

Herefordshire Council Monitoring Report 2013-2014



Shaping our Place

December 2014

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Section 1: Introduction

Legislative Requirement for the Authority's Monitoring Report

- 1.1 Under the requirements of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012, Herefordshire Council as a local planning authority is required to produce an Authority Monitoring Report (AMR).
- 1.2 The purpose of this AMR is to monitor the implementation of the Local Development Scheme (LDS) and to monitor the extent to which the policies set out in the local development documents are being achieved.
- 1.3 The latest LDS was published in January 2014. However a further revision is planned for early 2015.
- 1.4 The Herefordshire Unitary Development Plan 2007 (1996-2011) is the current adopted Development Plan for the Council. Some its policies have been formally "saved" where they are consistent with the National Planning Policy Framework and until they are replaced by adopted Local Plan policies. Details of which UDP policies have been saved and therefore continue to be used for development management policies can be found in appendix 1 and at: https://www.herefordshire.gov.uk/media/5371164/Saved_and_deleted_policies.pdf Appendix 1 also includes a list of deleted UDP policies.
- 1.5 The emerging Local Plan (2011–2031) will be made up of:
 - The Core Strategy
 - Hereford Area Plan
 - Other Development Plan Documents (Hereford Area Plan, Natural Resources and Travellers Development Plan Documents)
- 1.6 As the emerging Core Strategy moves closer towards adoption, greater weight is placed upon its policies and therefore it is appropriate that the effectiveness of these policies is monitored.
- 1.7 The Localism Act amended the requirement for local planning authorities to produce a monitoring report on an annual basis. A local planning authority now determines the period which the AMR will cover. This should be no longer than twelve months and should follow on from the end of the authority's most recent report. Herefordshire Council currently considers that it is appropriate to continue to monitor on annual basis and **therefore this AMR covers the period from 1 April 2013 to 31 March 2014.**

Content and Format

- 1.8 As stated above this AMR is concerned with the assessment of the Council planning policies. This AMR provides an assessment of outcomes against the saved policies of the Herefordshire Unitary Development Plan (UDP), as well as some of the emerging Herefordshire Local Plan-Core Strategy policy targets, particularly where UDP policies are considered to be out of date.

Limitations of the Annual Monitoring Report

- 1.9 Throughout this report updates have been given on deficiencies in the monitoring information. Where such gaps in data are identified, the AMR continues to set out steps that could be taken to improve future data collection. As the evidence base being established for the Local Plan- Core Strategy continues to be developed it will provide useful and accurate data to measure policies and therefore, deficiencies in information and data are likely to reduce. Tables with planning permissions granted between 1 April 2013 and 31 March 2014 in respect of hotel, leisure, renewable energy and poly tunnel approvals can be found in appendices 1, 2 and 3 respectfully.

Section 2: LOCAL DEVELOPMENT FRAMEWORK PREPARATION

Monitoring the Local Development Scheme

Introduction

- 2.1 This section reports on progress in achieving the timetable and milestones set out in the Council's Local Development Scheme (LDS) January 2014.
- 2.2 Each proposed Local Development Document identified in the LDS is listed below, with a brief review of progress in meeting the milestones and timetable in the reporting period, 2013/2014. The LDS will be updated by early 2015.

Summary of Progress between 1 April 2013 and 31 March 2014.

Local Plan - Core Strategy

- 2.3 Work on the Core Strategy began in September 2006. Various consultation stages were undertaken between June 2007 and March 2013. The pre-submission publication period took place between May and July 2014. The Plan was submitted to the Secretary of State in September 2014. Hearings are expected to take place early in 2015 with adoption anticipated in spring 2015.
- 2.4 The LDS 2014 states that the Core Strategy would reach pre submission stage at winter 2013 and submission by spring 2014. However it has not been possible to meet this timescale due to ongoing technical work required before the plan could proceed to submission stage. This technical work related to the Nutrient Management Plan and the phasing study for the proposed Hereford relief road. The delays to the Core Strategy timetable has had consequential impacts on the other development plan documents included in the LDS as outlined below.

Figure 1:: Progress of the Herefordshire Core Strategy Programme between 1 April 2013 and 31 March 2014

Milestone	LDS Date	Date achieved
Pre-submission publication	Winter 2013	May – July 2014
Submission	Spring 2014	23 September 2014

Hereford Area Plan

- 2.5 The LDS states that work will begin on the Hereford Area Plan before the adoption of the Core Strategy. A Strategic Housing and Employment Land Assessment began in spring 2014. However, the issues and options consultation stage has not taken place due to delays to the Core Strategy timetable.

Figure2:: Progress of the Hereford Area Plan Programme between 1 April 2013 and 31 March 2014.

Milestone	LDS Date	Date Achieved
Public Consultation on Issues and Options	Spring 2014	Not yet achieved. New date to be included in further revision of LDS

Natural Resources Development Plan Document

- 2.6 The LDS 2014 programmes public consultation on issues and options on this DPD in Winter 2014/15. Progress on the preparation of this document will be reported in the next AMR.

Travellers' Development Plan Document

- 2.7 Consultation on the Issues and Options took place between August and October 2014. This is behind the programme set out in the LDS, which anticipated this stage of consultation during spring 2014, as a result of delays to the Core Strategy process.

Figure 3:: Progress of the Travellers Development Plan Document between 1 April 2013 and 31 March 2014.

Milestone	LDS Date	Date Achieved
Public Consultation on Issue and Options	Spring 2014	August – October 2014

Supplementary Planning Documents

- 2.8 The LDS includes reference to two proposed SPDs regarding Planning Obligations and a Design Guide Portfolio. However the timescales for the progress of these is not within the period covered by this AMR and will therefore be monitored in future AMRs.

