

**Section 7: General Core Policies**

- 7.1 As well as place shaping policies, the Core Strategy will need to incorporate important general policies to bring about changes to the way we deal with development. Government advice is that the Core Strategy must not duplicate national or regional guidance but general policies can be included to address specific issues facing Herefordshire. A range of policy options were discussed within the Developing Options Paper, the responses to which, together with the evidence base and sustainability appraisal, have helped to develop a steer on the direction policies should take.
- 7.2 This Place Shaping Paper does not include any policy wording but highlights the direction the policy will be moving towards. Continuing separate targeted consultation will be undertaken on the specific policy formulation with key stakeholders and interest groups. Policy Development Papers for each policy have been produced separately to outline how the policy directions have been arrived at and will contain information on how these directions have evolved into fully worded policies. These Policy Development Papers can be found on Herefordshire Council’s website. The wording of the policy will appear in the Submission Core Strategy.
- 7.3 General policies have been grouped into themes, which are as follows;

Theme	Policy
Enabling Sustainable Communities	Renewable Energy/Energy Efficiency
	Managing Flood Risk
	Water Resources
	Local Distinctiveness
	Design
	Movement in Herefordshire
	Rural Services and Facilities
	Infrastructure Delivery
Minerals and Waste	Waste
	Minerals
Diversifying and Strengthening the local economy	Maintaining Supply
	Employment Land Provision
	Education and Skills
	Retail
Providing new homes	Tourism, Culture and Leisure
	Density
	Type and Mix
	Affordable Housing
	Gypsy and Travellers
Ensuring better health and wellbeing	Open Space, Sport and Recreation
	Green Infrastructure
	Health



**Theme: Enabling Sustainable Communities****Policy: Renewable Energy/Energy Efficiency****Preferred policy direction – Renewable energy/energy efficiency**

The Core Strategy will include a policy to indicate general areas where various technologies could be investigated further.

The Core Strategy will also seek to include policies to assist in the reduction of energy use via design standards (Code for Sustainable Homes and BREEAM) and targets for the use of renewable energy sources within new developments.

The design element of the Local Distinctiveness Policy and the Design Code SPD will also include measures to assist in energy efficiency and potential renewable energy technologies incorporated on/within buildings.

**Background**

- 7.4 National and regional policy agendas strive for a reduction in CO<sub>2</sub> emissions. Renewable energy has an important role to play in enabling this reduction. The Core Strategy should provide a framework for promoting and encouraging the use of renewable and low-carbon energy generation, whilst not stifling innovation. The Green Infrastructure Study has highlighted a need for Herefordshire to be prepared for the call for sites which facilitate alternative energy production.
- 7.5 To date no detailed studies have been undertaken in Herefordshire regarding locations or renewable energy technologies appropriate to the county. Therefore, at this stage a Core Strategy policy could not include locations, but could indicate general areas where various technologies could be investigated further.

**Results of Developing Options consultation and evidence base**

Two options were put forward within the Developing Options consultation. The most popular option for renewable energy/energy efficiency policy was to highlight specific technologies and locations in Herefordshire where renewable energy sources could be promoted (Option 1). However the option to set targets and design requirements for the inclusion of energy from renewable sources within new developments of a particular scale (Option 2) was also popular. Comments highlighted the need to promote sources of alternative/renewable energy, energy efficiency and reductions in CO<sub>2</sub>.

**Green Infrastructure Study**

The Green Infrastructure Study highlighted the need for greater preparedness for the demand for sites where the production of alternative energy sources can take place.

No specific studies have been undertaken so far regarding renewable energy/energy efficiency.



7.6 The preferred policy direction is a combination of those included within the Developing Options consultation. Further work will need to be undertaken to establish if there are any specific areas or technologies which could be promoted within the county. These would be reflected within the Hereford Area Plan or the Market Towns and Rural Areas Plan as appropriate.

**Core Strategy Objectives**

This policy direction will particularly be aiming to tackle sustainability and climate change issues therefore it will seek to address objectives 10 and 11 (see Section 4).

**Alternative options not taken forward**

- 7.7 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.
- 7.8 The essence of both options considered within the Developing Options consultation have been taken forward within the preferred policy direction, however as a specific evidence base is not available at this stage, the direction is unable to be more specific regarding technologies and locations.

**Other related policy areas**

7.9 The Infrastructure Delivery policy will seek developer contributions to assist energy efficiency and carbon reduction.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

Overall the policy direction is moving towards sustainability. However more information is needed in order to set specific renewable targets for Herefordshire. The final policy should look to set these targets and potential types of renewable energy sources/technologies.



**Further information**

Background to this policy direction is contained within the Climate Change Background Paper.

**Your views**

Do you agree with this policy direction?



## Policy: Managing Flood Risk

### Preferred policy direction – Areas prone to flooding

The Core Strategy will include a policy based on PPS25 sequential test approach using data from the Strategic Flood Risk Assessment (SFRA), which will seek to avoid further development in areas prone to flooding.

### Preferred policy direction – Design of development

The design element of the Local Distinctiveness Policy and the Design Code SPD will seek to ensure that new development is adapted to the impacts of climate change and that construction occurs in a sustainable manner. This will include Sustainable Drainage systems (SUDs) and Surface Water Management Plans. These measures will assist development to adapt to flooding and to reduce the risks of flooding from surface water.

## Background

7.10 Flooding is an issue that has become more significant in recent years. National and regional policies look at ways to tackle the effects of climate change, with flood risk standing out as one of the key issues to be addressed. PPS25 provides the government's policy and advice on planning and flood risk. Flooding is often associated with rivers but can also occur from high groundwater levels, surface water run off and sewer and drainage capacity issues. Planning policy should ensure that flood risk is taken in to account in the development process through a risk based approach.

### Results of Developing Options consultation and evidence base

With respect to the Managing Flood Risk policy options, from the 2 options presented within the Developing Options consultation, the most popular option was to adopt a stricter policy - only allowing development in areas with no known flood risk (Option 2). Comments highlighted the need to ensure that development does not occur in flood risk areas. With respect to design, the consultation revealed that the most popular option of the three presented was to ensure that all new development includes methods to collect, store and reuse rainwater (Option 2). However, all three options were popular.

#### Green Infrastructure Study

The Green Infrastructure Study has highlighted a number of issues and opportunities for the county that are relevant to managing the risk of flooding, including the need to understand the risk of flooding and how its impact can be managed.



## Results of Developing Options consultation and evidence base continued...

### Strategic Flood Risk Assessment (SFRA)

The SFRA highlights that the common aim for developing flood policy in Herefordshire is to reduce flood risk by discouraging inappropriate development in areas at risk from flooding; and by encouraging adequate technically, environmentally and economically sound and sustainable flood risk management measures. Surface water management plans should be prepared in critical drainage areas, where the risk from surface water drainage is significant.

### Water Cycle Study

With respect to SUDs, the Water Cycle Study advocates that a policy statement may be required, and the precise roles and responsibilities of each agency involved clarified in the LDF. Furthermore, in view of the housing pressures in and around Leominster and Hereford, and the flood risk in these areas; Surface Water Management Plans will be required.

7.11 The preferred approach for the design of development is consistent with option 2 of the Developing Options Paper.

## Core Strategy Objectives

Given that this policy direction aims for direct development away from areas prone to flooding it is directing addressing objectives 10 and 11 (see Section 4).

## Alternative options not taken forward

### 7.12 Developments in Flood Risk Areas

- Option 1 of the Developing Options consultation 'Adopt a stricter policy, only allowing development in areas with no known flood risk'. This option was not taken forward despite the consultation responses suggesting this approach, as this would be inconsistent with both national policy, and the evidence held within the Herefordshire SFRA.
- The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

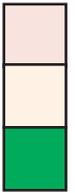
### 7.13 Design of Developments

- Option 1 of the Developing Options consultation 'Introduce built and natural design approaches to tolerate or adapt to flooding'
- Option 3 of the Developing Options consultation 'work with developers to determine the most appropriate design solutions with regards to reducing flooding risk at the application stage'
- The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.



**How the Sustainability Appraisal (SA) has influenced this policy direction**

This policy direction based on the sequential approach of PPS25 in line with Option 1 (as set out in the Developing Options Paper). The sustainability appraisal of this option undertaken at the time suggested the policy direction was working towards sustainability. Further sustainability appraisal of the detailed policy wording at submission stage will be necessary.



**Further information**

Background to this policy direction is contained within the Climate Change Background Paper.

**Your views**

Do you agree with this policy direction?

**Policy: Water Resources**

**Preferred policy direction – Water Resources**

Policies will be included to:

- Require all new developments to incorporate water saving and efficiency measures via the design element of the Local Distinctiveness Policy;
- Require necessary new infrastructure to be put in place prior to or phased with new development via infrastructure planning;
- Encourage retrofitting existing developments with SUDs or water efficiency techniques where opportunities arise.

