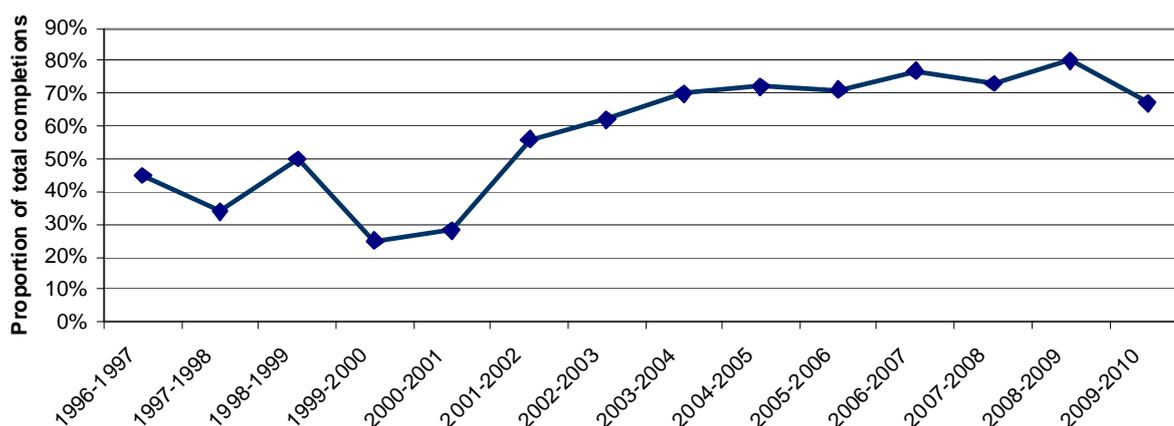
	Actual completions 08-09	Proportion of Total 08-09	Actual completions 09-10	Proportion of Total 09-10
Former Residential	203	30%	155	28%
Former Employment	22	3%	29	5%
Other Brownfield	325	47%	184	34%
<b>Total Brownfield</b>	<b>550</b>	<b>80%</b>	<b>368</b>	<b>67%</b>
<i>Greenfield</i>	139	20%	179	33%
<b>Total Completions</b>	<b>689</b>	<b>100%</b>	<b>547</b>	<b>100%</b>

(Source: Herefordshire Council Housing Land monitoring 2010)

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 (1996-2010)**



(Source: Housing Land monitoring 2010)

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 since 2002-3. In addition to the completions, there were 3331 commitments as at April 2010, 1974 of which are on previously developed land (59%).

### 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 50% is an increase on the previous year (41%). In respect of the target set in policy H15, there were 188 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 34 per hectare, thus meaning that the UDP target is being achieved.

**Figure 6: Density of Completions**

	2007-08		2008-09		2009-10	
	Number	Proportion of Total	Number	Proportion of Total	Number	Proportion of Total
Less than 30 dwellings /ha	312	44%	292	41%	<b>273</b>	<b>50%</b>
30-50 dwellings /ha	200	28%	185	26%	<b>115</b>	<b>21%</b>
Over 50 dwellings /ha	201	28%	235	33%	<b>159</b>	<b>29%</b>
<b>Total</b>	713	100%	712	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 2009/2010 affordable housing completions broken down into social rented and intermediate housing, the 185 completions for the year represents a reduction over the previous year (208). Between 1996 and 2009/10, 1615 affordable homes were completed at an average of 115 dwellings per annum. Although this is less than 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.

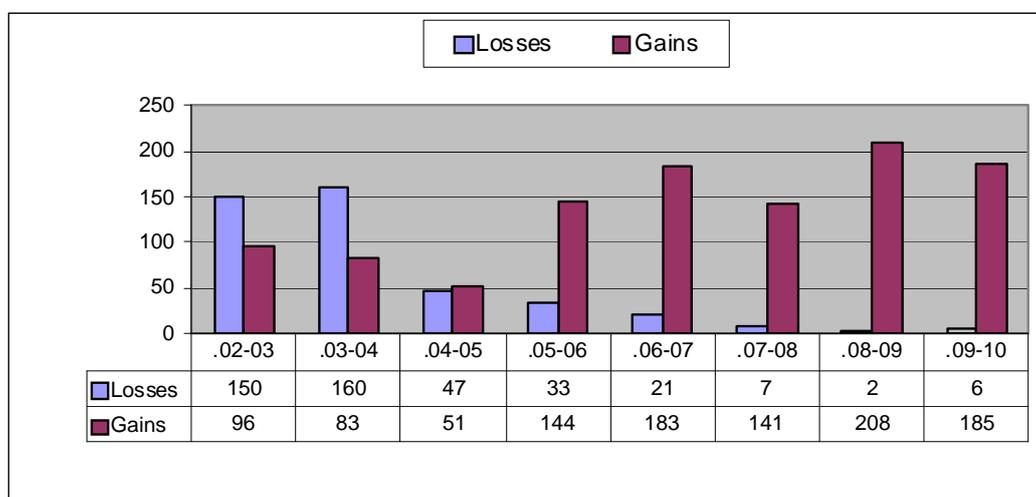
**Figure 7: Affordable Housing Completions 2009/2010**

	<b>Number</b>
Social Rented	119
Intermediate	66
<b>Total</b>	<b>185</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 the 424 affordable homes have been lost during this period. Only 4 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 2002-2010**



(Source: Housing Strategy Statistical Appendix 2003/04, HFR 2002/03, Strategic Housing Finance Officer 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 are 1% lower than the target, with slightly higher proportions being completed in the rural area. The Plan proposes a target of 12,200 dwellings (gross) up to 2011. Figure 9 shows

that as at April 2009, 10,962 completions were achieved, equating to 90% of the total requirement.

**Figure 9: Completions (1996-2010) based on the UDP Settlement Strategy**

Location	Actual Completions 1996-2009	Percentage of Total Completions	1996-2011 UDP Target (Policy S3)
<b>Hereford City</b>	<b>3073</b>	<b>28%</b>	----
Leominster	675	6%	----
Ross-on-Wye	678	6%	----
Ledbury	1042	10%	----
Bromyard	442	4%	----
Kington	220	2%	----
<b>Market Towns Total</b>	<b>3057</b>	<b>28%</b>	----
<b>Combined Hereford City &amp; Market Town</b>	<b>6130</b>	<b>56%</b>	<b>57%</b>
<b>Main Villages Total</b>	<b>2935</b>	<b>27%</b>	<b>26%</b>
Smaller Settlements	572	5%	----
Other Rural Areas	1325	12%	----
<b>Combined Smaller Settlements &amp; Rural Areas</b>	<b>1897</b>	<b>17%</b>	<b>17%</b>
<b>County Total</b>	<b>10962</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.
- 3.26 However, Local Planning Authorities are now required by Central Government to produce a Gypsy and Traveller Accommodation Assessment (GTAA). The resulting need is then to be set out in the emerging Local Development Framework and monitored within the AMR.
- 3.27 A GTAA has been completed for Herefordshire<sup>1</sup> 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 and a further 26 from 2012 – 2017. In the last two years 15 pitches have been identified with a resultant need for 68 pitches by 2012.

<sup>1</sup> GTAA available on Herefordshire Council website <http://www.herefordshire.gov.uk/housing/planning/35118.asp>

3.28 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: Current Local Authority Sites**

Site	Pitches (occupied)		Comments
	Res	Transit	
Romany Close, Grafton	9 (6)	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 (0)	0	

(Source: Herefordshire Council Local Authority site vacancies - updated October 2010)

3.29 For this reporting year, April 2009 – March 2010, there has been the following formal Gypsy or Traveller applications approved.

Address	Pitch number	Date Approved
Pool Head Orchard, Chapel Lane, Bodenham, HR1 3HP	1	12 <sup>th</sup> November 2009 – through Appeal <sup>2</sup>

3.30 However, there have been enforcement reports on six sites that have been identified as Gypsy or Traveller sites in excess of 10 years and are therefore considered tolerated and immune from enforcement action. These sites are:

Site Address	Number of pitches
Pridewood Farm, Ashperton	4
Lower House Farm, Bishop's Frome	2
Pudgies Farm, Kings Pyon	5

(Source – Gypsy and Traveller Enforcement report 2010)

3.31 Following these figures the pitch need is now 56 pitches by 2012. As part of the forthcoming Core Strategy, Herefordshire Council will outline a criterion based policy stipulating conditions where the development of gypsy and traveller pitches will be appropriate. Herefordshire Council are also undertaking a “Call for Sites” to identify available parcels of land that may be suitable for locations for Gypsy and Traveller accommodation.

3.32 The subsequent Hereford Area Plan and The Market Towns and Rural Areas Plan will identify sites to meet the remaining need.

### 3.33 Housing Quality

The monitoring for housing quality building for life assessment indicator will be developed through the Local Development Framework. In the meantime this Authority will investigate ways of monitoring Housing Quality for subsequent AMRs depending to some extent upon the availability of resources.

<sup>2</sup> Planning appeal reference APP/W1850/A/09/2099462

3.34 Shortfalls in Housing Information

There are various improvements that have been made to develop the efficiency of data collection, thereby progress the assessment of development plan policies.