Section 3: HOUSING

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

Draft Core Strategy Objective: Social Progress 1

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

3.2 Housing Delivery

Draft Core Strategy monitoring indicators

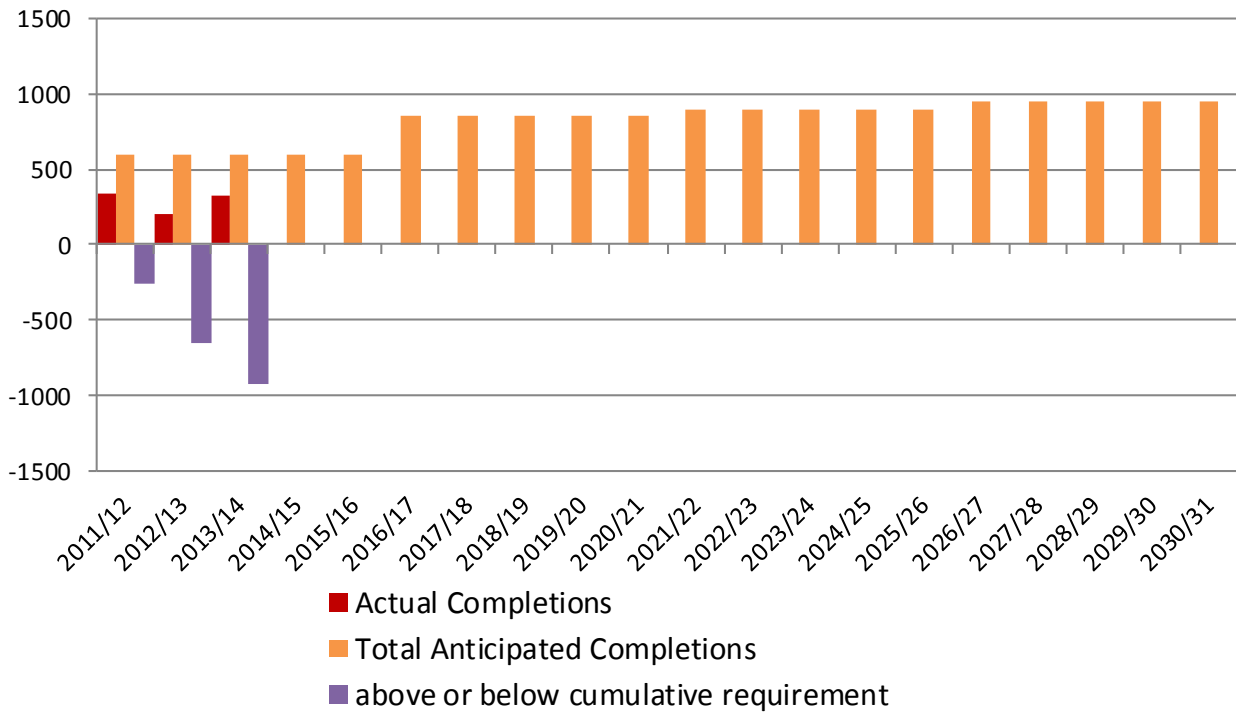
To meet the LDF requirement of 16,500 dwellings to be provided within the period 2011-2031.
Net additional dwellings since the start of the Core Strategy period (2011)
Net additional dwellings for the current year

3.2.1 Core Strategy Housing policies

SS2 - Delivering new homes
SS3 - Releasing land for residential development
H1 - Affordable housing – thresholds and targets
H2 - Rural exception sites
H3 - Ensuring an appropriate range and mix of housing
H4 - Travellers sites
HD1 – Development in Hereford
BY1 – Development in Bromyard
KG1 – Development in Kington
LB1 - Development in Ledbury
LO1 – Development in Leominster
RW1 – Development in Ross-on-Wye
RA1 – Rural housing Strategy

- 3.2.2 Figure 4 shows the housing trajectory as at the beginning of April 2011. The graph is based upon the indicative housing trajectory set out in the Draft Herefordshire Local Plan – Core Strategy. For the past three years, the rate of housing completions has declined against identified targets. In this reporting period, 331 dwellings net (354 gross) were completed in Herefordshire compared to 202 (net) the previous year (2012-13). This year's completion total is below the anticipated completion target of 600 net dwellings per annum.

Figure 4: Housing Trajectory 2011-2031



Source: Herefordshire Council Housing Land Monitoring 2014)

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

3.3 Use of previously developed land

Draft Core Strategy – Local Plan Target

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

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

3.3.2 Draft Core Strategy Policies

- SS2 - Delivering new homes
- SS3 - Releasing land for residential development
- H1 - Affordable housing – thresholds and targets
- H2 - Rural exception sites
- H3 - Ensuring an appropriate range and mix of housing
- H4 - Travellers sites
- HD1 – Development in Hereford
- BY1 – Development in Bromyard
- KG1 – Development in Kington
- LB1 - Development in Ledbury
- LO1 – Development in Leominster
- RW1 – Development in Ross-on-Wye
- RA1 – Rural housing Strategy
- RA4 – Agricultural, forestry and rural enterprise dwellings
- RA5 – Re-use of rural buildings

3.3.3 Figure 5 provides a breakdown of the past two year's housing completions, indicating those built on previously developed and greenfield land. It shows that the proportion of dwellings built for this year on previously developed land has increased to 65% compared to 33% in the previous year. Development on greenfield land has decreased to 35%, compared to 67% the previous reporting year. . The Draft Core Strategy Policy SS2 states that priority will be given to the use of previously developed land in sustainable locations