**Background**

7.14 Increasing water efficiencies, reducing demands and the aims of ‘water neutrality’ should be priority in the light of the need to adapt to climate change. In addition, the River Wye and part of the River Lugg have an international designation as Special Areas of Conservation (SAC). New development has a potential impact on both the quality and quantity of water within the SAC, as well as the species this site is designated for. A policy is required within the Core Strategy to ensure water savings and efficiency are taken into account.



**Results of Developing Options consultation and evidence base**

With respect to Water Resources policy options, all of the options presented within the Developing Options consultation were popular. The preferred policy direction reflects this by taking forward (Option 4). Responses highlighted the need to promote water saving measures and management.

**Water Cycle Study**

The five Environment Agency defined Water Resource Management Units in Herefordshire have been assessed as being at ‘No Water Available’ status. This means that any increases in demand for water will have to be met through a combination of reducing demand, increased efficiencies of use, licence revocations and licence trading schemes.

Planning for water has to take into account climate change, and factors such as the timing and location imposed by development itself. Increased water efficiencies, reduced demand and the aims of ‘water neutrality’ should therefore be a priority for investigation by the council.

7.15 This policy direction takes forward Option 4 of the Developing Options Paper regarding the need to balance the need for water and the conservation status of the Rivers Wye and Lugg.

**Core Strategy Objectives**

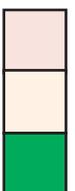
This policy direction aims to protect water resources and therefore is directly addressing objectives 10, 11 and 12 (see Section 4).

**Alternative Options not taken forward**

7.16 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

Overall the policy direction is moving towards sustainability. The direction has been amended following the SA workshop to require necessary new infrastructure to be put in place prior to or phased with new developments rather than encouraged. Many other concerns raised in the workshop will be addressed within the Local Distinctiveness Policy and the submission policy will need to make clear that the plan should be read as a whole.



**Further information**

Background to this policy direction is contained within the Climate Change Background Paper.

**Your views**

Do you agree with this policy direction?

**Policy: Local Distinctiveness****Preferred policy direction – Local Distinctiveness**

The preferred policy direction will be to:

- Provide an overarching policy to conserve, protect and enhance, promote and restore local distinctiveness in the county;
- Recognise the value and significance of landscapes and their contribution to the planning process as promoted by the European Landscape Convention;
- Provide a location and criteria based policy to encourage the application of green infrastructure principles, promote and learn from the work of AONB partnerships, recognise and conserve the historic environment, biodiversity, geodiversity and encourage quality design;
- Have regard to the studies and evidence that support or will be needed to support these elements, such as the county's Green Infrastructure Strategy, AONB Management Plans, Biodiversity Action Plans, Historic Characterisation Studies, Conservation Area Appraisal and Management Plans and Buildings at Risk Surveys.

**Background**

7.17 Currently there are a number of national planning guidance notes and statements relevant to this policy area including PPG15: Planning and the Historic Environment, PPG16: Archaeology and Planning, and PPS7: Sustainable Development in Rural Areas. However, in July 2009 the government published a draft PPS15: Planning for the Historic Environment which is intended to replace both PPG15 and PPG16 with the aim of reflecting an integrated approach moving beyond the distinction between buildings and archaeology. The regional plan currently contains a suite of Quality of the Environment policies.

7.18 The Core Strategy does not need to repeat policies contained within national planning documents or legislation. However, many distinctive features and assets are not recognised by national designations but are very important locally and valuable to the distinctive character of Herefordshire. The emerging understanding of Herefordshire's local distinctiveness is that a holistic and integrated approach will be required to incorporate all the elements which help define Herefordshire's local distinctiveness. (Local distinctiveness results from the action and interaction of human activity with the environment and is comprised of present and past features and assets that are interconnected and often inseparable).



## Results of Developing Options consultation and evidence base

Three options were presented at Developing Options stage regarding the best way the Core Strategy could protect, conserve and enhance our local distinctiveness.

The option to develop specific policies to protect, conserve and enhance locally distinctive features and assets (Option 2) was most supported by respondents. The use of green infrastructure policies and the resulting benefits also gained strong support from respondents. Local distinctiveness results from the action and interaction of human activity with the environment and is comprised of present and past features and assets that are interconnected and often inseparable.

### Evidence Base

The evidence base for this policy area is under development, although a number of proposals for specific places have been influenced by emerging research.

### Green Infrastructure

Understanding of the county's resource and potential has been gained through a specific study of existing green infrastructure. Analysis of the existing resource has been made under the two general headings – 'natural resources' and 'human influenced resources' – that reflect the interaction between people and places over time. Recognising these assets and using them to inform and guide future development will encourage specific solutions for specific locations, perpetuating local distinctiveness.

### Landscape

The European Landscape Convention recognises that all landscapes matter to the people who live and work in them, and visit and value them. Assessment of landscape character aims to identify the components, and past and present influences that make some areas of landscape distinct from others. Landscape Character Assessment can be used to help prevent the erosion of local character and quality, or be used to identify opportunities to strengthen character or restore lost features and elements, enhancing local distinctiveness.

### Historic and Archaeological Environment

The number of statutory and locally designated heritage assets within Hereford, the market towns, villages and rural areas; and their interrelationship with the wider landscape, is widely recognised as making a crucial contribution to the outstanding historic significance and local distinctiveness of the county.

There are important historic assets in other non-designated areas which are being recorded through the Historic Environment Development Impact and Design Studies (HEDIDS) and Rapid Townscape Assessment Studies. These relate to archaeological remains, visible inherited rural landscapes and urban townscape. Their capacity to accommodate change, having regard to their heritage significance, will also be material in planning new development.

A well conserved historic environment is a major driver in delivering a sustainable and high quality of life for present and future generations. Development has the potential to enhance the value of these assets if it is sufficient in quality and designed to contribute to and complement the heritage of Herefordshire.



## Results of Developing Options consultation and evidence base continued....

### Biodiversity and Geodiversity

Natural and semi-natural features and habitats provide the framework for biodiversity, support functional ecosystems and contribute to the distinctiveness of local environments. Ensuring that a robust and coherent network of habitats and wildlife corridors is maintained and created will enhance and protect local biodiversity.

The Phase 1 Habitat Survey of the county is being updated and completed to provide a biodiversity evidence base. The Herefordshire Biodiversity Action Plan has recently been revised in line with the UK BAP targets; Action Plans have been produced for 14 priority species and 17 priority habitats in Herefordshire.

The Geodiversity Action Plan (GAP) suggests that plan policies should include safeguarding of local building stone, encourage creation of new geodiversity resources and recognise the opportunity of mineral sites restoration plans for the promotion of conservation.

- 7.19 This overarching policy on local distinctiveness will bring together elements which have in the past been included separately within a suite of environment policies.
- 7.20 This policy direction is based on Option 2 of the protection of locally distinctive assets policy options.
- 7.21 The need for more detailed policies for specific places will be considered in the preparation of other Development Plan Documents. The Design Code SPD will also provide further details specifically related to design issues. More detailed location based policies can be included within the Hereford Area Plan and the Market Towns and Rural Areas Plan.

## Core Strategy Objectives

This policy direction deals with many aspects of the environment and will also address objectives related to tourism and health therefore the policy will seek to address objectives 2, 4, 10, 11 and 12 (see Section 4)

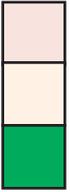
## Alternative options not taken forward

- 7.22 Two options from the Developing Options consultation were not taken forward:
- Individual policies on each environment related topic. This option has not been taken forward as it is considered that one comprehensive policy will reflect the interrelationships between all aspects of the environment which make Herefordshire distinctive.
  - To include historic and natural environment criteria within individual place specific or core policies. Key elements of the natural and historical environment will be included within the place policies within the Core Strategy. It is considered that the single comprehensive policy will reflect the interrelationships which make Herefordshire distinctive. Adding criteria to a number of policies would also risk repetition.



**How the Sustainability Appraisal (SA) has influenced this policy direction**

Overall the policy direction is moving towards sustainability. Many of the issues raised regarding specific elements of design will be addressed within the Design Code SPD. The submission policy will need to make clear that the policies of the plan should be read as a whole.



**Further information**

Background to this policy is contained within the Local Distinctiveness Policy Development Paper, Area of Outstanding Natural Beauty and Landscape Policy Paper and the Climate Change Background Paper.

**Your views**

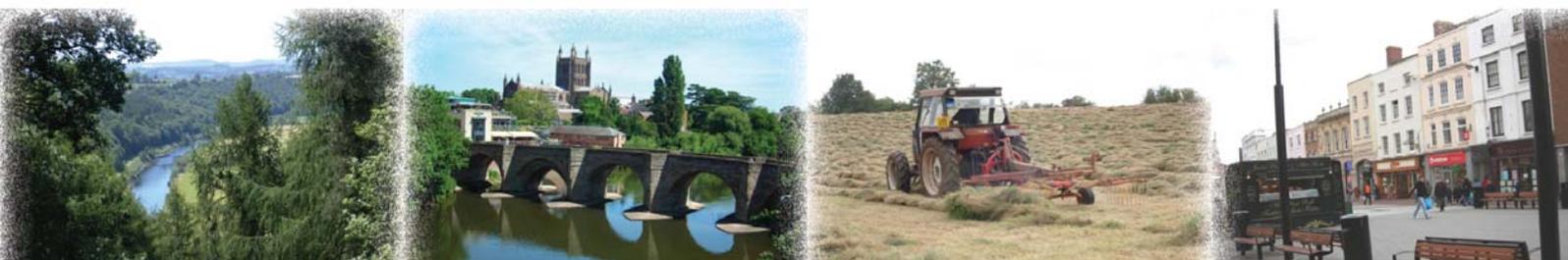
Do you agree with this policy direction?