3.35 Conclusion

The level of housing completions for 2009-10 were not sufficient to suggest that the UDP housing target will be achieved by April 2011, although the level of residential permissions and allocations available in the County would enable the target to be met. The current downturn in the housing market may well have an impact on the housing trajectory in future years. Levels of housing completions on PDL continue to exceed 60%. In respect of affordable housing in the County the number of completions remains below the rate necessary to achieve the UDP target, which at least in part is due, to the overall decline in housebuilding.

## 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 2009-2010, and also provides a breakdown by use class type. The total area of employment land completions in Herefordshire in this reporting period is 23,200.1 sq m on sites totalling 19.26 ha.

**Figure 11: Employment Completions 2009-2010 by Type / sq m**

	B1	B2	B8	Mixed employment sites	TOTAL
<b>Floorspace (sqm) of Completions 2009-2010</b>	3459.1	3912.5	11068.0	4760.5	23200.1

- 4.5 The total area of employment land development represents a new method of portraying employment completions. In previous monitoring periods, employment figures were calculated using by totalling the site area's (measured in hectares) for each development. 2009/2010 experienced an increase in the number hectares of employment completions than in previous years. However, a high proportion of these developments were small

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

extensions to existing premises on large employment sites. Using the previous method would indicate an increase in employment development. However, the total floorspace completed during the monitoring period decreased from the previous year by approximately 12,000 sq m.

### Employment land supply by type

- 4.6 Herefordshire Council has allocated approximately 110ha of land for employment uses while at the end of the monitoring period, a further 40.21 ha of employment land was either under construction or benefited from unimplemented planning permission, either full or outline. Accordingly there is a sufficient level of committed employment land to ensure the successful achievement of S4 Employment (1).
- 4.7 Of the land currently under construction or benefiting from unimplemented planning permission, the following breakdown can be provided.

Use Class	Development Size / ha
B1	5.41
B2	11.60
B8	0.24
B1 and B2	1.56
B1 and B8	6.79
B2 and B8	0.30
B1, B2 and B8	14.31

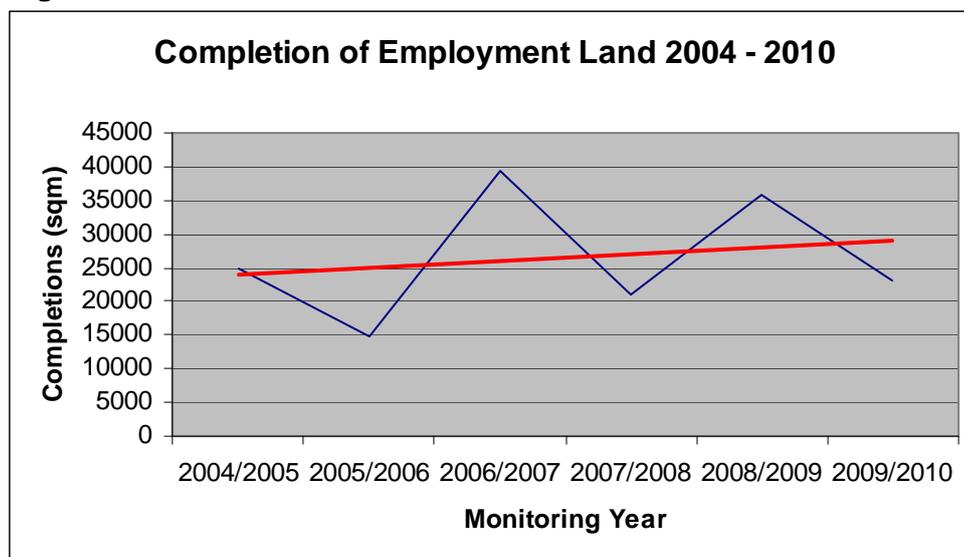
- 4.8 The table above, in conjunction with figure 11, demonstrates that within Herefordshire a broad spectrum of employment land uses are either committed or developed. This ensures a robust economic base and reduces an overreliance on a single employment sector.
- 4.9 Local Indicators E(1): The following 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 2010;
  - (ii) Geographical distribution of employment land completions.

### Employment completions 2004 to 2010

- 4.10 Figure 12 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 increasing amount of completions for employment generating land uses.

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

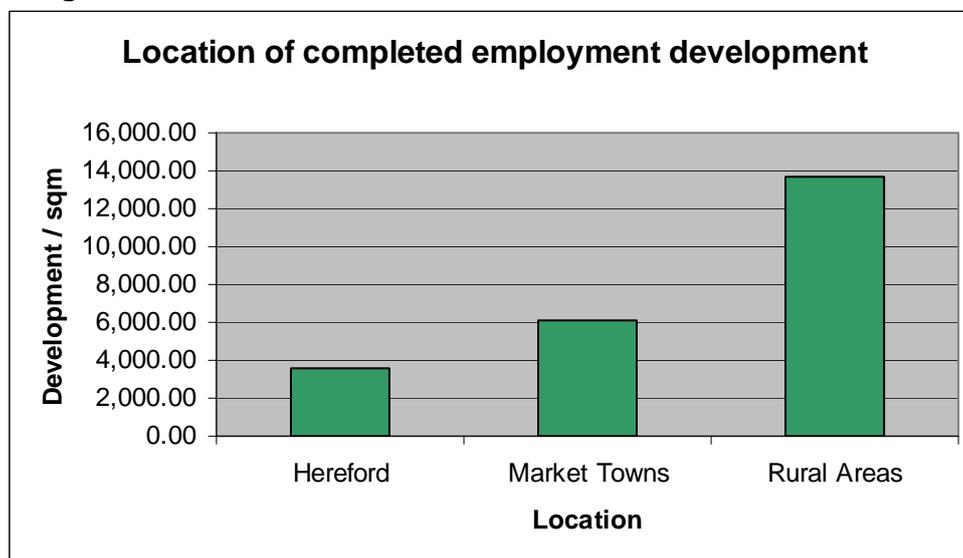
Figure 12



### Geographical distribution

4.11 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.

Figure 13



4.12 The above graph indicates a predominance of employment development in rural areas. However, 55% of the development in rural areas was as a result of a single B8 – storage completion. The site was within a defined employment location, adjacent to the existing infrastructure network and situated 4km north of Hereford. Other employment development is being delivered across Herefordshire; contributing 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>

## **Objective E(2)**

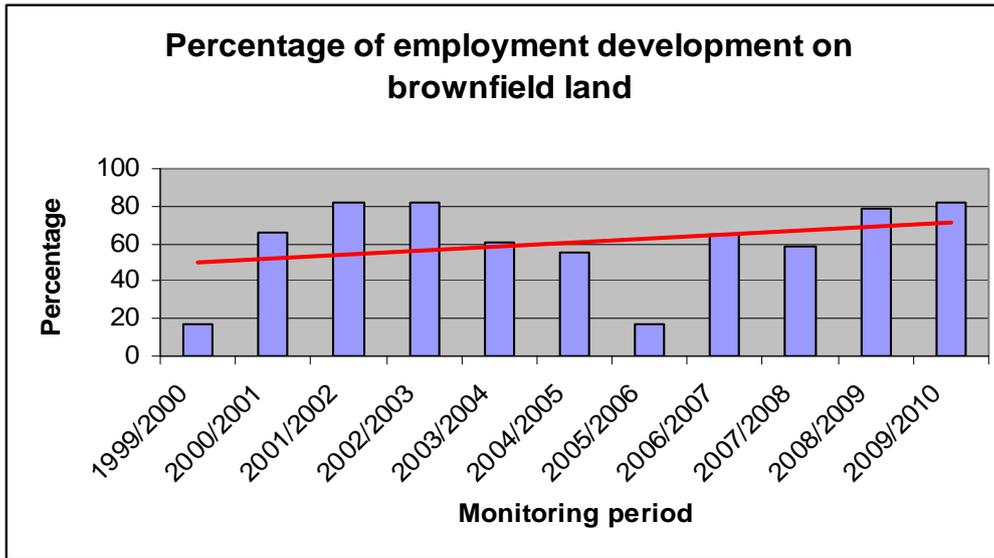
To encourage the use of previously developed land for employment purposes in preference to greenfield land.

- 4.13 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
- 4.14 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.
- 4.15 Core Indicator E(2): The percentage of land developed for employment use by type, which is on previously developed land.
- 4.16 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. 82.2% of all completed employment development during the last monitoring period was on previously developed land as highlighted in Figure 14.

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

**Figure 14**



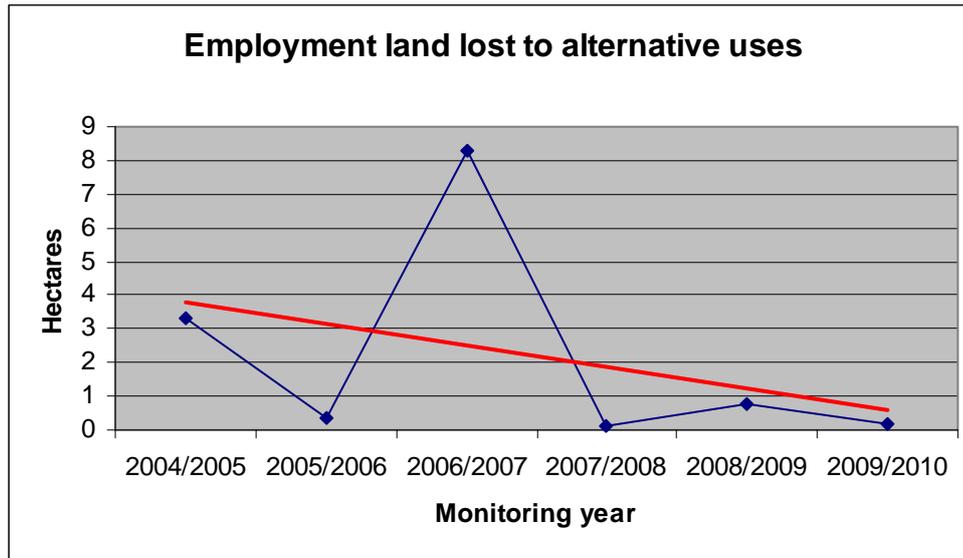
- 4.17 As demonstrated by the trend line in Figure 14, there has been an increasing level of employment development on previously developed land. This ensures that development pressures on greenfield land are minimised and the need for urban encroachment into the rural countryside is reduced.