Figure 5: Housing Completions on Greenfield and Previously Developed Land

	Actual completions 2012/13 (net)	Proportion of Total 2012/13	Actual completions 2013/14 (net)	Proportion of Total 2013/14
Former Residential	34	17%	68	20%
Former Employment	6	3%	29	9%
Other Brownfield	28	13%	119	36%
Total Brownfield	68	33%	216	65%
Greenfield (garden land)	14	7%	20	6%
Greenfield	120	60%	95	29%
Total Greenfield	134	67%	115	35%
Total Completions	202	100%	331	100%

(Source: Herefordshire Council Housing Land monitoring 2014)

3.4 Housing completions by tenure type and location

Draft Core Strategy – Local plan Target

To monitor:

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

3.4.1 Core Strategy Policies

SS2 - Delivering new homes

SS3 - Releasing land for residential development

H1 - Affordable housing – thresholds and targets

H2 - Rural exception sites

H3 - Ensuring an appropriate range and mix of housing

H4 - Travellers sites

HD1 – Development in Hereford

BY1 – Development in Bromyard

KG1 – Development in Kington

LB1- Development in Ledbury

LO1 – Development in Leominster

RW1 – Development in Ross-on-Wye

RA1 – Rural housing Strategy

RA4 – Agricultural, forestry and rural enterprise dwellings

3.4.2 The Draft Core Strategy no longer sets policies which require a density across the County, with only strategic sites being given an approximate density target. Figure 6 sets out the density of completions for development in Herefordshire over last three years. It can be seen that the percentage of dwellings built below 30 dwellings per hectare, at 37.3% is an decrease on the previous year (64.5%). The density is calculated only on completed sites and where the site area of the application is known.

Figure 6: Density of Completions

	2011-12		2012-13		2013-14	
	Number	Proportion of Total	Number	Proportion of Total	Number (Gross)	Proportion of Total
Less than 30 dwellings /ha	227	62%	100	64.5%	108	37.3
30-50 dwellings /ha	35	10%	42	27%	50	17.3
Over 50 dwellings /ha	103	28%	13	8.5%	131	45.4
Total	365	100%	155	100%	289	100%

(Source: Herefordshire Council Housing Land Monitoring 2014)

3.4.3 Figure 7 shows that in 2013/14 some 48% of new dwellings were completed in Hereford City, with 30% in the market towns and 22% in the rural areas.

Figure 7: Housing Completions by Area 2013-14

Location	Completions 2013-14 (gross)	Losses (on completed sites)	Completions (Net)	Percentage of total
Hereford City	169	9	160	48%
Leominster	26	3	23	7%
Ross-on-Wye	48	2	46	14%
Ledbury	24	1	23	7%
Bromyard	3	1	2	1%
Kington	5	0	5	1.5%
Market Towns Total	106	7	99	30%
Rural Areas	79	7	72	22%
COUNTY TOTAL	354	23	331	100%

(Source: Herefordshire Council Housing Land monitoring 2014)

3.4.4 Housing market areas are used as a policy tool in the emerging Core Strategy. Figure 8 sets out the 7 Housing Market Area completions. These are areas identified as local housing markets within Herefordshire through an analysis of key indicators such as tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns. The Housing Market Areas are illustrated in Figure 9.

Figure 8: Housing Market Area Completions 2013-14

Housing Market Area	Completions 2013-14 (gross)	Losses (on completed sites)	Completions (Net)	Percentage of total
Hereford	205	12	193	58%
Leominster	34	3	31	9%
Ross-on-Wye	56	2	54	16%
Ledbury	40	5	35	11%
Bromyard	7	1	6	2%
Kington	9	0	9	3%
Golden Valley	3	0	3	1%
County Total	354	23	331	100%

(Source: Herefordshire Council Housing Land monitoring 2014)

Figure 9: Housing Market Areas



3.5 Affordable Housing Provision

Core Strategy – Local Plan indicators

To monitor:

Affordable housing completions split by social and intermediate occupancy

The number of affordable housing completions during the reporting period;

3.5.1 Draft Core Strategy Policies

SS2 - Delivering new homes

SS3 - Releasing land for residential development

H1 - Affordable housing – thresholds and targets

H2 - Rural exception sites

H3 - Ensuring an appropriate range and mix of housing

H4 - Travellers sites

3.5.2 Figure 10 sets out the 2011/12, 2012/13 and 2013/14 affordable housing completions broken down into social rented, intermediate housing and affordable rent, the 101 completions for the year represents a substantial increase from the previous year (32), however, the provision of affordable housing in both urban and rural areas of Herefordshire is still an issue of concern and will be subject to continued monitoring. A breakdown of the location of the affordable housing completions is provided in figure 10.