**Policy: Design**



**Background**

7.23 Good design fosters civic pride, a sense of place; it improves and enhances the existing environment and also attracts business and investment. High standards of design and local distinctiveness which build upon the existing character of Herefordshire are therefore important not only to the appearance of the area but also to the creation of safer environments. Promoting sustainable developments and for the more efficient use of resources and local materials will contribute to reducing the impacts of climate change.



## Results of Developing Options consultation and evidence base

Three options were presented as part of the Developing Options consultation regarding design. The most popular option of the design policy options was to integrate design elements into other policies such as renewable energy, flooding and housing provision (Option 2). However the option to devise a local design policy incorporating all aspects of design and sustainable construction was also popular (Option 1). Comments also highlighted the need to promote high quality design, and energy efficient local materials; to preserve the balance between the natural and built environment; to protect green space, open views and orchards; and to limit development to brownfield sites and urban areas.

### Herefordshire Landscape Character Assessment (2004)

In terms of design, the assessment states that the detailed design of any new development should respect the inherent character of the local landscape and seek to strengthen rather than weaken that character; and that new housing development should seek to be sympathetic to the traditional vernacular in terms of style, materials and layout.

### Green Infrastructure Study

The study recognises that green infrastructure should be a key element integral to the design of new development. Green infrastructure should be in sympathy with the landscape character and biodiversity, archaeology, history and culture. Transport networks that offer opportunities for creating new green infrastructure links and enhancing existing corridors especially in urban areas should be considered, and effective planning is required to protect the existing green space and develop better connectivity between green space.

### Hereford Rapid Townscape Assessment (HRTA)

The detailed results of the HRTA are presented through individual character area appraisals; the findings of the study will therefore be used for developing further area specific Development Plan Documents, such as the Hereford Area Plan.

- 7.24 A county-wide Design Code SPD is being prepared which presents the opportunity to reference parish plans and village design statements. It will also provide key guidelines to enhance the quality and distinctiveness of places in Herefordshire. The document will seek to raise the quality of the built environment and ensure that high standards of design are achieved throughout the county.
- 7.25 The SPD will be prepared in a flexible format so that different elements of design guidance could be prepared as practice and legislation change.
- 7.26 This preferred option is based on Option 1 within the Developing Options Paper.

## Core Strategy Objectives

This policy direction which will aim to ensure the appropriate design of new development will seek to address environmental objectives 10, 11 and 12 and also some social objectives in particular objectives 1 and 2 (see Section 4).



**Alternative options not taken forward**

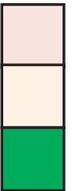
7.27 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

7.28 Two alternative options from the Developing Options consultation are:

- Integrate design elements into Place Shaping policies and include design criteria in general core policies. Some design elements will be included within the Place Shaping policies where appropriate or in the Hereford Area Plan or the Market Towns and Rural Areas Plan.
- Rely on sustainable design and construction policies in the regional plan. The regional policies are not considered sufficiently detailed to reflect Herefordshire’s local distinctiveness.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

This policy direction is based on Option 1 as set out in the Developing Options paper. The sustainability appraisal of this option undertaken at the time suggested the policy direction was working towards sustainability. Further sustainability appraisal of the detailed policy wording at submission stage will be necessary.



**Further information**

Background to this policy is contained within the Design Policy Paper and the Climate Change Background Paper.

**Your views**

Do you agree with this policy direction?



## Policy: Movement in Herefordshire

### Preferred policy direction – Movement in Herefordshire

The preferred policy direction will:

- Require enhanced walking and cycling routes and public transport opportunities where appropriate to new developments, linking existing routes;
- Protect and promote improvements for rail passengers including reopening stations;
- Protect and promote opportunities for freight movements;
- Promotion of travel plans for urban extensions and larger sites;
- Encourage green infrastructure and extended public rights of ways to facilitate walking and cycling.

### Background

7.29 Movement is a key issue for Herefordshire as it impacts on employment, health, access to services, quality of life and economic prosperity of the county. Due to the rurality of the county, there is a heavy dependency on car use. Reducing the need to travel by private car in urban environments would assist alleviating many of the problems associated with congestion, health and well being and air quality and also assist in reducing the impact of transport on climate change.

### Results of Developing Options consultation and evidence base

No specific options were published in the Developing Options consultation regarding movement with the exception of those contained within the options for transport measures in Hereford.

#### Hereford Multi-Modal Model Forecasting Report

The Multi-Modal Model Forecasting Report, was jointly commissioned by Herefordshire Council and the Highways Agency. It examines the implications of potential housing and employment development up to 2026 and its impact on the road network within Hereford and its surrounding area. The details of the Model are discussed in the Hereford Place Shaping section.

#### Herefordshire's Local Transport Plan

Rural Herefordshire experiences a diverse range of transport problems due to its geographical characteristics; to address these problems Herefordshire's Local Transport Plan includes a separate Rural Herefordshire Transport Strategy.

The main problems can be summarised as follows:

- Poor access to facilities and employment areas leading to social exclusion;
- High car dependency and usage;
- Increasing length of journeys to work;
- Poor pedestrian and disabled access links;
- Reliability and frequency of bus services and lack of quality passenger waiting facilities;
- Intrusion of heavy lorries in rural areas, particularly in relation to the historic villages of north west Herefordshire;
- Localised air quality and traffic congestion problems at Bargates in Leominster;
- Lack of facilities for cyclists, particularly in the market towns;
- Excessive car use for journeys to school.



7.30 The Hereford Place Shaping policy promotes the delivery of a blended package of transport improvements including the provision of relief road, Park and Ride and improved walking and cycling.

7.31 The settlement hierarchy within the overall strategy will assist in directing development to sustainable communities and thus reducing the need to travel.

**Core Strategy Objectives**

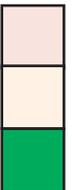
This policy direction which promotes sustainable transport modes will address aspects of social, economic and environmental objectives. In particular it will seek to address objectives 2, 4, 5, 7 and 11 (see Section 4).

**Alternative options not taken forward**

7.32 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

Overall the policy direction is moving towards sustainability when assessed against the SA objectives. The option has been amended following the sustainability workshop to require walking and cycling routes where appropriate within new developments linking to existing routes. The submission policy will also need to make clear that the plan should be read as a whole.

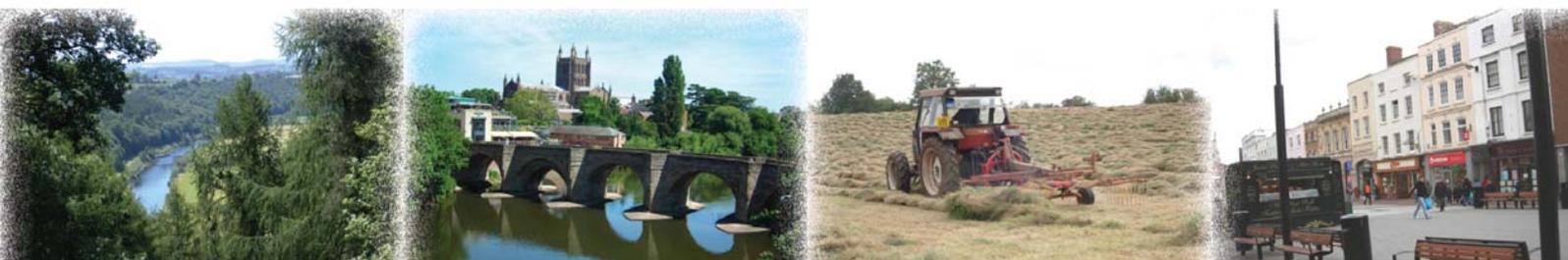


**Further information**

Background to this policy is contained within the Design Policy Paper and the Climate Change Background Paper.

**Your views**

Do you agree with this policy direction?



## Policy: Rural Services and Facilities

7.33 These issues are dealt with as part of the Rural Areas Place Shaping section. Background to this policy is contained within the Rural Economy and Diversification Policy Development Paper.

## Policy: Infrastructure Delivery

### Preferred policy direction – Developer Contributions

The preferred policy direction will:

- Require development to contribute towards necessary infrastructure provision/improvements through the use of a Charging Schedule and/or developer contributions;
- Include specific provisions regarding infrastructure contributions for certain infrastructure such as affordable housing and transport, which will be contained in specific policies in the Hereford Area and Market Towns and Rural Areas Plans, and in Supplementary Planning Documents as required.