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

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

- 4.18 UDP Policies relating to Objective E(3):  
S4 Employment  
E5 Safeguarding employment land and buildings
- 4.19 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.
- 4.20 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.
- 4.21 During the monitoring period 0.18ha of employment land was granted planning permission for alternative uses during the monitoring period. Approximately 0.15ha of employment land was lost to residential uses over 6 sites.

**Figure 15**



4.22 Figure 15 indicates the trend of a decreasing amount of employment land being granted planning permission for alternative uses.

### **Employment Conclusion**

4.23 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. Furthermore, a continual gradual increase in completions of B1, B2 and B8 land provides an array of employment opportunities which aids the successful delivery of social objectives of the UDP.

4.24 Employment land is being delivered in the most accessible and sustainable locations across Herefordshire. This ensures that disparities in employment opportunities across the County are reduced.

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

4.26 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.

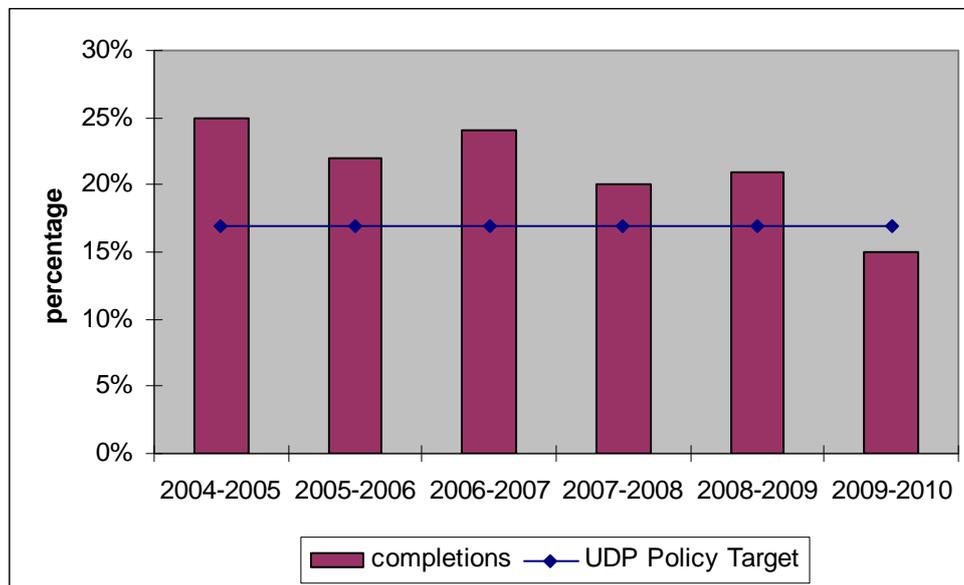
- 5.4 The UDP housing strategy is centred on the desire to provide new housing in the most sustainable areas of the County. The Plan's general housing policy S3 defines the strategic distribution of the additional housing in the County within the Plan period. A key feature is the determination of a hierarchy 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 policies 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 first 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

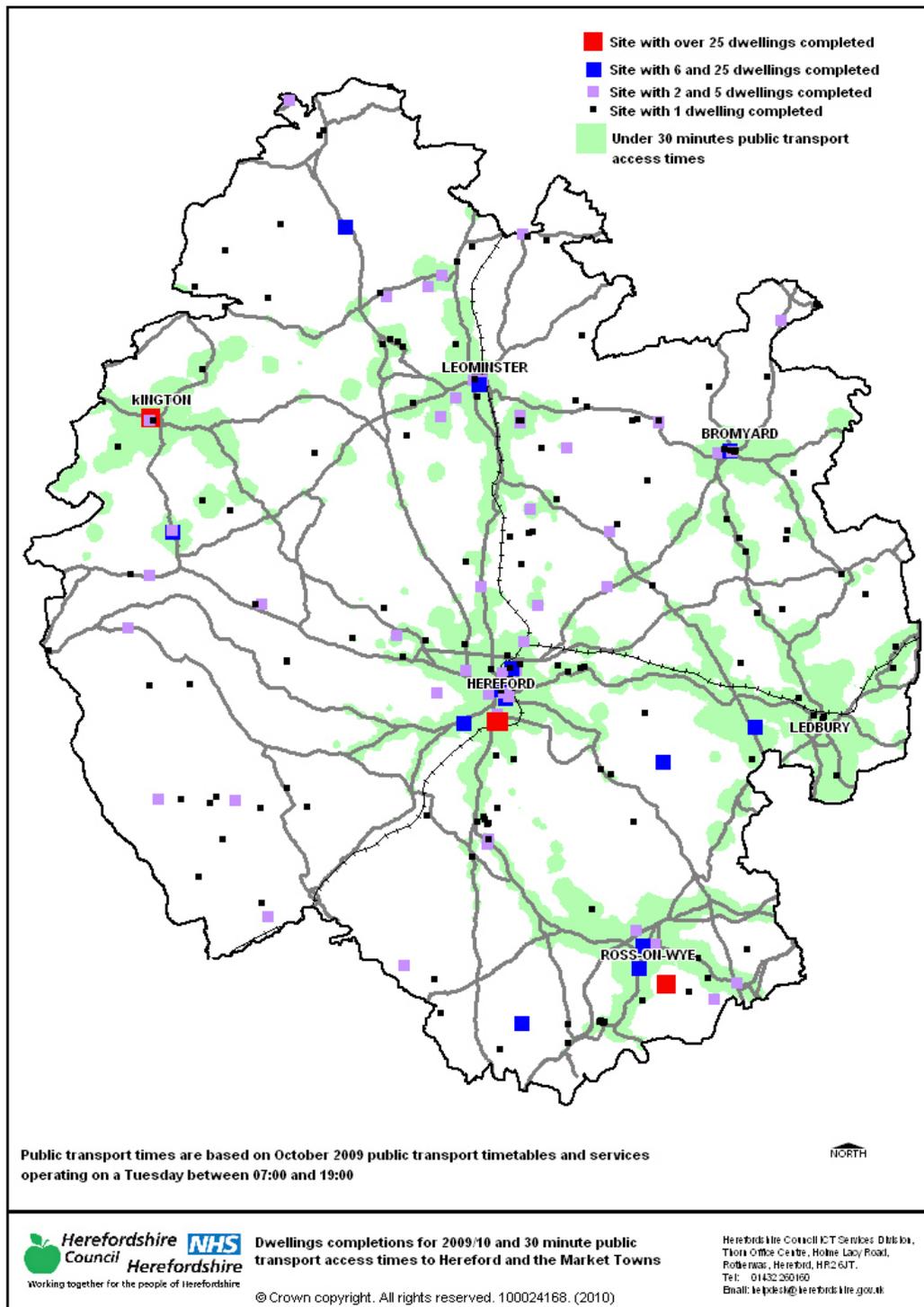
- 5.9 Bus passenger numbers in Hereford have been declining for a number of years and work is being undertaken to improve the quality and image of bus network in the county. However, rail use throughout the county has significantly increased by 38% between 2004/05 and 2008/09. Nevertheless,

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 LDF which will introduce smart targets and indicators. This in turn will reduce shortfalls in information and gaps in data.

**Figure 17: Dwelling Completions for 09/10 within 30 Minute Public Transport Time to Hereford and 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)

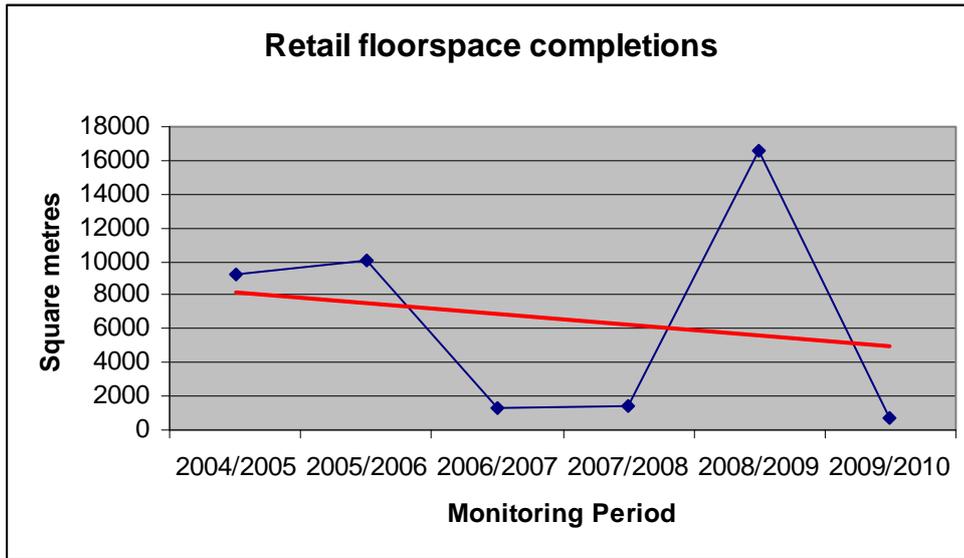
Although no specific targets are set out in the UDP, its policies are in line with National Policy guidance and support the Herefordshire Partnership's Economic Development Strategy. The Plan adopts a strategy to protect and enhance the vitality and viability and maintain the retail and general facilities 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 2009/2010 there were 767sqm of retail completions of which 96% were for comparison retail.

