

CONTENTS

	Page
List of Policies	
1 Introduction	1
The policy background	1
Using the Plan	1
Supporting documents	2
2 Characteristics and key issues	4
Introduction	4
Herefordshire's characteristics and qualities	4
Key issues	8
3 Strategy	11
Introduction	11
Regional Planning Guidance	11
A Vision for Herefordshire	13
Guiding principles	15
Development strategy	17
Rural regeneration	19
General policies	19
4 Development Requirements	30
Introduction	30
Aims and objectives	30
Strategy and general policy	30
Development criteria	32
Environmental resources	39
Supplementary planning documents	48
5 Housing	49
Introduction	49
Aims and objectives	49
Strategy and general policy	50
Housing provision	53
Housing opportunity and choice	72
Design	77
6 Employment	84
Introduction	84
Aims and objectives	84
Strategy and general policy	85
Employment land	86
Other employment policies	93
7 Town centres and retail	103
Introduction	103
Aims and objectives	104
Strategy and general policy	104
City and town centres	107
Key town centre uses – need and the sequential approach	112
Other retail policies	115
Hereford	119

	Page
8	Transport 130
	Introduction 130
	Aims and objectives 130
	Strategy and general policy 131
	Public transport 133
	Rail 135
	Walking 137
	Cycling 140
	Roads 142
	Traffic management 148
	Air transport facilities 151
	Access for all 152
9	Natural and historic heritage 153
	Introduction 153
	Aims 153
	Strategy and general policy 153
	Landscape 154
	Biodiversity 161
	Historic buildings and areas 167
	Archaeology 178
10	Recreation, sport and tourism 184
	Introduction 184
	Aims and objectives 184
	Strategy and general policy 184
	Control of recreation, sport and tourism development 186
	Recreation and sport 188
	Tourism 200
11	Minerals 203
	Introduction 203
	Aims and objectives 204
	Strategy and general policy 204
	Aggregate extraction 207
	Other mineral policies 207
12	Waste 214
	Introduction 214
	Aims and objectives 215
	Strategy and general policy 216
	Waste management policies 218
13	Community facilities and services 226
	Introduction 226
	Aims and objectives 226
	Strategy and general policy 226
	Infrastructure 227
	Community facilities 231
14	Implementation and monitoring 235
	Introduction 235
	General implementation principles 235
	General monitoring principles 237
	Implementation and monitoring of UDP policies 239

Glossary 245

Appendices

A	Historic parks and gardens	263
B	Nature conservation and geological sites	268
C	Conservation areas and scheduled ancient monuments	298

LIST OF POLICIES

Part I

S1	Sustainable development	22
S2	Development requirements	23
S3	Housing	24
S4	Employment	25
S5	Town centres and retail	25
S6	Transport	26
S7	Natural and historic heritage	26
S8	Recreation, sport and tourism	26
S9	Minerals	27
S10	Waste	28
S11	Community facilities and services	28

Part II

Development Requirements

DR1	Design	33
DR2	Land use and activity	34
DR3	Movement	36
DR4	Environment	37
DR5	Planning obligations	39
DR6	Water resources	40
DR7	Flood risk	42
DR8	Culverting	43
DR9	Air quality	44
DR10	Contaminated land	45
DR11	Soil quality	45
DR12	Hazardous substances	46
DR13	Noise	47
DR14	Lighting	47

Housing

H1	Hereford and the market towns: settlement boundaries and established residential areas	60
H2	Hereford and the market towns: housing land allocations	60
H3	[deleted on recommendation of Inspector]	
H4	Main villages: settlement boundaries	66
H5	Main villages: housing land allocations	67
H6	Housing in smaller settlements	68
H7	Housing in the countryside outside settlements	69
H8	Agricultural and forestry dwellings and dwellings associated with rural businesses	71
H9	Affordable housing	74
H10	Rural exception housing	75
H11	Residential caravans	76
H12	Gypsies and other Travellers	77
H13	Sustainable residential design	78
H14	Re-using previously developed land and buildings	79
H15	Density	80
H16	Car parking	80
H17	Sub-division of existing housing	81
H18	Alterations and extensions	81
H19	Open space requirements	82

Employment

E1	Rotherwas Industrial Estate	87
E2	Moreton on Lugg depot, Moreton on Lugg	89
E3	Other employment land allocations	92
E4	[deleted at Revised Deposit Draft Stage]	
E5	Safeguarding employment land and buildings	93
E6	Expansion of existing businesses	93
E7	Other employment proposals within and around Hereford and the market towns	94
E8	Design standards for employment sites	95
E9	Home based businesses	96
E10	Employment proposals within or adjacent to main villages	97
E11	Employment in the smaller settlements and open countryside	97
E12	Farm diversification	98
E13	Agricultural and forestry development	98
E14	Conversions of large dwellings to employment uses	99
E15	Protection of greenfield land	100
E16	Intensive livestock units	101
E17	Military Development	102