Figure 10: Affordable Housing delivered 2011/12, 2012/13 and 2013/14

2011/12

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

2012/13

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

2013/2014

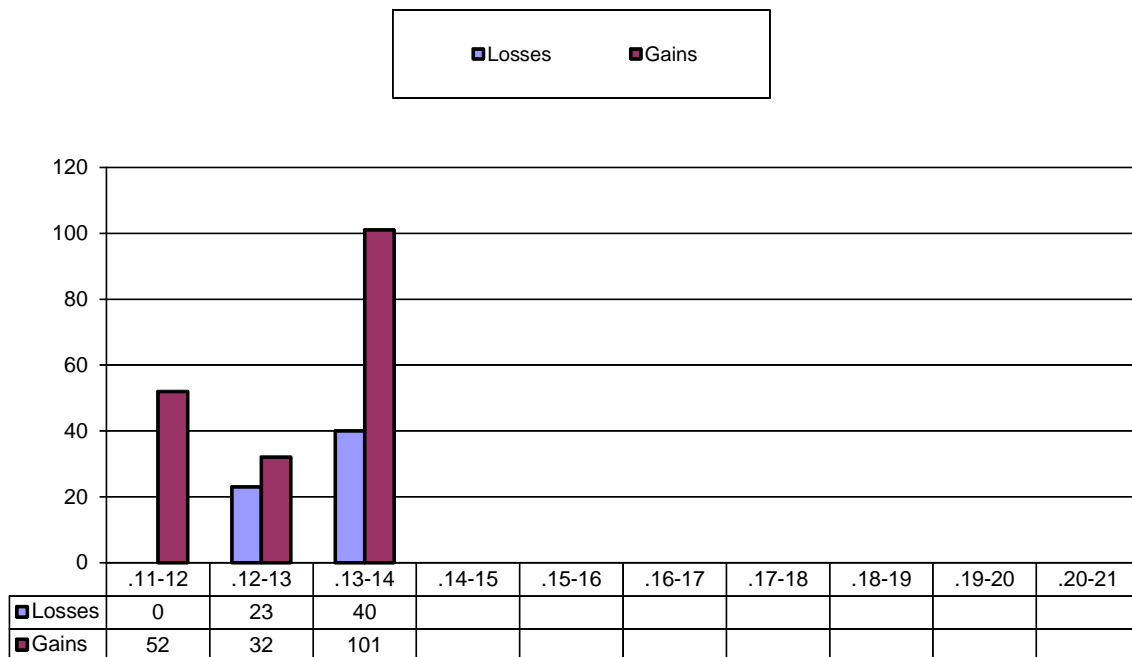
Tenure	Existing Housing	New-build
Social Rent	10	21
Intermediate Housing	1	12
Affordable Rent	4	68
Total	15	101

New-build location	Total
Highmore Court	32
Aubrey Street	23
Holmer UDP	30
Homs Road – Ross	9
Leintwardine	1
Cradley	2
Wellington	4
Total	101

(Source: Herefordshire Council – Homes and Communities)

3.5.3 The national ‘Right to Buy’ policy, which has allowed public sector tenants whom are eligible, to purchase their home, has had an effect on affordable housing numbers since it was introduced in the 1980’s. In addition, the ‘Right to Acquire’, introduced in 1997 has allowed housing association tenants to have a similar right against a set of criteria although in Herefordshire these are minimal. Figure 11 below shows the affordable homes losses and gains over the past three years, losses being from Right to Buy and Right to Acquire schemes.

Figure 11: Affordable Homes – Losses and Gains 2011-2014¹



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

3.6

¹ Only additional new build are counted as gains (fig 9)

Gypsy and Traveller Sites

Core Strategy – Local Plan Target

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

3.6.1 Draft Core Strategy Policies

SS2 - Delivering new homes

SS3 - Releasing land for residential development

H2 - Rural exception sites

H3 - Ensuring an appropriate range and mix of housing

H4 - Travellers sites

3.6.2 The provision of new Gypsy and Traveller sites is recognised in policy H4 of the Core Strategy – Local Plan which will provide for the needs of travellers through the preparation of a development plan document which will allocate sites. Historically, this authority has not monitored Gypsy and Traveller site completions and the UDP does not set any targets for the provision of Gypsy and Traveller sites. However, due to the requirement by Central Government to produce a Gypsy and Traveller Accommodation Assessment (GTAA) and the need for the Local Plan – Core Strategy to set targets for site provision, AMRs now monitor site provision². In the GTAA draft 2013 study, the need in the county for the period 2013-17 is identified as 31 pitches. A new GTAA has been commissioned for Herefordshire to establish up to date need. The findings of the GTAA will be taken forward in setting targets for the Travellers' Sites Document. Future monitoring reports will assess the delivery of pitches against targets set by the Core Strategy and Travellers' Sites Document when adopted.

3.6.3 Figure 12 shows that for 2013/14 reporting year, a total of 4 Gypsy or Traveller pitches were delivered and 5 were delivered the previous year.

Figure 12: Number of pitches delivered in 2011/12, 2012/13 and 2013/14

Location	No. of pitches (2011/12)	Number of Pitches (2012/13)	No. of pitches (2013/14)
Lower Eggeton	2		
Ocle Pychard		2	
Bosbury	1	2	
Bromyard		1	
Much Marcle	1		
Wigmore	2		
Hereford			2
Ledbury			2
Total	6	5	4

3.6.4 Further to enabling the delivery of new pitches, Herefordshire Council own a series of pitches within the county, as identified in Figure 13. These sites are used in calculating the need identified in the GTAA, alongside privately-owned sites in the county.

² Planning Policy for Traveller Sites, DCLG, 2012

Figure 13: Council owned pitches

Site	Pitches
Romany Close, Grafton	9
Watery Lane	11
Tinkers Corner, Bosbury	7
Openfield, Bromyard	10
Croft Lane, Luston	10
Pembridge, Turnpike	6
Total	53

Section 4: EMPLOYMENT

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

Draft Core Strategy Objective: Economic Prosperity 6

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

4.2 Employment Land delivery

Draft Core Strategy monitoring indicators

The amount of employment land commitments, completions and reallocations.

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

The amount of new employment development occurring in rural areas.

New business registration rates.

4.2.1 Emerging Core Strategy Policies relating to Economic Prosperity 6

SS5 - Employment provision

E1 - Employment provision

E2 - Redevelopment of employment land

E3 - Home working

HD7 - Hereford Employment Provision

RA6 – Rural Economy

The amount of land developed for employment by type

4.2.2 Figure 14 shows the amount of land developed for employment use in the monitoring period, and also provides a breakdown by use class type. The total area of employment land completions in Herefordshire in this reporting period is 11885 sqm on sites covering a total of 6.16 hectares. Not all planning approvals record floor space data, therefore only the data that is available can be reported.