**Figure 18**



6.5 Figure 18 indicates that since 2004 there has been decreasing levels of retail floorspace completions and this monitoring period saw the lowest level of completed retail floorspace. While completions for 2009/2010 were low, at the end of the monitoring period there was a total of 14,365 sq m of retail floorspace commitments. This figure includes 2 sites totalling over 5,000 sq m of comparison floorspace in Hereford city centre and 3 sites each in excess of 1,200 sq m convenience and comparison floorspace in Ross-on-Wye.

6.6 Of the completed retail floorspace developments, approximately only 2% took place in an out of centre location. Retail commitments are also primarily located within commercial areas of Hereford and the market towns which accords to policy TCR1 of the Herefordshire UDP.

6.7 During this period a total of 690 sq m of retail floorspace was changed to alternative uses. The principal change of use of retail floorspace was to other A Use Classes<sup>1</sup> which is accordance with Herefordshire UDP policy S5 Town centres and retail.

6.6 Conclusion

This monitoring year has noted a downturn in completed retail developments. However, the majority of retail floorspace commitments during the year 2009/2010 are allocated to Hereford and Market Towns which is consistent with the aims of UDP policies.

<sup>1</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 took place during the previous monitoring round. There were twenty seven leisure completions. Full details are given in figure 19 below:

**Figure 19: Hotel and Leisure completions 2009/2010**

<b>Use Class</b>	<b>Planning Application No</b>	<b>Address</b>	<b>Description</b>
C1	SW2003/0590/F	Grafton Inn, Grafton, Hereford	Hotel comprising 38 bedrooms <sup>1</sup>
C1	DCCE2008/1723/F	Castle House, Hereford	A proposed roof top addition comprising a new structurally glazed area above an existing hotel restaurant to form a royal suite and terrace.
C1	DCSW2008/0282/F	Pilgrim Hotel, Much Birch	Erection of 4 no. single storey Hotel accommodation suites.
D2	DCSE2008/2421/F	Land 6 Acre at Forest Green, Walford, Nr Ross-on-Wye	Change of use from agricultural to equestrian.
D2	DCSE2009/0220/F	Land adjacent to Oak Tree Cottage, Whitchurch, Ross-on-Wye	Proposed horse arena, change of use from agricultural land.
D2	DCNE2009/0492/F	Chestnuts, Bishops Frome	Proposed American barn for stabling with capacity for hay, bedding, implement and general storage and change of use from agricultural to equestrian usage.
D2	DCNW2009/0560/F	Lilac Cottage, Birtley, Bucknell	40 metre x 20 metre all weather horse riding menage.
C1	DCNC2008/2723/F	Raddle Bank House, St Michaels, Tenbury Wells	Proposed change of use to Bed and Breakfast. (retrospective)
D1	DCCW2009/0491/F	Unit 7, Grandstand Business Centre, Faraday Road, Hereford	Change of use from B1/B8 to D1
D2	DCNC2009/0627/F	The Juggis Leysters, Leominster	Proposed menage and exercise area. (retrospective)

<sup>1</sup> Scheme completed during previous monitoring round

D2	DCSE2009/0549/F	Greenacres Stables, Lea	Change of use of land from agriculture to equestrian use, retention of menage and parking area (retrospective).
D2	DCSE2009/0478/F	Mallards Barn, Netherton	Fenced outdoor riding arena 20m x 40m, change of use of land.
D2	DCCW2009/0661/F	Field 9100 adjacent to Bramble, Munstone	Proposed new stables.
D2	DCNC2009/0740/F	Hill Top, Linley Green Road, Whitbourne	Proposed riding arena.
D2	DCNE2009/0848/F	Wisteria House, Old Church Road, Colwall	Erection of a wood built stable block, associated hardstanding and fencing.
D2	DCCW2009/0734/F	Lyde Arundel, Canon Pyon	Change of use of redundant barn to function room
D2	DCCW0009/1011/CD	Widemarsh Pavilion, Widemarsh Common, Off Grandstand Road, Hereford	External repair and internal refurbishment of outdoor sports changing pavilion (part retrospective)
D2	DCNE0009/1099/F	Unit 5a Industrial Estate, The Homend, Ledbury	Change of use to D2 indoor sports hall (Amateur boxing club)
D2	DCNE0009/1521/F	Blackway Farm, Eggleton, Ledbury	Construction of a riding arena
D2	DCNC2009/0806/F	Coveham Stables, Croft Lane, Bicton, Kingsland	Change of use of land and buildings at Coveham stables, Bicton from agricultural to equine.
D2	DCSW0009/1920/F	Little Green Farm, Preston-on-Wye	Outdoor riding arena.

D2	DCNE0009/1884/F	The Elms School, Colwall Green, Malvern	Repositioning of environmental centre on the site as part of approved scheme DCNE2008/1707/F - (Proposed theatre and environmental study centre, junior boarding house and replacement hockey pitch with all weather surface.)
D2	DCCW0009/1950/CD	Land to the rear of 102-140 Westfailing Street, Hereford	Replacement BMX track and re-instatement of existing track to parkland.
D2	DCNE0009/1077/F	The Farm, Moreton Jeffries	Proposed lakeside cabin for wildlife observation.
D2	DCCW0009/1738/F	Cuckoos Corner Campsite, Cuckoos Corner, Moreton-on-Lugg	Proposal to amend the siting arrangements for 14 mixed touring pitches (DCCW2007/0632/F) and 6 touring pitches (DCCW2007/1629/F) an increase in one pitch.
D2	DMSE/092528/F	Ellbrook House, Woodend Lane, Linton	Equestrian manege 40m x 20m for private use
D2	DMSW/092728/F	Rowlestone Court, Rowlestone, Pontrilas	Proposed building for visitor centre and walk in freezer associated with ice cream production.
D2	DMNW/091902/F	Weobley High School, Weobley	Proposed external netball court, protective fencing and 4 no. Polymer coated polyester canopies.
D2	DCNC0009/1957/F	Upper Nicholson Farm, Docklow, Leominster	Change of use of land to form touring caravan/camper (10 nos) & camping site (15 nos tents & vehicles) including installation of shower and toilet facilities.

D2	DMNE/092995/F	Mill House, Putley	Change of use of land from garden to campsite (2 no Yurts and 2 tent) pitches.
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7.6 Core Indicators RL (1)

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

There were three hotel and leisure completions 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 formally commenced work on its Playing Pitch Strategy, together with associated Action Plans for Playgrounds, Outdoor Sports and Amenity Space.

7.8 Herefordshire was split into nine geographical areas for the audit. 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.

7.10 Core Indicators RL(1)

- (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 the 2006 audit, Green Flag standards were incorporated into the methodology used by the auditors. The data is currently being scrutinised, although of the site appraisals analysed, 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**

7.11 The audit of open space, sport and recreation has allowed for better and more appropriate use of resources, and informed issues such as planning obligations and section 106 agreements. Development briefs, where appropriate can also take account of these findings and incorporate appropriate open space and facilities. The PPG17 audit also forms the basis of the emerging Playing Pitch Strategy which will provide evidence to support the preparation of the LDF.

## 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 Provision should be made in the West Midlands for the production of 162 million tonnes (mt) of sand and gravel and 93mt of crushed rock over the period 2001 to 2016. West Midlands Regional Aggregates Working Party (WMRAWP) policies require that appropriate provision should be made in the region for the supply of nationally and regionally significant minerals.
- 8.4 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 WMRAWP. Since then, the RSS and WMRA have been revoked and disbanded by the incoming Conservative government (subject to forthcoming legislation), leaving local authorities free to set their own figures. Although the future of RAWPs is uncertain, local authorities recognise the need to collaborate on strategic issues such as minerals provision. 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. For the time being Herefordshire has opted to maintain the WMRAWP's previously-recommended sub-regional apportionment as follows:  
Sand & Gravel: 2.8% of regional production (0.283mt pa for 2001-2016)  
Crushed Rock: 7.3% of regional production (0.424mt pa for 2001-2016)
- 8.5 The UDP figures for production are based on reserves of sand and gravel through until 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 WMRAWP. This information is:  
(a) requested annually (by calendar year)  
(b) in arrears (the most recent figures available are for production in 2008 and reported in this AMR)

- (c) provided on a confidential and voluntary basis. All returns are collected by MPAs and forwarded to the RAWP Secretary for agglomeration, in a way that protects commercial sensitivity, for subsequent publication in the RAWP annual reports (most recent report, 2008).

8.6 Core Indicators M(1)

- (i) Production of primary land won aggregates.