Town centres and retail

TCR1	Central shopping and commercial areas	107
TCR2	Vitality and viability	108
TCR3	Primary shopping frontages	110
TCR4	Secondary shopping frontages	110
TCR5	Uses outside Class A of the Use Classes Order	111
TCR6	Non-retail uses (Classes A2 – A5)	111
TCR7	Amusement centres	111
TCR8	Small scale retail development	112
TCR9	Large scale retail and leisure development outside central shopping and commercial areas	113
TCR10	Office development	114
TCR11	Loss of existing offices	114
TCR12	[deleted at Revised Deposit Stage]	
TCR13	Local and neighbourhood shopping centres	115
TCR14	Village commercial facilities	116
TCR15	Hot food take-away outlets	116
TCR16	Garden centres	117
TCR17	Farm shops	118
TCR18	Petrol filling stations	119
TCR19	Hereford Livestock Market – relocation	123
TCR20	Eign Gate regeneration area	125
TCR21	Canal basin and historic core	126
TCR22	Hereford United Football Club/ Merton Meadow	127
TCR23	Civic quarter	128
TCR24	[deleted on recommendation of Inspector]	
TCR25	Land for retail warehousing	129
TCR26	Land at Commercial Road	129

Transport

T1	Public transport facilities	134
T2	Park and ride	134
T3	Protection and development of the rail network	135
T4	Rail freight	136

T5	Safeguarding former railway land	137
T6	Walking	139
T7	Cycling	141
T8	Road hierarchy	142
T9	Road freight	144
T10	Safeguarding of road schemes	146
T11	Parking provision	149
T12	Existing parking areas	149
T13	Traffic management schemes	150
T14	School travel	151
T15	Air transport facilities	151
T16	Access for all	152

Natural and historic heritage

LA1	Areas of Outstanding Natural Beauty	155
LA2	Landscape character and areas least resilient to change	158
LA3	Setting of settlements	158
LA4	Protection of historic parks and gardens	159
LA5	Protection of trees, woodlands and hedgerows	160
LA6	Landscaping schemes	161
NC1	Biodiversity and development	162
NC2	Sites of international importance	163
NC3	Sites of national importance	164
NC4	Sites of local importance	164
NC5	European and nationally protected species	165
NC6	Biodiversity Action Plan priority habitats and species	165
NC7	Compensation for loss of biodiversity	166
NC8	Habitat creation, restoration and enhancement	166
NC9	Management of features of the landscape important for fauna and flora	167
HBA1	Alterations and extensions to listed buildings	168
HBA2	Demolition of listed buildings	169
HBA3	Change of use of listed buildings	170
HBA4	Setting of listed buildings	170
HBA5	Designation of conservation areas	171
HBA6	New development within conservation areas	172
HBA7	Demolition of unlisted buildings within conservation areas	173
HBA8	Locally important buildings	173
HBA9	Protection of open areas and green spaces	174
HBA10	Shopfronts	175
HBA11	Advertising	176
HBA12	Re-use of rural buildings	177
HBA13	Re-use of rural buildings for residential purposes	178
ARCH1	Archaeological assessments and field evaluations	180
ARCH2	Foundation design and mitigation for urban sites	181
ARCH3	Scheduled Ancient Monuments	181
ARCH4	Other Sites of National or Regional Importance	181
ARCH5	Sites of Lesser Regional or Local Importance	182
ARCH6	Recording of archaeological remains	182
ARCH7	Hereford AAI	182
ARCH8	Enhancement and improved access to archaeological sites	183

Recreation, sport and tourism

RST1	Criteria for recreation, sport and tourism development	187
RST2	Recreation, sport and tourism development within Areas of Outstanding Natural Beauty	188
RST3	Standards for outdoor playing and public open space	189
RST4	Safeguarding existing recreational open space	190
RST5	New open space in/adjacent to settlements	193
RST6	Countryside access	194
RST7	Promoted recreational routes	196
RST8	Waterway corridors and open water areas	198
RST9	Herefordshire and Gloucestershire Canal	199
RST10	Major sports facilities	199
RST11	Golf courses	200
RST12	Visitor accommodation	200
RST13	Rural and farm tourism development	201
RST14	Static caravans, chalets, camping and touring caravan sites	202

Minerals

M1	[deleted at Revised Deposit Draft Stage]	
M2	Borrow pits	207
M3	Criteria for new aggregate mineral workings	208
M4	Non-aggregate building stone and small scale clay production	210
M5	Safeguarding mineral reserves	210
M6	Secondary aggregates and recycling	211
M7	Reclamation of mineral workings	212
M8	Malvern Hills	212
M9	Minerals exploration	212
M10	Oil and gas exploration and development	213

Waste

W1	New waste management facilities	219
W2	Landfill or landraising	220
W3	Waste transportation and handling	221
W4	Temporary permissions	221
W5	Waste management licensing	221
W6	Development in the vicinity of waste management facilities	222
W7	Landfill gas utilisation	222
W8	Waste disposal for land improvement	223
W9	Reclamation, aftercare and afteruse	224
W10	Time limits for secondary activities	224
W11	Development – waste implications	224

Community facilities and services

CF1	Utility services and infrastructure	228
CF2	Foul drainage	229
CF3	Telecommunications	230
CF4	Renewable energy	231
CF5	New community facilities	232
CF6	Retention of existing facilities	232
CF7	Residential nursing and care homes	233
CF8	School proposals	234
CF9	Community facilities at Bradbury Estate, Hereford	234