## Background

- 7.34 Developer contributions are currently sought to offset direct impacts of development using Section 106 Planning Obligations in accordance with government circular 05/05, UDP Policy DR5 and Herefordshire Council's SPD on Planning Obligations, which came into effect in 2008. The legislation and policy basis for this is due to change in April 2010 and therefore a different approach will be required to deliver the Core Strategy.
- 7.35 In July 2009 the government published its proposals for the Community Infrastructure Levy (CIL) to replace in part, the system of Developer Contributions through Section 106 agreements. If the government's proposals for CIL are implemented by April 2010, then the option of continuing with the current practice will have to change once the anticipated 2 year transition period has expired. Consequently work will need to commence to prepare for the use of the CIL. This will require the preparation of a separate Charging Schedule to be examined alongside the Core Strategy. The matters to be covered in the Charging Schedule and the extent to which the existing arrangements will need to change will have to be reviewed once the new legislation is published in early 2010.
- 7.36 The use of Implementation Plans to set out how Local Development Frameworks will be achieved on the ground has become standard practice. This is explicitly encouraged by the government and has already featured in Phase 2 of the review of the Regional Spatial Strategy. An Implementation Plan will therefore be required to supplement the Core Strategy and give a context for the use of CIL; as well as for continuing the use of Planning Obligation Agreements where the anticipated new legislation still allows – see Section 8 of this Paper.



### Results of Developing Options consultation and evidence base

There was not a specific question on developer contributions in the Developing Options Paper, although the issue was referred to in specific questions, for example, on Green Infrastructure.

The various elements of the evidence base identify the scale and kind of infrastructure needed to support the plan including:

- Transportation (Hereford relief road, Leominster southern link road, Hereford Park and Ride, other sustainable travel options);
- Affordable Housing;
- Water supply and treatment infrastructure;
- Sports provision;
- Green Infrastructure;
- Other infrastructure such as schools and community facilities.

Detailed costing have yet to be worked up for any of the above but will need to feature in an Implementation Plan.

### Core Strategy Objectives

This policy direction cuts across social, economic and environmental objectives and in particular will seek to address objectives 1, 2, 3, 5, 6, 7, 8, 10, 11 and 12 (see Section 4).

### Alternative options not taken forward

7.37 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

### How the Sustainability Appraisal (SA) has influenced this policy direction

Sustainability Appraisal has not yet been undertaken upon this policy direction as it has not been previously identified as a specific policy direction. Sustainability assessment of this policy area will be undertaken prior to the submission.

### Further information

Background to this policy direction is contained within the Implementation Planning and Developer Contributions Policy Development Paper

### Your views

Do you agree with this policy direction?



**Theme: Minerals and Waste****Policy : Waste****Preferred policy direction – Waste**

The preferred policies for the Core Strategy will:

- Identify broad locations for an identified range of waste management facilities;
- Encourage sustainable waste management development which supports the Waste Hierarchy. This will ensure that waste reduction, re-use, recycling and composting are prioritised, encourage the use of emerging technology and will help to tackle climate change;
- Support proposals to meet adopted waste recovery targets for specified waste streams including agricultural, municipal commercial and industrial wastes. This may include at least 2 hectares to accommodate municipal recycling and composting and at least 8–10 hectares for commercial and industrial waste. In addition, the use of integrated waste management plans will be encouraged as part of new strategic developments
- Allow for the preparation of a specific waste Development Plan Document if changes in circumstances justify one during the Core Strategy plan period.

**Background**

- 7.38 PPS10: Planning for Sustainable Waste sets out the government's planning policies for waste management. It recognises that the planning system is pivotal to the adequate and timely provision of new waste management facilities. Some waste policies in the Unitary Development Plan (UDP) referred to the principle of Best Practicable Environmental Option but this is no longer part of recommended national planning guidance, having been superseded by other environmental assessment techniques. Those UDP policies will therefore need to be replaced.
- 7.39 The Herefordshire Minerals and Waste Planning Assessment (May 2009) signposted key areas for development of replacement waste policies. The policy background has also changed with the proposed revisions to the Regional Spatial Strategy Phase 2 for which the Inspectors' Panel Report was published in September 2009. Climate change issues and new technologies require further development of policies for waste to meet the challenges of the Core Strategy plan period. Finally, review of the Joint Municipal Waste Management Strategy (with Worcestershire County Council) will change the way Municipal Waste (one of the largest waste streams in the county) is handled.

**Results of Developing Options consultation and Evidence Base**

This preferred option is based on option 1 of the Developing Options Paper and the evidence base emerging from the Herefordshire Minerals and Waste Planning Assessment 2009. Option 1, which suggested identifying broad locations for waste facilities, received most support at the Developing Options stage although all 3 options were supported.

Option 1 provides a degree of flexibility in how waste policies are developed. The identification of broad locations for specified waste management installations, as requested by the Government Office, is not considered practical given changing technologies and practices throughout the plan period. Generic policies need to be developed for dealing with all waste streams as proposed in the Herefordshire Minerals and Waste Planning Assessment 2009. However, policies will be able to identify broad types of location for the different waste management requirements likely to be encountered.



**Core Strategy Objectives**

This policy direction impacts on social, economic and environmental objectives but, in particular will seek to address objectives 2, 8, 10 and 11 (see Section 4).

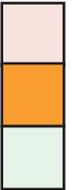
**Alternative options not taken forward**

7.40 Options 2 and 3 set out in the Developing Options Paper were not taken forward. The Herefordshire Minerals and Waste Planning Assessment provided clear and robust recommendations for policy development in the Core Strategy which, in combination with elements of Option 1, suggested the appropriate way forward.

7.41 The consultation responses to the Developing Options Paper did not give rise to any new policy directions which would need to be considered as alternatives

**How the Sustainability Appraisal (SA) has influenced this policy direction**

The policy direction is based on Option 1 as set out in the Developing Options paper. The sustainability appraisal of this option undertaken at the time suggested the policy direction was considered to be neutral. Further sustainability appraisal of the detailed policy wording at submission stage will be necessary.

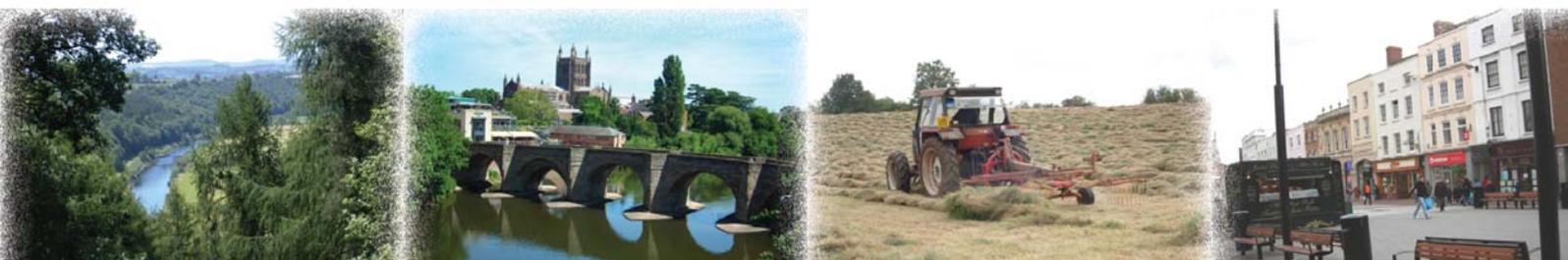


**Further information**

Background to this policy direction is contained within the Waste Policy Development Paper and the Climate Change Background Paper.

**Your views**

Do you agree with this policy direction?



## Policy: Minerals

### Preferred policy direction – Minerals

The preferred policy will:

- identify/define Mineral Safeguarding Areas (MSAs) to ensure minerals resources are safeguarded and not sterilised by other development;
- provide a set of generic criteria, by which to judge planning applications for new or extended minerals extraction proposals, which will include restoration, after-use and creation of wildlife habitat;
- provide a criteria based policy for the extraction of non-aggregate building stone or clay (similar to policy M4 in the UDP);
- provide a secondary and recycled aggregate policy to link with waste management site location policies;
- allow for a specific minerals Development Plan Document if changes in circumstances justify one during the Core Strategy plan period;
- take account of any regionally or nationally set annual apportionment figures for the provision of aggregate.

### Background

7.42 National planning policy for minerals is set out in a series of specific guidance and policy statements – MPGs and MPSs. The regional plan also contains a set of policies for minerals with the aim of encouraging the prudent use of mineral resources while maintaining an appropriate continual supply.

7.43 There is a requirement within the Herefordshire LDF to ensure a steady and adequate supply of minerals to meet the needs of society and the economy. However, this needs to be tempered with the significant landscape and other impacts associated with large-scale mineral workings. The authority is obliged to meet its annual apportionment for providing minerals. It must therefore seek to ensure that adequate capacity exists in permitted or potential sites, and that mineral resources are safeguarded in the meantime.