The West Midlands Regional Aggregates Working Party (WMRAWP) annual report 2008 reports that the latest sale figures for Herefordshire, (crushed rock figures combined with Worcestershire for confidentiality), are as follows:

- Sand and gravel sales of 177,000 tonnes per annum (about 62% of the annual apportionment)
- Crushed rock sales of 216,000 tonnes per annum (about 37% of the combined annual apportionment for Herefordshire and Worcestershire).

The 2009 WMRAWP survey is in progress and results of that report will hopefully be ready for next years AMR. Early indications suggest a significant drop in output/sales for 2009, of possibly over 40%. Uncertainty about development projects and public sector finances have caused serious nervousness in the industry. This brings into question the certainty which projects require for infrastructure materials supply. With very few quarries within Herefordshire and Worcestershire, marked changes can arise simply from a single site altering its operational profile, even when county figures are combined.

8.7 Local Indicator UDP policy M3

- (i) criteria for new aggregate mineral workings

This section has been added since the previous AMR to highlight new permissions received during the reporting period. One new permission was granted, to extend Wellington Quarry (Sand and Gravel) to the south offering an additional 1.46 million tonnes up to 2026.

8.8 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 2008 states that Herefordshire's primary aggregates reserves are as follows:

- |                 |  |
|-----------------|--|
| ▪ Sand & Gravel | 6.1 million tonnes                             |
| ▪ Crushed Rock  | 14.9 million tonnes (estimated revised figure) |
| ▪ Total         | 21 million tonnes (revised, estimated)         |

(Source: WMRAWP Annual Report 2008)

**Objective M(2)**

To encourage the use of secondary aggregates and recycling.

8.9 UDP Policies relating to Objective M(2)

S9 Minerals

M6 Secondary aggregates and recycling

8.10 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.

8.11 Core Indicators M(2)

- (i) Production of secondary/recycled aggregates.  
No applications were received in this period.

**Limitations in Minerals Information**

- 8.12 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 partnership working with the minerals industry through annual surveys. These fluctuate, and should be regarded as indicative at best

## 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 2009-10**

Address	Description	Wastes to be managed	Annual throughput capacity, (tonnes to nearest 1,000, unless states otherwise)
Kington	Household amenity waste 'bring site'	Various household wastes, segregated	4,000
Much Fawley Farm, Much Fawley	On-farm anaerobic digester	farm effluent, possibly imported food manufacturing waste, plus bio-energy crops	12,000
Hildersley Farm, Hildersley, Ross on Wye	On-farm anaerobic digester	imported farm wastes and bio-energy crops	10,000
Court Farm, Hampton Bishop, Hereford	On-farm anaerobic digester	farm effluent, possibly imported food manufacturing waste, plus bio-energy crops	10,000
Fir Tree Lane, Rotherwas, Hereford	Waste transfer station	Construction & demolition waste, non-	3,000

		ferrous metals, skip storage and wastes	
--	--	---	--

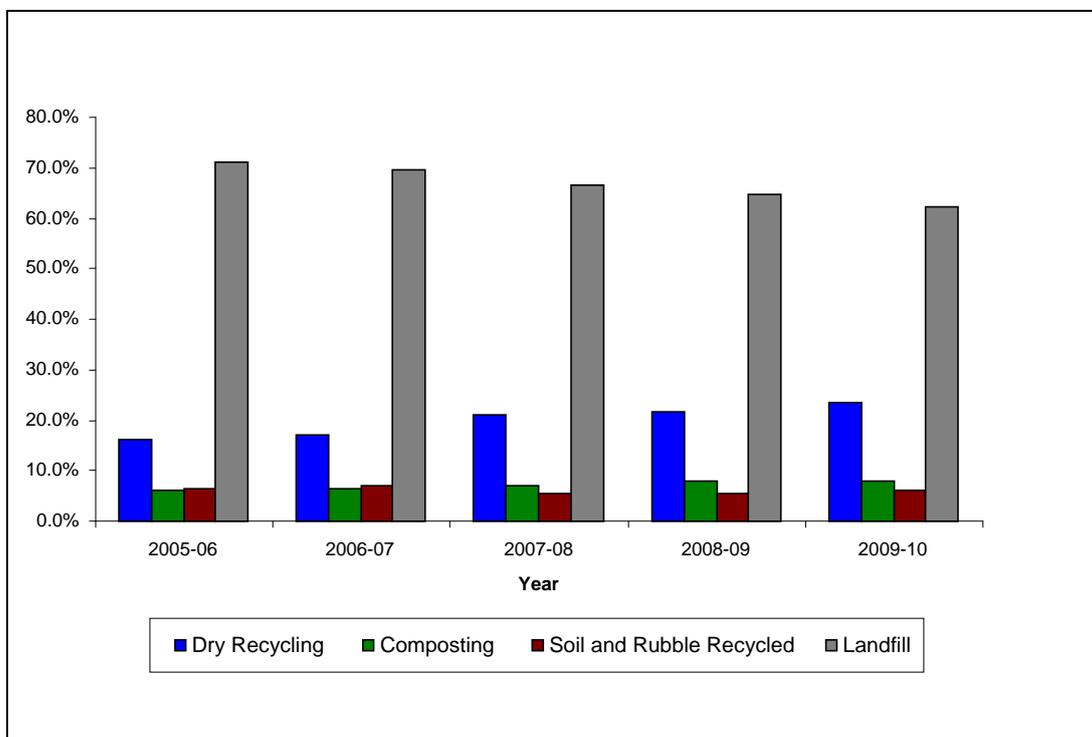
### Limitations in waste information

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 has created a database (the 'National Waste Interrogator') giving 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. On sites with an existing use there may not be a requirement for planning permission. 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 details available can only be regarded as indicative, 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.

### 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:

**Figure 21: Herefordshire Municipal Waste 2005-2010**



(Source: Herefordshire Council Waste Management Section)

- 9.7 Figure 21 represents the percentages of municipal waste, by waste management type in the county from April 2005 to March 2010. In previous AMR's household waste was represented. The shortfall in waste information as reported in last years AMR has been addressed and now reflects an overall picture of the recycling and landfill trends for the County. A new kerbside recycling service was introduced in November 2009 which is reflected by an increase in the dry recycling collected from 20,116 tonne in 08/09 to 21,227 tonnes in 09/10. Municipal waste sent to landfill has decreased from 81,232 tonnes in 05/06 to 56,195 tonnes in 09/10. Composted material and soil and rubble recycled have remained relatively static over the monitoring period.

## Future Work

- 9.8 The monitoring of the LDF in the future is likely to include a wider range of waste streams to that which is currently reported. 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.
- 9.9 The encouragement for anaerobic digestion (AD) facilities by Defra which was reported last year 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 will be reported on in due course. 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. Planning permission for 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, including with the Environment Agency and other stakeholders, but so far no solution appears to be forthcoming.

## 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, 99 planning applications have been approved in the reporting period, subject to a condition that the development commences within 12 months. This has resulted in 176 new dwellings and 14 new employment sites.
- 10.13 In addition, 30 planning applications have 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 47 new dwellings.
- 10.14 For the reporting period a total of 24 planning applications were approved subject to a Section 106 agreement. The total potential monetary value of those contributions was £934,079.12. 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
- NC2 Sites of international importance
- NC3 Sites of national importance
- NC4 Sites of local importance
- NC5 European and nationally protected species
- 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/Environment/Biodiversity\\_Strategy\\_110907.pdf](http://www.herefordshire.gov.uk/docs/Environment/Biodiversity_Strategy_110907.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). This is however under review at the present time

## **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 is currently being developed. 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 (11 species requiring similar actions)  
Black Poplar  
Dormouse  
Grizzled Skipper  
High Brown Fritillery  
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  
Lowland heath and dry acid grassland  
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 2008/9.

### **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 230 planning applications in 2009/10. 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	2009/2010 update
Council to continue to promote existence of Biodiversity Supplementary Planning Guidance (updated November 2005).	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. SPG to be made available on Council website in 2009	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 30 applications were received for renewable energy schemes - this figure is down significantly to 16 applications, which is a decrease of just under 50%.