Figure 14: Employment Completions 2013/14 by class/sqm and location

LOCATION	B1	B2	B8	MIXED USE SITES	TOTAL	TOTAL SITE AREA (ha)
Hereford City	2757	274			3031	0.43
Leominster	540	1200			1740	1.75
Ross-on-Wye						
Ledbury	*5295				5295	1.52
Bromyard						
Kington						
Market Towns total	5835	1200			7035	3.27
Rural Areas	299		92	1428	1819	2.46
County total	8891	1474	92	1428	11885	6.16

(Source – Employment Land Monitoring 2013/14)

*. Not all floor space data available.

Figure 15: Employment losses 2013/14 by class/sqm and location

LOCATION	B1	B2	B8	MIXED USE SITES	TOTAL	TOTAL SITE AREA (ha)
Hereford City						
Leominster	55				55	0.0062
Ross-on-Wye	1501				1501	0.22
Ledbury		2640			2640	0.02
Bromyard						
Kington						
Market Towns total	1556	2640			4196	0.24
Rural Areas	291				291	0.29
County total	1847	2640			4487	0.53

(Source – Employment Land Monitoring 2013/14)

- 4.2.3 Figure 15 identifies the use class losses and the location. These losses are calculated once the site has been completed and can be as a result of a change of use approval.
- 4.2.4 The methodology used to measure employment land development continues from previous monitoring period by analysing the square metres of new development rather than previous monitoring periods where employment figures were calculated by totalling the site area's (measured in hectares) for each development.
- 4.2.5 The loss of B2 use class (2640m² floor space) is a result of a change of use from B2 to D2 (indoor sports gymnasium) at Homend Trading Estate, Ledbury.

Figure 16: Employment Commitments 2013/14 by class/sqm and Location

LOCATION	B1	B2	B8	MIXED USE SITES	TOTAL	TOTAL SITE AREA (ha)
Hereford City	697	14101	691	5151	20640	10.06
Leominster		13135			13135	4.10
Ross-on-Wye	2097			*	2097	2.05
Ledbury	345*	460			805	2.60
Bromyard	230	394			624	0.12
Kington						
Market Towns total	2672	13989			16661	8.87
Rural Areas	10872	2596	971	1317	15756	42.43
County total	14241	30686	1662	6468	53057	61.36

(Source – Employment Land Monitoring 2013/14)

* Not all floor space data recorded

4.2.5 Figure 16 identifies all active commitments either not yet implemented or currently under construction by square metre, use class and location. Some applications do not contain floor space use class data, so therefore cannot be incorporated into the overall County commitments. However, an increase on the overall site area of 61.36 hectares compared to 17.26 hectares the previous reporting year has been identified. This is the result of the total site area data being available for each application.

Employment land supply by type

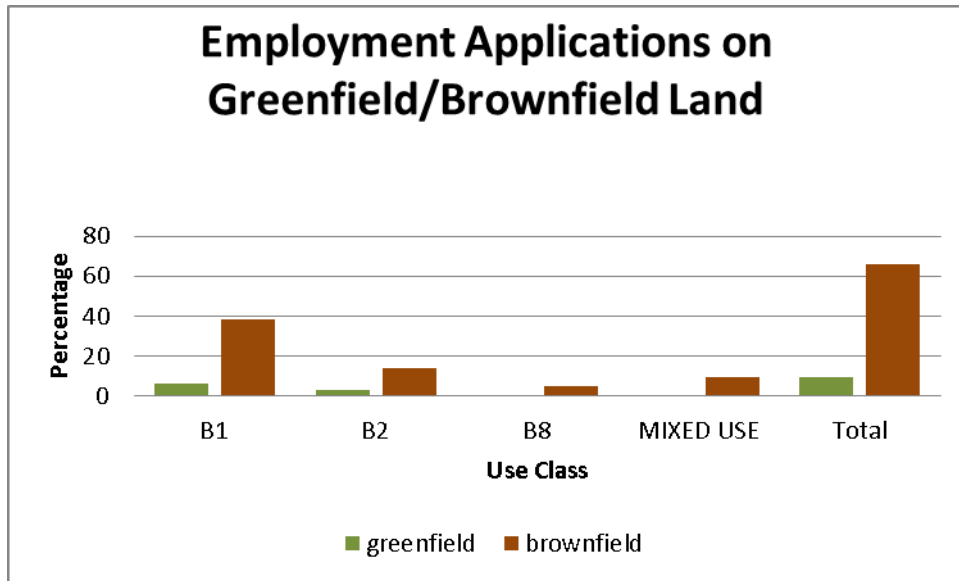
4.2.6 No specific targets are included within the Draft Local Plan - Core Strategy for the amount of employment land to be developed on previously developed sites. However, maximising the re-use of previously developed land aids the delivery of sustainable development by reducing the need for the development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

4.2.7 As demonstrated in Figures 17 and 18, most employment land proposals continue to be developed on brownfield land (88%), and increase of 5% from the previous reporting year (83%).

Figure 17: Breakdown of applications on Greenfield/ Brownfield Land.

Use class	Greenfield	Brownfield
B1	6	38
B2	3	14
B8	0	5
Mixed use	0	9
Total Applications	9	66
Percentage	12%	83%

Figure 18: Active/complete Employment Applications Approved 1 April 2011 to 31 March 2014 on Greenfield/Brownfield Land.