### Results of Developing Options consultation and evidence base

All three options as presented in the Developing Options Paper achieved a significant level of support. The preferred option is based on amalgamating the elements of Options 2 and 3 of the Developing Options and reflect the recommendations of Herefordshire Minerals and Waste Planning Assessment 2009.

The Herefordshire Minerals and Waste Planning Assessment 2009 was able to demonstrate that there are currently adequate permissions and active sites to provide for the regional apportionments on aggregates. In particular there is an adequate supply of sand and gravel, and of crushed rock. Therefore, in respect of Option 1 within the Developing Options Paper, there is unlikely to be a need to identify further land to meet aggregate requirements up to 2026.

Provision for secondary aggregates (recycling previously used materials) will be incorporated to support waste management policies.

The policy in the UDP which allows for and enables small scale workings for building stone should be continued.



**Core Strategy Objectives**

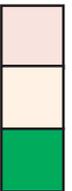
This policy direction will primarily seek to address objectives 10 and 11 (see Section 4).

**Alternative options not taken forward**

- 7.44 Identify the current and required land-bank of permitted mineral reserves to meet the need of Herefordshire up until 2026 (Option 1 in the Developing Options Paper). As highlighted above an adequate supply makes it unnecessary to identify additional locations.
- 7.45 The consultation responses to the Developing Options Paper did not give rise to any new policy directions.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

This policy direction, following mitigation is considered as moving towards sustainability. Outstanding issues relate to ensuring that environmental impacts are taken into account. Therefore, for mitigation to take place and the policy to move towards sustainability in this policy area it needs to be made clear within the submission document that the Core Strategy should be read as a whole. Other issues will be dealt with at the site specific level.



**Further information**

Background to this policy direction is contained within Minerals Policy Development Paper.

**Your views**

Do you agree with this policy direction?



**Theme: Diversifying and strengthening the local economy****Policy: Maintaining Supply****Preferred policy direction – Maintaining Supply**

The preferred policy direction will protect employment allocations and commitments ranked as “Best”, “Good” or “Moderate” in the Employment Land Study and will include criteria based policy concerning release of employment sites classified as “Moderate” or “Poor”, based on criteria such as:

- The impact of the loss on the range of supply;
- Whether the proposal would result in a net improvement in amenity;
- Consideration of the details of active marketing of the site; and
- An assessment of the viability of development.

**Background**

7.46 Draft PPS4: Planning for Prosperous Economies was published in May 2009. It stresses the need to assess the existing and future supply of land available for economic development through land reviews. Policy PA6B of the regional plan (as recommended for amendment in the Panel Report) indicates that employment land and premises should be protected from competing uses where it can be demonstrated that they make a valuable contribution to the portfolio of employment land.

**Results of Developing Options consultation and evidence base**

In terms of protecting employment land, the most popular option was to revise criteria policy to protect employment sites on their merits at time of application (Option 3). Option 1, which suggested protecting all employment land and Option 2 which suggested no protection, received significantly lower levels of support. Other comments highlighted the need to support a wide variety of employment sectors including IT based industries, tourism and food & drink; to provide support for small businesses; and to invest in the provision of quality accommodation for employment purposes.

**Employment Land Study**

Recommendations from the study advised that policy approaches should include the promotion of mixed use (re)development; and that employment site allocations (and main commitments) ranked as ‘best’ or ‘good’ through the Development Plan process should be retained, with a criteria based policy being developed for those sites that are considered as being ‘moderate’ or ‘poor’.

**Core Strategy Objectives**

This policy direction will directly seek to address the economic prosperity objectives 6, 7 and 8 (see Section 4).

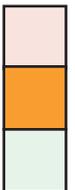


**Alternative Options not taken forward**

- 7.47 Options 1 and 2 of the Developing Options Paper (protect all employment land and let market forces prevail) have been rejected. Option 3 (criteria based approach) is favoured. Options 1 and 2 were not considered realistic given the outcomes of the Employment Land Study which classifies supply based on quality of site and provides a robust methodology for establishing policy criteria.
- 7.48 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

The policy direction is based on Option 3 as set out in the Developing Options Paper. The Sustainability Appraisal of this option undertaken at this time considered the policy direction to be neutral. Further Sustainability Appraisal of the detailed wording at Submission stage will be necessary.



**Further information**

Background to this policy direction is contained within the Economy and Employment Land Policy Development Paper.

**Your views**

Do you agree with this policy direction?



## Policy: Employment Land Provision

### Preferred policy direction – Employment Land Provision

A combination of the 5 options outlined in the Developing Options Paper is preferred based on the outcomes of the Employment Land Study. This will:

- Enhance the supply of land and opportunities for new employment development (including offices in appropriate locations), address deficiencies in supply through detailed allocations and/or mixed-use schemes in the Hereford and Market Towns and Rural Areas DPDs and enable appropriate extensions of existing businesses;
- Promote a range of size and type of business development within and on the edge of Hereford and the market towns, but particularly for offices, taking a sequential approach to their provision (also see Place Shaping Options section).

### Background

7.49 Draft PPS4: Planning for prosperous economies was published in May 2009. Its main purpose is to underline the need for regional planning bodies and local planning authorities, within the context of delivering sustainable development, to plan positively and proactively for economic development in their areas. The regional plan aims to ensure the continuing provision of an appropriate portfolio of sites; and that new employment growth is linked to population and housing growth through, for example, regeneration zones and a network of strategic town and city centres. Most of Herefordshire falls within a Rural Regeneration Zone.

### Results of Developing Options consultation and evidence base

In the Developing Options consultation response to the Policy Options concerning the provision of employment sites, the most favoured option was option 2 - to locate employment provision on smaller sites. However all options received significant support.

Other comments highlighted the need to support a wide variety of employment sectors including IT based industries, tourism and food & drink; to provide support for small businesses; to invest in the provision of quality accommodation for employment purposes; and to attract businesses with a requirement for graduates.

#### Employment Land Study

The Employment Land Study indicates that overall there is good quantity of existing employment land supply within Herefordshire. The supply of land is skewed towards manufacturing/industrial type uses which as a sector are predicted to decline in the amount of land occupied over the study period. However, more limited opportunities exist for office uses. Supply is not evenly distributed across the county and certain areas would benefit from increases in the quality and quantity of employment land opportunities.

The review of Herefordshire's employment land has made the following key recommendations:

- To enhance the supply of land and opportunities for new employment development (including offices in appropriate central locations), and addressing spatial and qualitative deficiencies in supply within certain parts of Herefordshire; and
- Consideration of a range of potential measures to enhance the current contribution of certain sites to the employment portfolio.



**Core Strategy Objectives**

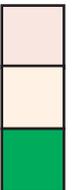
This policy direction will directly seek to address the economic prosperity objectives 6, 7 and 8 (see Section 4).

**Alternative options not taken forward**

- 7.50 The preferred policy direction combines the five policy options put forward in the Developing Options Paper.
- 7.51 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

This policy direction with mitigation is considered to be moving marginally towards sustainability. However issues remain regarding with the potential of new development to increase the need to travel and because of potential impact of development upon the built and natural environment and waste generation. However, these issues are dealt with elsewhere in the document (for example, within the movement and local distinctiveness policy areas). Therefore, for mitigation to take place in this policy area it needs to be made clear within the submission document that the Core Strategy should be read as a whole and that these issues will be taken into account when development is proposed.



**Further information**

Background to this policy direction is contained within the Economy and Employment Land Policy Development Paper.

**Your views**

Do you agree with this policy direction?

**Policy: Rural Economy**

- 7.52 This issue is dealt with within the Rural Areas Place Shaping section. Background to this issue is contained within the Rural Economy Policy Development Paper.



**Policy: Education and Skills****Preferred policy direction – Education and Skills**

The preferred policy direction would be to:

- Facilitate increased higher educational provision in Herefordshire through supporting new and extended college facilities, the provision of a university centre and other proposals in the Hereford Area Plan;
- Support development proposals for new and extended educational and skills training facilities including via developer contributions.

**Background**

7.53 The policy framework at both national and regional level makes clear that increasing skills attainment within the workforce could result in greater productivity, the creation of wealth and social justice. Herefordshire's aspirations to create a more adaptable and higher skilled workforce could be achieved with the development of higher educational qualifications. The county is unlikely to be able to support a university campus in the medium term but can enhance its higher educational offer through development of its existing establishments and the provision of a "university centre".

**Results of Developing Options consultation and evidence base**

The results of the Developing Options consultation reveal that there was overwhelming support amongst respondents for supporting new and extended school or college facilities (93%) and to some extent a university campus (76%). Conversely, there was less support for allowing market forces and demand to prevail (40%). The policy direction combines elements of Options 1 and 2 of the Developing Options.

**Employment Land Study**

The 2009 Employment Land Study which has been prepared as evidence to support the Core Strategy, together with other local strategy documents confirms that Herefordshire's economy is considerably more primary and manufacturing sector dependant, than are either the rest of the West Midlands region or the rest of the UK.