**Figure 23: Renewable Energy Approvals 2009/2010**

APPLICATION NUMBER	SITE ADDRESS	DESCRIPTION
DCSW2009/0559/F	Poor Clare Monastery Much Birch Hereford, Herefordshire HR2 8PS	Installation of a photovoltaic generator and solar thermal panels on existing roof
DCCE2009/0577/F	Unit 5b Thorn Business Park Rotherwas, Hereford, Herefords HR2 6JT	Construction of an additional power plant (3.5MW) in the car park area in association with the existing renewable power generation unit (0.4MW) within Unit 5B
DCNC2009/0790/F	Whitbourne Village Hall Meadow Green Whitbourne, Herefordshire WR6 5RN	Proposed Installation of solar panels on south elevation and south facing slope of roof.
DCNC2009/0653/F	Humber Court Stoke Prior Leominster, Herefordshire HR6 0NE	Proposed conversion of barn to form housekeepers annexe, restoration of outbuilding to energy centre/store and new garage

DCCW0009/1074/F	Canon Pyon C Of E Primary School Canon Pyon Hereford, Herefordshire HR4 8PF	Erection of a 6kw wind turbine on a 15m high mast and installation of photovoltaic modules mounted on a wooden pergola
DCSW0009/1098/F	Memorial Hall Ewyas Harold Hereford, Herefordshire HR2 0EL	Installation of Photovoltaic (PV) Panels on the SE facing roof
DCSE0009/1440/F	Upton Court Upton Bishop Ross-On-Wye, Herefordshire HR9 7UN	Construction of 3 bay open fronted garage and energy centre to accommodate biomass fuel boiler.
DCSW0009/1778/F	Clockmill, Clifford, Hereford, Herefordshire HR3 5HB	Proposed Micro Hydroelectric scheme and restoration of the water wheel at Clock Mill.
DCSW0009/1864/F	Red Brook Farm Hoarwithy Hereford, Herefordshire HR2 6QR	Proposed micro-hydroelectric scheme.
DCNE0009/1841/F	Leadon Court Fromes Hill Ledbury, Herefordshire HR8 1HT	Proposed erection of 15 metre wind turbine and associated works.
DCNC0009/1755/F	Stoke Prior Primary School Stoke Prior Leominster, Herefordshire HR6 0ND	The erection of a single wind turbine and associated infrastructure.
DMSW/092596/F	Village Hall Bredwardine Herefordshire HR3 6BU	Installation of a 3.78 KWP over roof solar photovoltaic system. Situated on the roof of the Village Hall.
DMNE/092563/F	The Hill Farm Castle Frome Ledbury Herefordshire HR8 1HL	Erection of 10kw vertical axis wind turbine less than 10.7 metres high
DMNC/092421/F	Orchard Court Maund Court Bodenham Herefordshire HR1 3JA	Installation of two 11KW Gaia wind turbines mounted on 18m masts.
DMNC/092810/F	White Cottage Little Cowarne Herefordshire HR7 4RG	Proposed installation of 2 no. stand alone solar photovoltaic (PV) panels
DMSW/093050/F	Little Treadow St Owens Cross Herefordshire HR2 8LQ	Erection of a 6KW wind turbine on a 15m tower.

### 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 formed 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 179,100. This is the Office for National Statistics' (ONS) 2009 mid-year estimate, published in July 2010. This means that the total population has remained the same since mid-2008, a result of 1,800 births & 2,000 deaths (i.e. a 'natural change' of -200 people) and net in-migration of +200 people.

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 2009 mid-year estimates.

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

Hereford	Leominster	Ross-on-Wye	Ledbury	Bromyard	Kington
55,800	11,200	10,100	9,800	4,600	3,200

(Source: 2009 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 2009 calendar year is 2.13 for Herefordshire, which is higher than the rates for England and Wales (1.96) and the West Midlands region (2.06).

The population of Herefordshire grew by 2.4% between 2001 and 2009: an increase of 4,200 people from 174,900. This is lower than the rate of population growth seen in England and Wales as a whole (4.7%).

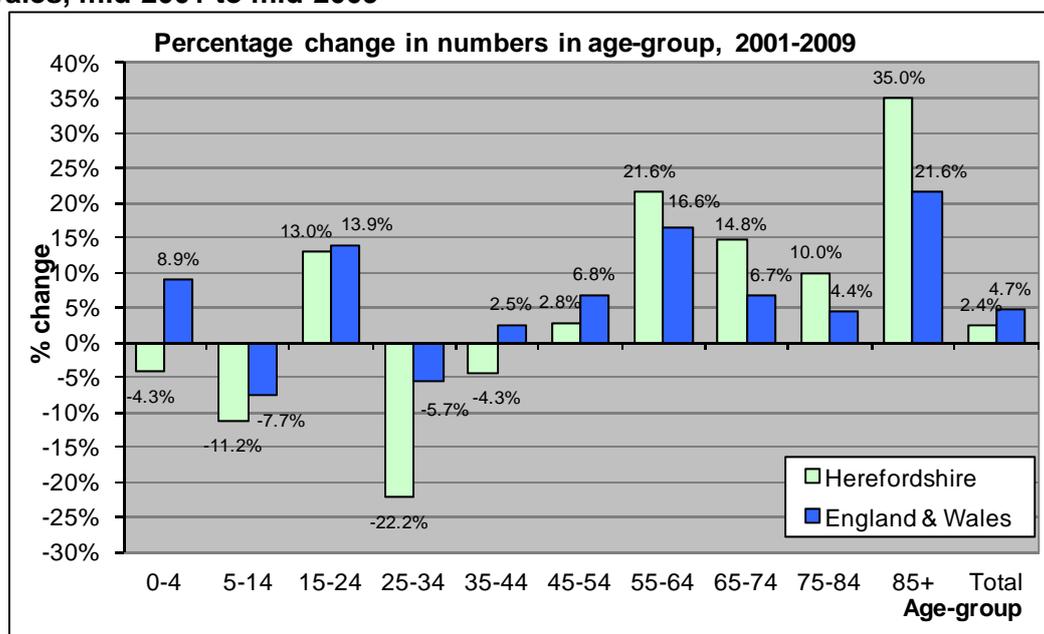
As Figure 26 below illustrates, there have however, been more dramatic changes within age groups. Changes have generally been in the same direction as nationally, except for the decreases in the number of under 5s and 35-44s present in Herefordshire.

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 35.0%, which represents an increase of 1,400 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 four times the national decrease.

The net effect of the changes within the working age population was an overall increase of 200 people of working age in Herefordshire between 2001 and 2009. This translates to a growth of 0.2%, although this is lower than the equivalent national increase (5.2%).

**Figure 26: Population change (%) by age group in Herefordshire and England & Wales, mid-2001 to mid-2009**



Source: Population Estimates Unit, ONS © Crown Copyright.

## Employment

The employment rate is measured by calculating the percentage of working age population that are employed (full time, part time and self-employed). Working age population is defined as 16-59 for females and 16-64 for males. The data presented here comes from the Annual Population Survey (APS). Herefordshire has a high employment rate compared to both the West Midlands region and England as a whole. In 2008-09, Herefordshire had an employment rate of 79% compared to 71% in the West Midlands and 74% in England. Most of Herefordshire's English neighbours have similar high levels of employment.

The narrow economic base inherited from pre-industrial times largely persists in Herefordshire. Whilst it can be argued that Herefordshire still has a dependency on food production and processing and rural resource

management, where previously administrative services and tourism have also been evident, the potential economic vulnerability has resulted in a decrease in these areas. With continued diversification in Hereford and the market towns 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.

Outside agriculture, the business size profile is characterised by a few large employers (2% of businesses over 50 employees), mainly in the public sector, retail and rubber and plastic manufacture, some medium sized enterprises (11%) and a great number of small firms (87%).

Figure 27 shows a breakdown of employment by sector using Annual Business Inquiry (ABI) data, the latest for which was 2008. Due to the way that this data is collected it excludes information on the self-employed. The three sectors which employ the greatest proportion of employees in Herefordshire are wholesale and retail trade<sup>1</sup> (19%), manufacturing (14%) and human health and social work (12%); together accounting for nearly half of all employees (46%). The proportion of employees in wholesale and retail trade and manufacturing is greater than for either England or the West Midlands region, but the proportion in human health and social work is the same. In Herefordshire financial and insurance activities (1%) and professional, scientific and technical activities (4%) both account for a lower proportion of employees than in either England or the West Midlands.

As previously stated, the data collected does not include self-employed people. In 2008-09, 15% 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 (both 42%).

**Figure 27: Employment by Sector (excluding self employed)**

	Herefordshire		West Midlands	England
Agriculture, forestry and fishing	6,300	8%	1%	1%
Mining and quarrying	!	!	%*	%*
Manufacturing	11,100	14%	13%	9%
Electricity, gas, steam and air conditioning supply	!	!	%*	%*
Water supply; sewerage, waste management and remediation activities	500	1%	1%	1%
Construction	4,400	6%	5%	5%
Wholesale and retail trade; repair of motor vehicles and motorcycles	14,900	19%	17%	17%
Transportation and storage	2,000	3%	5%	5%
Accommodation and food service activities	5,100	7%	6%	7%
Information and communication	1,200	2%	3%	4%
Financial and insurance activities	900	1%	3%	4%
Real estate activities	900	1%	1%	1%
Professional, scientific and technical activities	3,000	4%	5%	7%
Administrative and support service activities	4,600	6%	8%	8%

<sup>1</sup> Includes repair of motor vehicles and motorcycles

Public administration and defence; compulsory social security	2,200	3%	5%	5%
Education	6,700	9%	10%	9%
Human health and social work activities	9,400	12%	12%	12%
Arts, entertainment and recreation	1,600	2%	2%	2%
Other service activities	1,900	2%	2%	2%
<b>Total</b>	<b>76,800</b>			

Figures are rounded to the nearest 100. (Source: ABI 2008 full & part-time employees)

In October 2010, 2,831 people were unemployed and claiming benefit in Herefordshire. This number has been decreasing steadily since February 2010, but is still much higher than prior to the recession (1,505 in July 2008). The unemployment rate in October 2010 was 2.2%, low compared to West Midlands region (5.5%) and England as a whole (4.1%).