Loss of existing employment land and premises to other uses

4.2.8 Safeguarding the best quality employment land is the aim of policy E2. During the monitoring period 4487qm of employment land was lost to alternative uses as Figure 19 demonstrates. These losses are calculated once the site is completed.

Figure 19: Floor space (sqm) Lost to Alternative Uses on Completed sites

Use class lost	Floor space lost (sqm)	Use class gain
B1	1847	A1,A3,A4 & C3
B2	2640	D2

4.3 Conclusion

- 4.3.1 Herefordshire Council are advancing a number of projects to enhance the employment land provision through the development of Core Strategy which is identifying sustainable locations for strategic employment developments.
- 4.3.2 Alongside the Core Strategy, Rotherwas Industrial Estate was designated an Enterprise Zone in August 2011.
- 4.3.3 Employment land is being delivered in the most accessible and sustainable locations across Herefordshire alongside supporting rural regeneration. This ensures that disparities in employment opportunities across the County are reduced.

Section 5: TOWN CENTRES AND RETAIL

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

Draft Core Strategy Objective: Economic Prosperity 6

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

Draft Core Strategy Objective: Economic Prosperity 7

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

Draft Core Strategy Objective: Economic Prosperity 8

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

Draft Core Strategy monitoring indicators

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

- 5.5 Emerging Core Strategy Policies)

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

- 5.6 For the reporting period of 2013/14 there were 297sqm of retail completions. This does not include the Old Market retail development in Hereford as this was still under construction as at 1 April 2014.

Figure 20: Retail Completions 2013/14 by class/sqm and Location

Location	A1	A2	A3	A4	A5	Total sqm	Total site area (hectares)
Hereford	130*	n/a	**	n/a	n/a	130	0.63
Leominster	n/a	n/a	22*	n/a	n/a	22	0.45
Ross-on-Wye	n/a	n/a	n/a	n/a	n/a	0	0
Ledbury	96	n/a	49	n/a	n/a	145	0.122
Bromyard	n/a	n/a	n/a	n/a	n/a	0	0
Kington	n/a	n/a	n/a	n/a	n/a	0	0
Market Town Total	96	n/a	71	n/a	n/a	167	0.167
Rural Area	n.a	n/a	n/a	n/a	n/a	n/a	0
County Total	226*	0	71*	0	0	297	0.797

(Source: Retail Monitoring 2014)

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

**Two permissions, no floor space recorded :

Snack bar – Wickes car park

Change of use to micro pub – 136 Eign Street.

- 5.7 Figure 20 shows completions from planning permissions granted from 1 April 2011 through to 31 March 2014, by floor space gained in sqm, (where available) location and total recorded site area in hectares.

Figure 21: Retail Commitments 2014 by class/sqm and location

Location	A1	A2	A3	A4	A5	Mixed Use	Total sqm	Total site area (hectares)
Hereford	712	35	662	n/a	228	12093*	13730	6.165
Leominster	n/a	n/a	30	n/a	n/a	149	179	0.022
Ross-on-Wye	1423**	n/a	928	n/a	n/a	n/a	2351	1.392
Ledbury	n/a	n/a	***	n/a	n/a	174	174	0.245
Bromyard	n/a	61	n/a	n/a	n/a	n/a	61	0.025
Kington	n/a	n/a	n/a	n/a	n/a	55	55	0.010
Market Town Total	1423	61	958	n/a	n/a	378	2820	1.694
Rural Area	1085	n/a	149***	n/a	n/a	350***	1584	12.534
County Total	3220	96	1769	n/a	228	12821	18134	20.393

(Source: Retail Monitoring 2014)

*no livestock market floor space available

** Aldi superstore

***no floor space data available on some applications

- 5.8 Figure 21 shows the level of commitments of retail planning permissions granted between 1 April 2011 and 31 March 2014. The status of these permissions are either not started or under construction. The new Livestock Market development site area is included in the total site area in hectares but not in the overall mixed use floor space. The site is still recorded as a commitment due to it being completed and opened after 1 April 2014 so therefore will be recorded as complete in the 2015 AMR. Where no floor space has been submitted or recorded within a planning permission, this is identified by *** and therefore has not been reported in the overall floor space total. Efforts have been made to capture all site area in hectares for each application.
- 5.9 During this period a total of 255sqm of retail floor space was lost to alternative uses. This includes 84sqm lost to residential change of use. Figure 22 identifies the use class that has been lost on completed sites by location. The symbol * identifies where floor space or site area has been omitted within the application and therefore cannot be included in the overall total of area lost. The principal change of use of retail floorspace was to other A Use classes.

Figure 22: Retail Class use Lost to other Uses on Completed sites in sqm and by Location.

Location	A1	A2	A3	A4	A5	Mixed Use	Total (sqm)
Hereford	84*	n/a	*	n/a	n/a	n/a	84
Market Towns	71*	n/a	n/a	n/a	n/a	100	171
Rural Area	n/a	n/a	*	n/a	n/a	n/a	n/a
County Total	155	n/a	*	n/a	n/a	100	255

(Source: Retail Monitoring 2014)

*No floor space data available for all applications.