The local economy is also weakened by the fact that many skilled Herefordshire residents work outside the county. Furthermore, whilst Herefordshire has a number of further education/post 16 facilities, the absence of a university means that many young people leave the county for higher education and younger people do not move here to study. This limits the ability of local businesses to find more highly skilled workers, and can also restrict the establishment of new research, development and high-tech companies.

**Core Strategy Objectives**

This policy direction will mainly seek to address the social objective 3 and the economic objective 6. (see Section 4)

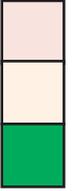


**Alternative options not taken forward**

7.54 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

This policy direction is considered to be marginally moving towards sustainability with mitigation. Issues raised upon the potential to increase the need to travel and because of potential impact of development upon the built environment. However, these issues are dealt with elsewhere in the document (the Movement and Local Distinctiveness policy areas). Therefore, for mitigation to take place and the policy to move towards sustainability in this policy area it needs to be made clear within the submission



**Further information**

Background to this policy direction is contained within the Education and Skills Policy Development Paper.

**Your views**

Do you agree with this policy direction?

**Policy: Retail**

7.55 The majority of retail issues are dealt with in the Strategy and Place Shaping Options sections, including the definition of a retail hierarchy. The Primary and Secondary shopping frontages will be reviewed in the Area Plans. Background to retail issues is contained within the Retail Policy Development Paper.



**Policy: Tourism, Culture and Leisure****Preferred policy direction – Tourism, Culture and Leisure**

The Core Strategy will:

- Focus larger scale, active and sustainable tourism, cultural and leisure development in Hereford, the market towns, and where appropriate, Rural Service Centres (RSCs);
- Enable sustainable tourism, cultural and leisure opportunities in a way that adds value to the local economy, reflects the outcomes of the Green Infrastructure Strategy and capitalises on the value of local food, drink and crafts without harming the local distinctiveness and historic environment;
- Promote the development of quality visitor accommodation especially within accessible and sustainable locations in order to contribute towards Herefordshire as an overnight visitor destination without harming the character of the area;
- Take a positive approach to rural diversification for tourism, leisure and cultural uses where they are in accordance within sustainable development objectives.

**Background**

- 7.56 Draft PPS4: Planning for Prosperous Economies (May 2009) indicates that in rural areas support should be given to sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors; and which utilise and enrich, rather than harm, the character of the countryside, its towns, villages, buildings and other features. In town/city centres Draft PPS4 advises that local planning authorities should plan for a range of tourism, leisure and cultural activities, which appeal to a wide range of age and social groups, and ensuring that these are distributed throughout the centre.
- 7.57 Policy PA10 of the regional plan encourages both the improvement of existing and creation of new tourism and culture facilities. Plans should identify areas where development of sustainable tourism can be encouraged to the benefit of the local economy without damaging the local environment.
- 7.58 No need has been identified for a new strategic tourist or cultural attraction in Herefordshire such as a theme park. However, proposals elsewhere in the plan, for example the provision of a new country park, recreational facilities or commercial leisure facilities, as set out in the Place Shaping Options will also enhance the overall provision of tourism, cultural and leisure facilities.



**Results of Developing Options consultation and Evidence Base**

The most popular option for Tourism, Culture and Leisure was to strongly promote its growth across the county (Option 2), and to focus tourism in areas where there is good access to public transport (Option 4). Option 1 which suggested limiting the growth of tourism in order to protect the environment gained least support, while Option 3 (focus on key assets) was supported but not to the extent of Options 2 and 4. Other comments highlighted the need to promote and advertise the historic and environmental assets of the county; and to encourage sustainable (green) tourism.

**Green Infrastructure Study**

The public rights of way network, including bridleways, footpaths and byways, provides a connection with the countryside. It also interconnects with the rural road network. The preservation and enhancement of green corridors should be an integral part of this network.

**Retail/Leisure Study**

The provision of cinema facilities in Hereford City is somewhat limited and there is scope to accommodate additional screens in a modern cinema. Also within Hereford city centre, there may be scope to accommodate further fitness and sports facilities in the city centre.

**Core Strategy Objectives**

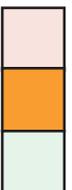
This policy direction will seek to address a range of social, economic and environmental objectives including 2, 4, 6, 7, 8, 9 and 12 (see Section 4).

**Alternative options not taken forward:**

- 7.59 Elements of all options suggested in the Developing Options Paper have been taken forward.
- 7.60 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

This policy direction is based on Option 2 as set out in the Developing Options paper. The sustainability appraisal of this option undertaken at the time suggested the policy direction was considered to be neutral. Further sustainability appraisal of the detailed policy wording at submission stage will be necessary.



**Further information**

Background to this policy direction is contained within the Tourism, Culture and Leisure Policy Development Paper.

**Your views**

Do you agree with this policy direction?

**Theme: Providing new homes****Policy: Density****Preferred policy direction – Density**

The Core Strategy will include:

- A general policy providing guidance to emphasise that the efficient use of land is an important element in determining planning applications;
- For each strategic site, a specific housing target included within the Core Strategy Place Shaping Policy to ensure the efficient use of land;
- Targets on smaller sites will be included in the Hereford and Market Towns and Rural Areas Plans taking into account further information from the evidence base.

**Background**

7.61 PPS3 indicates that using land efficiently is a key consideration in planning for housing and that local planning authorities may wish to set out a range of densities in their plans. Thirty dwellings per hectare is the national indicative minimum to guide policy development until local density policies are in place. Where planning authorities wish to plan for densities below this minimum this should be justified. Policy CF6 of the regional plan also indicates that density policies should be set out in development plans to reflect local circumstances and the findings of housing market assessments.

7.62 Elements of the evidence base such as the Local Housing Market Area Assessment and a number of characterisation studies have yet to be completed therefore it is not possible at this stage to indicate specific density requirements.



## Results of Developing Options consultation and evidence base

Within the Developing Options consultation the option to determine density for each site based on the character of the surrounding area was favoured, with 62% of respondents choosing this option.

The relevant evidence base is not yet complete; this includes the Local Housing Market Assessment (LHMA). This study will examine needs and demands of housing in the housing market areas within Herefordshire and may aid in setting density requirements for specific sites.

A Strategic Housing Market Assessment (SHMA) has been completed and provides a detailed sub-regional (Shropshire and Herefordshire) analysis of housing demand and housing need. The assessment recognises that the sub-region is dominated by detached dwellings and suggests promoting the development of higher density housing in order to develop pathways of housing choice to advance the sustainability of mixed communities.

The Hereford Rapid Townscape Assessment provides an overview of the city of Hereford and its historic and townscape character. This identifies that all residential areas within the city are developed at a high density but does not suggest specific density levels for new development. Townscape Assessments are being undertaken for the market towns.

The preferred option is a combination of Option 2 and 3 within the Developing Options Paper.

## Core Strategy Objectives

This policy direction will seek to address a number of social and environmental objectives including 1, 2, 4, 10 and 11 (see Section 4).

## Alternative options not taken forward

7.63 Two alternative options from the Developing Options consultation have not been taken forward are as follows:

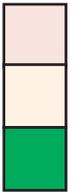
- Set a single standard density across the county – this option was considered to add little to national planning policy (PPS3) and would not be sensitive to local circumstances.
- Apply different standards to different parts of the county – the results of the Developing Options consultation suggested a preference for site based density standards, such an approach would be most sensitive to local characteristics.

7.64 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.



**How the Sustainability Appraisal (SA) has influenced this policy direction**

The density policy option has been assessed as moving towards sustainability. Policy wording will need to ensure that the density of proposals at site specific level properly respect the character of the local environment.



**Further information**

Background to this policy direction is contained within the Type, Mix and Density Policy Development Paper.

**Your views**

Do you agree with this policy direction?

**Policy: Type and Mix**

**Preferred policy direction – Type and Mix**

The Core Strategy should include criteria within the specific Place Shaping Policies for each strategic site, requiring an appropriate range, type and mix of housing on the site in accordance with up to date information for the area; and in particular aiming to meet the needs of an increasingly elderly population.

**Background**

- 7.65 In respect of the overall mix of different household types and sizes, PPS3 says that local authorities should have regard to the relevant sub-regional housing market assessment and regional and local housing strategies. A broad mix of housing should be provided on large sites. On smaller sites, a mix should be provided that contributes to the creation of sustainable communities. Policy SR2 of the regional plan includes a requirement to achieve sustainable communities with an appropriate size, scale density and mix within the Settlements of Significant Development. Policy CF8 makes clear that the the needs of different groups should be taken into account in determining the mix of new housing provision, with the panel report making a specific recommendation regarding meeting the needs of an increasingly elderly population.
- 7.66 A commitment to provide for balanced and sustainable communities in Herefordshire requires an assessment of the existing housing stock to understand what is required in the area to enable the community to change and grow in a sustainable way and to provide for all members of the community.



## Results of Developing Options consultation and Evidence Base

Of the three options put forward within the Developing Options consultation the most favoured was to ensure that all schemes have a mix of housing types in accordance with up to date housing needs information. The option to devise a policy which gives priority to specific housing types was also supported.