In 2009, Herefordshire had annual gross median work-based earnings of £19,986, lower than the West Midlands region (£23,798) and England (£25,821). In addition, employees in the County work longer hours 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**

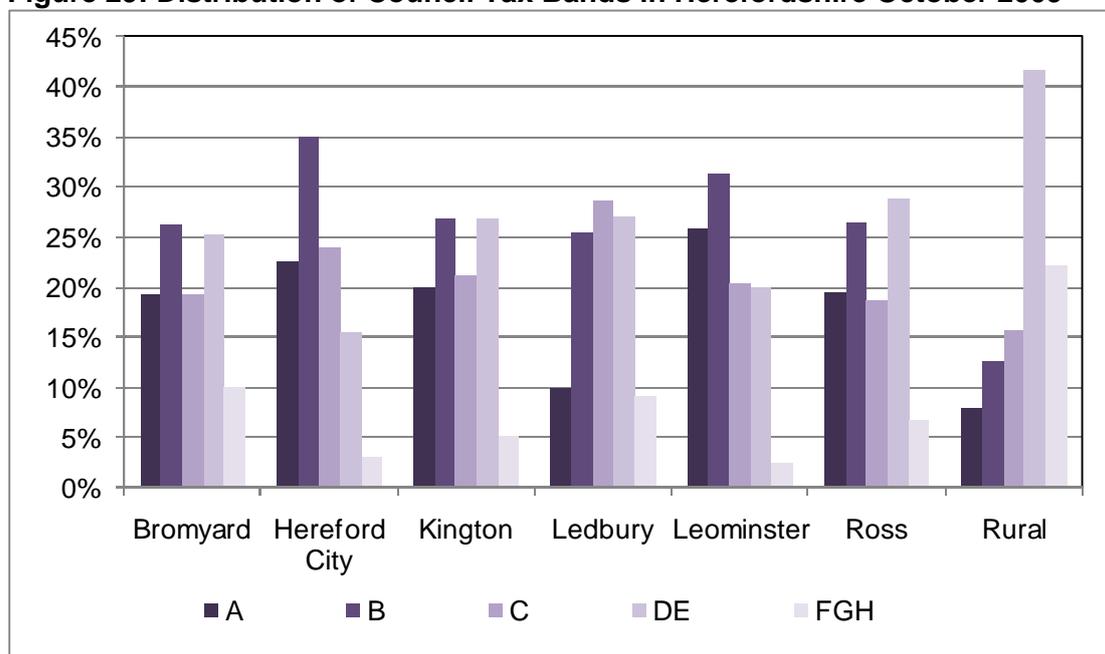
	Herefordshire	West Midlands Region	England & Wales
Owned outright	36%	30%	29%
Owned with a mortgage or loan	35%	39%	39%
Shared ownership (i.e. part rent / part mortgage)	0.86%	0.67%	0.64%
Socially rented from a Housing Association or from the Council	15%	21%	19%
Privately rented or 'other' (includes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

(Source: 2001 Census)

The 2009 ratio of lower quartile house price to lower quartile income (the "affordability ratio") was 8.5. Herefordshire had the worst affordability ratio out of all West Midlands authorities (unitaries, counties and metropolitan boroughs) and neighbouring counties, 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 the market towns, the greatest proportion of properties are in band B, while rural parishes have more in bands D and E.

**Figure 29: Distribution of Council Tax Bands in Herefordshire October 2009**



(Source: Herefordshire Council 2009)

## 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 2005-2007)

**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) 2007 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 SOAs in Herefordshire within the 25% most deprived in England; 6 of these are in Hereford (centre and south of the River Wye) and 2 in Leominster. 1 of the areas in Hereford City also falls within the 10% most deprived in England. (Source: CLG, 2007)

## 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
≈5,919	24	262	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	National Nature Reserves (NNRs)	Special Wildlife Sites (SWSs)	Sites of Importance for Nature Conservation	Local Nature Reserves (LNRs)	Regionally Important Geological Sites
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	(SSSIs)			(SINCs)		(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 Supply April 2010

### Introduction

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.

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) (First Review, January 2011) and in line with the Department of Communities and Local Government (CLG)'s advice note. The original SHLAA October 2009 took into account the findings of the Panel Report into the West Midlands Regional Spatial Strategy (RSS) (September 2009). 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 letter also stated that once the RSS was adopted then higher figures may be applicable. As it seems unlikely that the emerging RSS will be adopted due to the Government's desire to abolish it, the adopted RSS 2008 has been used for calculating the 5 year housing land supply. The adopted RSS 2008 remains part of the Development Plan for the time being.

The CLG advice note makes clear that 5 year housing land supply assessments should include sites under construction in addition to:

- Sites that have planning permission which have not been implemented
- Sites that are allocated for housing in the development plan
- Specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period and which have made significant progress through the planning process

Deliverable sites

### Under Construction

As at 2010 437 dwellings were under construction with 200 expected to be built in 2010/11, 87 in 2011/12 and the remaining 150 dwellings delivered in 2012/13 as shown in figure 35.

### UDP allocations

Those UDP housing allocations without planning permission have been reviewed through the SHLAA process and included as deliverable sites where appropriate. Remaining UDP sites have the potential to deliver 718 dwellings over the next 5 years. This is demonstrated in figure 35.

### 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 dipping in the next couple of years and rising again towards the end of the 5 year period to account for current economic conditions. A sample of applicants were approached to obtain information on deliverability to ensure accurate information has been included within SHLAA and it would

appear that not all of those contacted are confident that they can deliver within 5 years. It can only be assumed that developers will wait until the latter end of the 5 years to commence development to keep the planning permission alive or reapply. All sites with planning permissions are listed in Appendix 9 of the SHLAA and identify the potential net supply of 1,755 dwellings for the 5 year period 2010–2015. These are summarised in figure 34.

**Figure 34:** Assumed delivery of sites with planning permission not yet commenced by location 2010 - 2015

<b>Planning permissions at 1<sup>st</sup> April 2010 by location</b>	<b>20010/11</b>	<b>20011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Gross<sup>1</sup>Total 20010/15</b>	<b>Net<sup>2</sup>Total 20010/15</b>
<b>Hereford</b>	130	78	53	104	156	623	521
<b>Bromyard</b>	3	1	2	3	4	15	13
<b>Kington</b>	6	3	5	8	9	36	31
<b>Ledbury</b>	5	3	1	4	6	26	19
<b>Leominster</b>	121	73	48	97	146	563	485
<b>Ross-on-Wye</b>	48	29	18	38	57	230	190
<b>Rural Areas</b>	99	74	50	124	149	627	496
<b>Total<sup>3</sup></b>	<b>412</b>	<b>261</b>	<b>177</b>	<b>378</b>	<b>527</b>	<b>2,120</b>	<b>1,755</b>

**Figure 35:** Potential number of dwellings that could be completed on deliverable sites 2010 - 2015

<b>Summary of deliverable sites 2010 - 2015</b>	<b>20010/11</b>	<b>20011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total 20010/15</b>
<b>Sites under construction</b>	200	87	150			<b>437</b>
<b>Sites with permission not yet commenced</b>	412	261	177	378	527	<b>1,755</b>
<b>UDP allocations without planning permission</b>		150	150	209	209	<b>718</b>
<b>Total<sup>3</sup></b>	<b>612</b>	<b>498</b>	<b>477</b>	<b>587</b>	<b>736</b>	<b>2,910</b>
<b>RSS 2008 average annual rate<sup>4</sup></b>	560	560	560	560	560	x

<sup>1</sup> Gross total represents overall increase in housing stock

<sup>2</sup> Net total represents overall increase in housing stock taking into account new dwellings plus and gains and losses through change of use and conversions/demolitions

<sup>3</sup> Including 5% lapse rate and 8% superseded rate

<sup>4</sup> Based on RSS 2008 Gross rate of provision 2007-11 and 2011- 2021 = 600. Deducted demolition assumptions of 40 per annum produces a net requirement of 560 per annum, see figure 37.

**Figure 36:** Deliverable sites by location 2010–2015

Location	Sites with Planning Permission	Allocations	Sites under construction	Total
Hereford	521	319	226	1,066
Bromyard	13	127	15	155
Kington	31	0	28	59
Ledbury	19	0	4	23
Leominster	485	46	15	546
Ross-on-Wye	190	93	16	299
Rural Areas	496	133	133	762
<b>Total</b>	<b>1,755</b>	<b>718</b>	<b>437</b>	<b>2,910</b>

### RSS Housing Requirements

The RSS provides the basis for determining the current 5 year supply of land. The letter from GOWM is the most up to date advice for calculating the 5 year supply. 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 goes up to 2021 and the future plan period goes up to 2026, the same rate of provision for 2011-2021 has been continued up to 2026 (see figure 37). Taking the adopted RSS figures, Herefordshire is expected to deliver 11,400 houses between 2006 and 2026. The preparation of the LDF for Herefordshire will enable a review of housing targets to be undertaken.

**Figure 37:** Adopted RSS 2008 housing rate provision

	Housing rate provision				Total
	2006 to 2007 <sup>5</sup>	2007 to 2011	2011 to 2021	2021 to 2026 <sup>6</sup>	x
<b>RSS Annual average rate of housing provision</b>					
<b>Number of years</b>	1 year	4 years	10 years	5 years	20 years
<b>Average annual rate of provision</b>	800	600	600	600	x
<b>Total</b>	800	2,400	6,000	3,000	12,200
<b>Demolition assumptions at 40 dwellings per annum</b>	40	160	400	200	800
<b>Total dwellings required with demolitions deducted 2006-2026</b>	760	2,240	5,600	2,800	<b>11,400</b>

Between 2006 and 2010, there was a net addition to the housing stock of 2,630 dwellings. This relates to 658 dwellings per year (refer to figure 38 below).