Hereford Livestock Market

- 5.10 The £90m Old Market development will provide Hereford with 27,871 sqm of retail and leisure space in keeping with the city's distinctive character. It will include a 7,757sqm full offer department store and a 2,136sqm food store alongside a six screen multiplex cinema and conference facility. Approximately 1,000 new and refurbished city centre car parking spaces are also being provided within this development. The site was under construction as at 1st April 2013 and was completed and opened in May 2014. Retail completion figures will be published within the next AMR 2015 as this AMR reports on completions as at 1 April 2014. For more information on the development please visit www.oldmarkethereford.co.uk

Section 6: MINERALS

Objective M (1)

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

- 6.1 The National Planning Policy Framework (NPPF) came in to force in 2012. It includes a section on 'facilitating the sustainable use of minerals' and carries great weight in considering development proposals and/or new policies. Supplementary Technical Guidance to the NPPF sets out the national approach to minerals in more detail. Additional advice on planning was produced by Government in March 2014. This includes specific guidance on minerals development and replaces former minerals planning guidance documents (MPGs) and complements the NPPF. The new guidance stresses the need to strike a balance, between the essential requirement to provide minerals and the protection of communities and natural/historic environments near to extraction sites.

Herefordshire's submitted Local Plan Core Strategy includes provision for minerals and will provide the strategic planning framework once adopted in 2015. After this time, monitoring will take place against which these policies, rather than those of the UDP. The Core Strategy will be followed up by a detailed Natural Resources Development Plan Document, which can be regularly reviewed in light of changing circumstances or any new evidence which emerges. In the meantime, the relevant UDP policies are 'saved' and remain in force where they accord with the NPPF. Where there is any conflict with the NPPF, the NPPF takes precedence. In respect of minerals therefore, this AMR has continued to monitor against the objectives and policies in the UDP, with appropriate references included regarding the submitted policy framework contained in the Core Strategy.

6.2 UDP Policies relating to Objective M (1)

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

Submitted Core Strategy policies

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

6.3 Targets M (1)

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

- 6.4 Since revocation of the Regional Spatial Strategy (RSS) and the abolition of the West Midlands Regional Assembly (WMRA) local authorities have been free to assess, revise and adopt their own 'sub-regional apportionments'. These set the projected annual volumes of aggregate to be provided for by mineral planning authorities, through current planning permissions for the winning and working of minerals. Prior to the abolition of the RSS and WMRA, apportionments were set on the advice of the Regional Aggregates Working Parties (RAWPs). Government has, however, recognised the value of their work and confirmed continuation of these bodies, now known as 'AWP's'.

- 6.5 Local authorities collaborate with their neighbours on strategic issues such as minerals provision through the Localism Act 2011's 'duty to co-operate'. Mineral planning is a key example of this requirement. Local authorities in what used to be the West Midlands Regional continue to collaborate through the West Midlands Aggregates Working Party, which has been revived following a two year hiatus.
- 6.6 Herefordshire Council opted to maintain the WMRAWP's previously-recommended sub-regional apportionment. However the figures up to 2016 were revised by Department of Communities and Local Government in September 2011. The revision required the West Midlands to enable the production of 165 million tonnes (mt) of sand and gravel and 82mt of crushed rock over the period 2005 to 2020. Herefordshire's contribution is as follows:
- Sand & Gravel: 2.62% of regional production (0.28 mt pa for 2005-2020)
 - Crushed Rock: 7.9 % of regional production (0.43 mt pa for 2005-2020).

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

- 6.7 The UDP and submitted Core Strategy figures for production are based on known permitted reserves of sand and gravel, and crushed rock. Information on primary aggregate production for each minerals planning authority is collected by each MPA from operating companies. This information is:
- (a) requested annually (by calendar year)
 - (b) in arrears (the most recent figures available are for production in 20011/12 and reported in this AMR, however it should be noted that the 2012 AWP Report is currently in draft form)
 - (c) provided on a confidential and voluntary basis. All returns are collected by MPAs and forwarded to the AWP Secretary for agglomeration, for subsequent publication in the annual reports whilst protecting commercial confidentiality. The latest published Annual Report for the West Midlands is 2009/10
 - (d) regarded as 'indicative', may or may not be complete, and are subject to review.

6.8 Core Indicators M (1)

(i) production of primary land won aggregates.

Landbanks for permitted sites vary with annual sales figures and estimated reserves of minerals. Currently they stand at between 9 and 10 years for sand and gravel and between 27 and 28 years for crushed rock. The figures reflect the non-inclusion of inactive and mothballed sites. This is however, still within the guidelines for landbanks for the time being. However, since the landbank of sand and gravel is within two to three years of the minimum NPPF requirement, there is a need to ensure that the forthcoming Natural Resources DPD addresses this through its policies and proposals, including Areas of Search. The council will consider bringing forward the production of this DPD through the Local Development Scheme. In addition, where there are mothballed or inactive sites, the Council continues to work with landowners and operators to bring them back into activity should demand dictate. Assistance and encouragement will also be provided to operators who are looking to open new quarries in appropriate (in planning perms) locations within Herefordshire.

6.9 The Aggregates Working Party (AWP) annual report 2010 gives the latest available sales figures for Herefordshire,(both sand and gravel and crushed rock figures are combined with Worcestershire for confidentiality due to the small number of operating sites across the two counties), although the 2012 Annual Report is in draft form, these figures have been used to provide the most up to date dataset.

- Sand and gravel sales of 0.62million tonnes for 2012

- Crushed rock sales of approximately 0.71 tonnes per annum

Apportionments are the annual tonnages for which planning permissions are required to provide long-term, not necessarily actual production targets. Output fluctuates in the short-term, dictated by markets and demand. The apportionment for sand and gravel up to an including 2016 is 0.283mt and for crushed rock during the same period; 0.424mt.