The relevant evidence base is not yet complete; this includes the LHMA. This study will examine needs and demands of housing in the housing market areas within Herefordshire and may aid in suggesting a housing mix requirements for specific sites.

However, the Strategic Housing Market Assessment (SHMA) has been completed and provides a detailed sub-regional analysis of housing demand and housing needs. Recommendations coming from this assessment for the type and mix of housing include:

- To promote an adequate supply of smaller houses to help contribute to mixed sustainable communities;
- To support the private rented sector where it contributes to the mix of occupied housing;
- To note the changing household structures, particularly growth in smaller households and ensure that future development is mindful of the need for appropriate living space i.e. one-person households often need more than one room; and
- To note that in all areas the differences between the towns and the villages in terms of housing types, tenure and price are extreme and that affordability issues most keenly felt in rural areas.

The preferred policy direction reflects that of Option 2 within the Developing Options Paper. The LMHA will provide additional evidence required in due course to further define policy and more detailed assessments will be included within the Hereford and Market Towns and Rural Areas Plans and guidance included in the Design Code Supplementary Planning Document.

## Core Strategy Objectives

This policy direction will seek to address a number of social and environmental objectives including objectives 1, 2, 4, 10 and 11 (see Section 4).

## Alternative options not taken forward

7.67 Two alternative options from the Developing Options consultation have not been taken forward as follows:

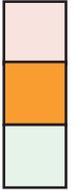
- Allow a market led approach – this approach would not be in conformity with both national and regional policy approaches;
- Devise a policy which gives priority to specific housing types – although not taken forward entirely, the preferred policy direction will enable specific housing types to be developed within housing proposals and does recognise the particular issue of meeting the housing requirements of an increasingly elderly population.



7.68 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

The policy direction is based Option 2 as set out in the Developing Options paper. The sustainability appraisal of this option undertaken at the time suggested the policy direction was considered to be neutral. Further sustainability appraisal of the detailed policy wording at submission stage will be necessary.



**Further information**

Background to this policy direction is contained within the Housing Type, Mix and Density Policy Development Paper.

**Your views**

Do you agree with this policy direction?



**Policy: Affordable Housing**



**Background**

7.69 National, regional and local policies identify a need for increased provision of affordable homes. PPS3 (Housing) requires Local Development Documents to set an overall target for the amount of affordable housing to be provided and to set separate targets for social-rented and intermediate affordable housing where appropriate. In order to achieve the overall targets, percentages and thresholds will need to be set within the Core Strategy.



### Results of Developing Options consultation and evidence base

Four options were suggested at the Developing Options consultation stage. The results of the consultation revealed that there was strong support amongst respondents for a combination of Options 1 and 2 (74%) which suggested both increasing the percentage of affordable housing required on development sites whilst lowering the site threshold for affordable housing. Option 3 suggested a combination of both approaches. Views on identifying sites solely for affordable housing were polarised with 51% of respondents saying 'yes' and 49% saying 'no'.

The SHMA provides a detailed sub-regional analysis of housing demand and housing needs. This identifies a significant need for affordable housing across the county. A LHMA is not yet complete but will examine needs and demands of housing in the housing market areas within Herefordshire. An Affordable Housing Viability study to provide evidence to help determine the viable levels of affordable housing on qualifying sites identifies that there are significant differences in the residual value of residential land in the county. These values impact upon the ability of sites to deliver affordable housing. The evidence suggests residual values are highest in the two areas (Ledbury/Ross and northern rural) indicating that higher affordable housing targets are viable in these areas. Residual values in Hereford, the west of the county and Hereford hinterlands suggest that a target of 35% is appropriate; however residual values are much lower in Leominster and a target of 25% affordable housing is appropriate to consider within an option.

7.70 This preferred policy direction is based on Option 3 as highlighted within the Developing Options Paper. Option 3 suggested a combination of Options 1 (increasing percentages of affordable housing requirements) and 2 (lowering site thresholds). However, the preferred policy direction also takes account of the emerging evidence from the viability study.

### Core Strategy Objectives

This policy direction will primarily seek to address objective 1 (see Section 4).

### Alternative options not taken forward

- 7.71 The preferred policy direction is an approach based upon Option 3 of the Developing Options Paper (itself a combination of Options 1 and 2);
- 7.72 Option 4 has not been taken forward at this stage as the evidence would suggest that without housing grant 100% affordable housing schemes would not be viable. However, the Core Strategy will still include a rural exceptions policy for affordable housing.
- 7.73 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.



**How the Sustainability Appraisal (SA) has influenced this policy direction**

There remain a number of options for the policy direction for affordable housing. The sustainability appraisal generally suggests that increasing the target for affordable housing on sites and lowering size site thresholds will be moving towards sustainability. However, the policy options set out a range of options, including varying targets for different parts of the county based upon the evidence base which will require further sustainability appraisal prior to submission.

**Further information**

Background to this policy direction is contained within the Affordable Housing Policy Development Background Paper

**Your views**

Do you agree with this policy direction?  
Which option for establishing indicative percentages of affordable housing do you prefer?

**Policy: Gypsies and Travellers**



## Background

- 7.74 The national policy context shows that the government is committed to increasing the levels of authorised site provision for gypsies and travellers and travelling show people. The government established a new policy framework to significantly reduce the current levels unauthorised camping and avoid the problems that some unauthorised sites can cause.
- 7.75 In attempting to tackle these inequalities and to specifically resolve the problems which unauthorised camping can create, the government expects local authorities to take a balanced approach by carrying out effective but fair enforcement of planning policies and by working to develop new sites and improve existing ones.

### Results of Developing Options consultation and evidence base

All of the options received support; however the most favoured was to 'develop a countywide criteria based policy' and to 'identify areas/locations where sites would be unacceptable due to environmental constraints'.

The Gypsy and Traveller Accommodation Assessment (2008) that was undertaken for Herefordshire, Shropshire, Telford and Wrekin and Powys identified that up 2012 there was a requirement of 83 pitches for Herefordshire; and between 2012 and 2017 there is an additional requirement of 26 pitches due to family growth. This gives a total requirement for 109 pitches in the period up to 2017.

The study did not however, identify any potential locations for this accommodation need, nor did it identify the different types of accommodation needed by the different travelling communities.

- 7.76 This preferred option is based on Option 1 within the Developing Options Paper with elements of the other two options included.

### Core Strategy Objectives

This policy direction will seek to address social and environmental objectives 1, 2 and 10.

### Alternative options not taken forward

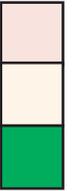
- 7.77 Two alternative options from the Developing Options consultation have not been taken forward, these are as follows:
- Option 2: Identify areas/locations where sites would be unacceptable due to environmental constraints - this option has not been taken forward as a policy based on this approach would be largely negative and therefore contrary to the national approach to positively aim to meet travellers needs. The criteria based approach will identify how environmental constraints will be taken into account in dealing with proposals for new sites; and
  - Option 3: Provide an indication of specific areas where sites are needed – evidence to provide sub-county information on the need for new sites is not available, such evidence will be better utilised as part of the other DPDs which will include site allocations.



7.78 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**How the Sustainability Appraisal (SA) and has influenced this policy direction**

The gypsy and traveller policy direction has been assessed as marginally moving towards sustainability with mitigation. The policy direction would help in meeting the housing needs of the county, however, there are remaining issues in respect of landscape sensitivity design and historic heritage.



**Further information**

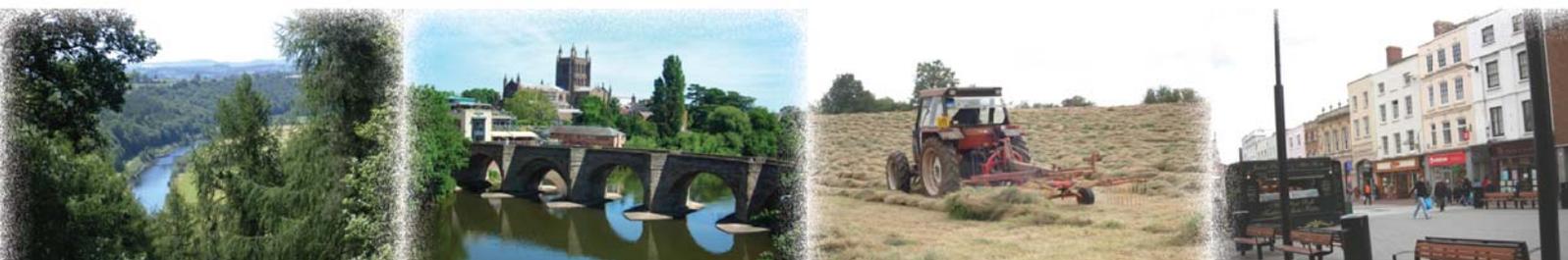
Background to this policy direction is contained within the Gypsy and Travellers Policy Development Paper.

**Your views**

Do you agree with this policy direction?