<sup>5</sup> For the purposes of SHLAA, 2006 is used as the base year of the Plan

<sup>6</sup> In the absence of housing figures for this time period the RSS 2008 average annual rate will continue to be used.

**Figure 38: RSS Housing Requirements**

	<b>Dwellings</b>	<b>Average dwellings per annum</b>
<b>RSS 2006–2026 requirement for Herefordshire</b>	11,400	570
<b>Net additions to stock, 2006 – 2010</b>	2,630	658
<b>Residual requirement for 2010 - 2026</b>	8,770	548
<b>RSS 2007-11 and 2011-21 requires 560 pa to be built. No of dwellings required for the period 2010-2015</b>	2,800	560
<b>Total deliverable capacity on sites, 2010-2015</b>	2,910	582

- *5 year supply on deliverable sites = 2,910*

Therefore to meet the RSS figure of delivering 11,400 houses between 2006 and 2026 there is a requirement to provide 8,770 dwellings between 2010 and 2026 and 2,800 dwellings within the five year period 2010–2015. The RSS identifies an annual build rate of 760 dwellings per year up to 2007 decreasing to 560 per year between 2007–2021 (including demolition deductions). There is capacity to deliver 2,910 dwellings through deliverable sites which indicates that there is sufficient land to meet the 5 year land requirements.



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FOR THE WEST MIDLANDS

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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 read 'Ian Smith', with a stylized flourish at the end.

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



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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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<b>Appendix 4 Breakdown of reduction in Planning Obligation payments in the reporting period by Ward, Parish and Community Infrastructure Type</b>									
<b>WARD</b>	<b>PARISH</b>	<b>TRANSPORT</b>	<b>EDUCATION</b>	<b>OPEN SPACE</b>	<b>SPORTS</b>	<b>COMMUNITY</b>	<b>OTHER</b>	<b>2% MONITORING</b>	<b>TOTAL</b>
Aylestone	Hereford City	£4,301.00	£0.00	£1,462.00	£0.00	£0.00	£0.00	£0.00	<b>£5,763.00</b>
Backbury	Dormington	£4,915.00	£8,955.00	£386.00	£0.00	£241.00	£0.00	£290.00	<b>£14,787.00</b>
Bromyard	Bromyard & Wilmslow	£8,277.00	£8,853.00	£938.00	£1,986.00	£386.00	£0.00	£210.00	<b>£20,650.00</b>
Burghill, Holmer & Lyde	Burghill	£9,830.00	£2,407.00	£0.00	£2,407.00	£0.00	£0.00	£0.00	<b>£14,644.00</b>
Castle	Eardisley	£12,297.00	£18,755.00	£3,180.00	£0.00	£637.00	£0.00	£697.00	<b>£35,566.00</b>
	Brilley	£3,690.00	£2,951.00	£317.00	£0.00	£241.00	£0.00	£144.00	<b>£7,343.00</b>
Central	Hereford City	£1,720.00	£4,801.00	£428.00	£1,635.00	£146.00	£0.00	£0.00	<b>£8,730.00</b>
Credenhill	Breinton	£7,864.00	£9,800.00	£2,316.00	£0.00	£396.00	£0.00	£240.00	<b>£20,616.00</b>
Frome	Munsley	£3,690.00	£2,951.00	£989.00	£0.00	£0.00	£0.00	£153.00	<b>£7,783.00</b>
	Bishops Frome	£15,987.00	£13,893.00	£1,337.00	£2,834.00	£835.00	£0.00	£698.00	<b>£35,584.00</b>
	Castle Frome	£3,690.00	£2,951.00	£317.00	£0.00	£198.00	£0.00	£143.12	<b>£7,299.12</b>
Golden Cross with Weobley	Weobley	£3,690.00	£2,951.00	£317.00	£672.00	£198.00	£0.00	£156.00	<b>£7,984.00</b>
Golden Valley North	Dorstone	£2,457.00	£3,001.00	£0.00	£731.00	£146.00	£146.00	£127.00	<b>£6,608.00</b>
	Peterchurch	£4,917.00	£8,955.00	£0.00	£0.00	£150.00	£150.00	£0.00	<b>£14,172.00</b>
Golden Valley South	Llancillo	£3,686.00	£0.00	£0.00	£0.00	£0.00	£0.00	£72.00	<b>£3,758.00</b>
Hampton Court	Ford & Stoke Prior	£2,952.00	£2,932.00	£317.00	£0.00	£0.00	£0.00	£124.00	<b>£6,325.00</b>
	Pudleston	£8,607.00	£7,904.00	£703.00	£0.00	£439.00	£0.00	£350.00	<b>£18,003.00</b>
Hollington	Dinedor	£1,966.00	£2,951.00	£731.00	£0.00	£146.00	£0.00	£116.00	<b>£5,910.00</b>
Hope End	Cradley	£14,834.00	£1,052.00	£989.00	£0.00	£198.00	£0.00	£0.00	<b>£17,073.00</b>
Ledbury	Ledbury	£11,186.00	£12,910.00	£2,579.00	£818.00	£439.00	£120.00	£416.00	<b>£28,468.00</b>
Leominster South	Leominster	£985.00	£0.00	£166.00	£350.00	£103.00	£0.00	£30.00	<b>£1,634.00</b>
Mortimer	Leintwardine	£0.00	£4,900.00	£317.00	£0.00	£198.00	£0.00	£0.00	<b>£5,415.00</b>
Old Gore	Foy	£2,098.00	£0.00	£193.00	£0.00	£120.00	£0.00	£48.00	<b>£2,459.00</b>
Upton	Kimbolton	£4,917.00	£4,953.00	£317.00	£672.00	£241.00	£0.00	£222.00	<b>£11,322.00</b>
Wormsley Ridge	Wellington	£5,160.00	£2,104.00	£634.00	£1,343.00	£396.00	£0.00	£192.74	<b>£9,829.74</b>
		<b>£143,716.00</b>	<b>£130,930.00</b>	<b>£18,933.00</b>	<b>£13,448.00</b>	<b>£5,854.00</b>	<b>£416.00</b>	<b>£4,428.86</b>	<b>£317,725.86</b>

**Appendix 5 Breakdown of Planning Obligations agreed in the reporting period by Parish and Community Infrastructure Type**

PARISH	WARD	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	MONITORING	TOTAL
Almeley	Castle	£3,690.00	£4,900.00	£317.00	£0.00	£198.00	£120.00	£182.10	<b>£9,287.10</b>
Bridstow	Llangarron	£983.00	£0.00	£258.00	£0.00	£52.00	£0.00	£25.00	<b>£1,318.00</b>
Burghill	Burghill, Holmer & Lyde	£2,580.00	£9,800.00	£1,978.00	£0.00	£396.00	£0.00	£295.08	<b>£15,049.08</b>
Fownhope	Backbury	£4,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	<b>£4,000.00</b>
Hereford City	Central	£14,650.00	£0.00	£1,930.00	£4,080.00	£1,200.00	£0.00	£437.20	<b>£22,297.20</b>
	St Nicholas	£26,509.00	£48,261.00	£25,397.00	£0.00	£2,350.00	£0.00	£2,050.34	<b>£104,567.34</b>
	Tupsley	£17,200.00	£44,815.00	£0.00	£6,020.00	£1205.00	£0.00	£1384.60	<b>£70,624.60</b>
Kimbolton	Upton	£18,445.00	£17,706.00	£1,656.00	£0.00	£978.00	£0.00	£775.16	<b>£39,560.16</b>
Ledbury	Ledbury	£15,488.00	£26,559.00	£2,115.00	£4,464.00	£1,314.00	£0.00	£999.00	<b>£50,939.00</b>
Leominster	Leominster North	£7,749.00	£6,321.00	£1,532.00	£3,241.00	£0.00	£0.00	£370.00	<b>£19,213.00</b>
	Leominster South	£22,371.00	£13,865.00	£3,055.00	£6,442.00	£1,098.00	£0.00	£955.00	<b>£48,586.00</b>
Little Dewchurch	Hollington	£19,660.00	£24,763.00	£1,584.00	£3,360.00	£1,601.00	£0.00	£1,020.00	<b>£51,988.00</b>
Marden	Sutton Walls	£42,269.00	£50,385.00	£20,361.00	£0.00	£3,769.00	£0.00	£2,369.00	<b>£119,153.00</b>
Ross on Wye	Ross on Wye East	£15,095.00	£28,154.00	£0.00	£2,753.00	£2,190.00	£0.00	£963.84	<b>£49,155.84</b>
Sellack	Llangarron	£4,915.00	£10,010.00	£1,075.00	£0.00	£0.00	£0.00	£320.00	<b>£16,320.00</b>
Tarrington	Backbury	£18,677.00	£7,892.00	£1,958.00	£0.00	£241.00	£0.00	£575.00	<b>£29,343.34</b>
Whitbourne	Bringsty	£3,690.00	£2,932.00	£317.00	£672.00	£198.00	£0.00	£156.00	<b>£7,965.00</b>
Withington	Hagley	£50,740.00	£111,010.00	£58,198.00	£13,348.00	£3,392.00	£22,880.00	£5,194.96	<b>£265,302.96</b>
		<b>£292,401.00</b>	<b>£412,273.00</b>	<b>£122,048.00</b>	<b>£44,380.00</b>	<b>£21,720.00</b>	<b>£23,000.00</b>	<b>£18,257.12</b>	<b>£934,079.12</b>