**Theme: Ensuring better health and wellbeing**

**Policy: Open Space, Sport and Recreation**



## Background

7.79 In accordance with Planning Policy Guidance Note 17 (PPG17), local planning authorities are required to assess the needs of local communities and undertake an audit of existing open spaces looking at the quantity and quality of open spaces, their use and accessibility. These assessments provide the basis of a local strategy for open space; Planning Policy Statement 3: Housing builds on this and advises that new dwellings should provide, or have good access to, sufficient open space; particularly play space where family housing is proposed. Policy QE4: Greenery, Urban Green-space and Public Places within the regional plan reiterates that access to quality open spaces can greatly improve the quality of life in urban areas by providing opportunities for sport and recreation and supporting conservation and the improvement of biodiversity.

### Results of Developing Options consultation and evidence base

The results of the Developing Options Paper consultation reveal that of the two options put forward there was a preference for Option 1 to develop a countywide standard for the provision of open space and recreation facilities within all new developments, similar to the current approach (54%), with fewer respondents in favour of the other option of developing area specific standards (46%).

In January 2005, Strategic Leisure Limited was commissioned by Herefordshire Council to carry out an Open Space Audit. The aim of the audit was to carry out a comprehensive survey of open space, sport and recreation provision within the county, in accordance with PPG17. The audit highlights the importance of open space in Herefordshire. It addresses management and supply as well as peoples' perception of spaces within the county, the issues which affect Herefordshire's open space provision and its future needs and demands.

The PPG17 audit and assessment concluded with the recommendation that identified provision deficiencies of different types of open space should be addressed as a priority in the production of the Local Development Framework. Work is currently ongoing to produce a comprehensive Open Space Strategy for Herefordshire based on the 2005 audit, as well as other Herefordshire Council strategies that will affect the nature and provision of open space in the county.

### Core Strategy Objectives

This policy direction will seek to address a number of social, economic and environmental objectives 2, 4, 9, 10, 11 and 12 (see Section 4).

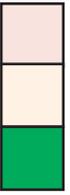
### Alternative Options not taken forward

- 7.80 The option to develop a countywide standard for the provision of open space (Option 1 at Developing Options stage) has been rejected on the basis of the findings of the Open Space Study which recommended using area specific standards.
- 7.81 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.



**How the Sustainability Appraisal (SA) has influenced this policy direction**

The policy direction is based on Option 2 as set out in the Developing Options Paper. The sustainability appraisal of this option undertaken at the time suggested the policy direction was considered to be working towards sustainability. Further sustainability appraisal of the detailed policy wording at submission stage will be necessary



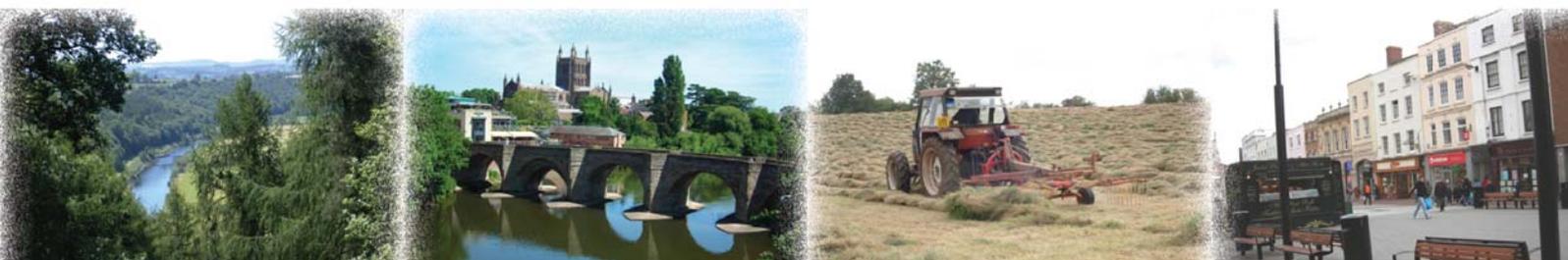
**Further information**

Background to this policy direction is contained within the Sport and Recreation Policy Development Paper.

**Your views**

Do you agree with this policy direction?

**Policy: Green infrastructure**



## Background

- 7.82 Planning Policy Statement 12 (PPS12): Local Spatial Planning defines green infrastructure as a network of green space both new and existing, rural and urban, which supports natural and ecological processes and is integral to the health and quality of life of sustainable communities. This is a separate issue to the consideration of areas of open space covered in the previous policy direction.
- 7.83 Notwithstanding the benefits to the environment, the green infrastructure policy within the Core Strategy will contribute to the development of better places in which to live, work and invest. Such a policy will help create places with a distinctive and attractive character that function well, are well connected and appealing. They will help forge a closer relationship between urban and rural areas, with the countryside functioning more successfully as a place that feeds and sustains Hereford and the market towns.

## Results of Developing Options consultation and Evidence Base

Three options were put forward regarding this issue at Developing Options stage. These included ensuring new developments result in enhancing green infrastructure, seeking developer contributions towards green infrastructure projects and promoting multi-purpose use of green infrastructure. All three options were favoured by the public in terms of progressing a policy direction.

The preferred approach of the Core Strategy therefore amalgamates elements of all three options suggested within the 2008 consultation.

Key components of the evidence base, the Green Infrastructure Strategy, have yet to be finalised, but emerging evidence reveals a strategy based upon the concepts outlined in Appendix 5: Green Infrastructure Strategy.

## Core Strategy Objectives

This policy direction will seek to address a number of social, economic and environmental objectives including 2, 8, 9, 10, 11 and 12.

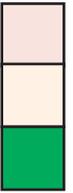
## Alternative options not taken forward

- 7.84 The option of designating new areas of Areas of Outstanding Natural Beauty was raised at Developing Options consultation. This issue would need to be addressed through an Act of Parliament as opposed to through the Local Development Framework.



**How the Sustainability Appraisal (SA) has influenced this policy direction**

The policy direction takes forward all three options set out in the Developing Options Paper. The sustainability appraisal of this option undertaken at the time suggested all policy options were working towards sustainability. Further sustainability appraisal of the detailed policy wording at submission stage will be necessary.



**Further information**

Background to this policy direction is contained within the Green Infrastructure Policy Development Paper.

**Your views**

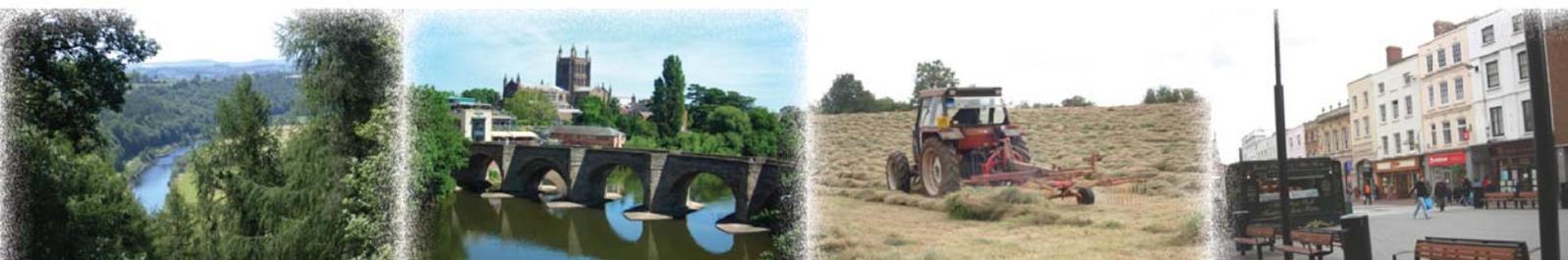
Do you agree with this policy direction?

**Policy: Health**



**Background**

7.85 The national and regional health policy agendas advise that the delivery of safe, healthy and attractive places to live should be a key objective of spatial policy.



**Results of Developing Options consultation and evidence base**

The results of the Developing Options consultation show both options of providing new healthcare facilities (86%) and increasing the capacity of existing facilities (92%) gained strong support amongst respondents.

This preferred policy direction is based on both options highlighted within of the Developing Options consultation.

The Open Space Study concerning outdoor sports and open space provision, together with the emerging Green Infrastructure Strategy are directly relevant to health issues.

**Core Strategy Objectives**

This policy direction will seek to primarily address social objectives 2 and 4 (see Section 4).

**Alternative options not taken forward**

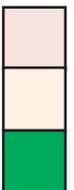
7.86 The Developing Options consultation responses did not identify any distinctive reasonable alternative options to those already consulted upon.

**Additional policy directions which will have an impact on health and wellbeing;**

7.87 The Movement policy direction will seek to promote more accessible modes of transport to community facilities.

**How the Sustainability Appraisal (SA) has influenced this policy direction**

The health policy direction has been assessed as moving towards sustainability. Finally policy wording will need to make clear when such provision is a requirement of new development and ensure the mechanisms are in place to deliver the facility.



**Further information**

Background to this policy direction is contained within the Health Policy Development Paper

**Your views**

Do you agree with this policy direction?