6.10 For sand and gravel, there has been a gradual decline in sales over the last 20 years when considering both data for Herefordshire and Worcestershire combined and that for Herefordshire alone. The gradual decline was followed by a sharp drop in sales following the economic crisis in 2008, with a moderate recovery from then until 2012. For crushed rock, the figures are also combined with Worcestershire and the 2012 return shows a figure heading towards the 2008 levels of crushed rock sales, but this is only 57% of the 2003 high. However, financial uncertainties continue to cause nervousness in the industry. This affects the logistics for continuing supplies of ready-mix concrete, blocks, tarmac-coated road stone and concrete products; these ancillary products are essential to all development. The distance for transporting ready-mix concrete is limited by the length of time the concrete can remain pourable. The county has two production plants, having planning permission at least until the late 2020s. The industry and the MPAs regard potential supply failure as a serious threat which may not be fully appreciated outside of minerals planning. Minerals operators look to mineral planning authorities for support to accommodate new and innovative activities. For example, the increasing use of secondary and recycled aggregates can include the use of materials previously regarded as 'waste'. Projected annual 'arisings' for this waste type in Herefordshire are estimated as being in the region of over 200,000 tonnes (submitted Core Strategy).

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

6.12 Local Indicator UDP policy M3

(i) criteria for new aggregate mineral workings

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

6.13 Local Indicator UDP policy M5

(i) safe guarding mineral reserves

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

- Sand & Gravel 2.739 million tonnes
- Crushed Rock 11.79 million tonnes
- Total 14.529 million tonnes

(Source: AWP Annual Reports, including the unpublished 2012 draft report)

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

Objective M (2)

To encourage the use of secondary and recycled aggregates.

6.14 UDP Policies relating to Objective M (2)

S9 Minerals

M6 Secondary aggregates and recycling

Submitted Core Strategy policies

M5 Secondary (reused and recycled) aggregates

6.15 Targets M (2)

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

6.16 Core Indicators M (2)

(i) production of secondary/recycled aggregates.

No new permissions have been granted within the reporting period. One project is in preparation and it is hoped that this will progress in the near future. Some sites exist within the county where secondary and recycled aggregates are produced, but there are difficulties in collecting data. Relevant factors include the small-scale nature of such enterprises, the widespread use of mobile crushers to process construction/ demolition material on individual sites, and the risks from double-counting in terms of volume. Such material is also regarded as 'waste' and may be included as such, for example in Environment Agency permitting data. This has been raised at AWP meetings but so far has not been resolved. On-site re-use of

suitable materials by mobile crushing and screening is encouraged as sustainable recovery. Such material can be used for foundations and footings. As this market sector increases, it follows that a reduction in primary aggregate use may be indicated in future, which will affect data analysis accordingly

6.17 Submitted Core Strategy policy M6

(i) Moreton Railhead

Wellington sand and gravel quarry, located alongside the A49 (T) near Moreton-on-Lugg north of Hereford, incorporates a dedicated rail-head having its own planning permission granted in the 1990s. This branch line links directly to the main rail system between South Wales and northwest England, which passes close by. At the time, the operator's future intention was for this to be removed on completion of the quarry, as part of the final restoration of the site to nature conservation (important lakes and wetlands). However, since that time sustainable transport systems have become increasingly important to strategic planning. The railhead is used for transporting vital aggregate supplies from quarries just in Powys near Kington, to support road and building works in the West Midlands and London areas. This avoids much bulky road transport. The submitted core strategy includes a specific policy (M6) which seeks to secure the railhead for future use (subject to landowner co-operation). This policy will also provide protection from sterilisation of the railhead by other development nearby. In the interests of sustainability it could also be used by other businesses, for example those occupying neighbouring industrial premises at the former Ordnance Depot (Moreton Camp).

Limitations in Minerals Information

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

Other minerals activities

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

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

- 6.20 Working delves requires flexibility, to be reflected in mineral planning policies. Output is intermittent; it is determined by demand and the need to conserve resources of particular types of stone. Supplies of stone to the right specification may be extremely limited, a factor which may not be known until actually quarried. Obtaining the correct mineral composition (petrology) to match stone on historic buildings is crucial, in terms of colour matching and also for weathering properties and structural cohesion. These aspects, coupled with remote locations and difficult working conditions, create numerous uncertainties. It is not possible to estimate or predict output; these will vary considerably year-on-year. However, UDP policy M4 supports this small traditional industry in principle and the local authority works positively with operators to safeguard sources of hand-worked stone. Delves themselves contribute characteristic landscape features, in keeping with the use of local stone for many centuries. They also provide important information to further scientific knowledge for geology and the

fossil record. Completed sites are generally required to maintain at least some evidence of having been quarried, rather than being backfilled and fully reclaimed. Updated local policies will maintain general support for this interesting element of the county's minerals.

- 6.21 UDP policy M4 also allows for brick-making. As for building stone, the brick industry was historically important in Herefordshire, until canal and rail transport facilitated widespread distribution of mass-produced bricks from the West Midlands. With closure of the last brickworks in the county at Linton near Bromyard, this local industry died. However, many surviving buildings in the county are constructed from locally made bricks. Nationally, demand for hand-made bricks is strong whilst clay resources are diminishing. There are no current planning permissions for clay extraction or brick-making in Herefordshire, but the county is adequately provided with clay soils although quality and viability are not known. Future technological advances could offer opportunities for a revival, and revised policies will continue to allow for this possibility during the plan period.
- 6.22 Shale Gas and Hydraulic Fracturing ('Fracking'): The controversial extraction of shale gas from deep underground is currently a matter of public concern. A recent DECC national geological report highlights one or two small potential sites in this county but no proposals or expressions of interest have been received to date. The report indicates many much more potentially productive areas and it is not thought likely that any early interest in Herefordshire will occur in the short or medium term. Should any prospecting be proposed in the future, there are numerous consents and permissions to be obtained prior to any preliminary investigations. In addition, the Minerals section of the new NPPG provides advice to MPAs on fracking and its associated planning issues

Section 7: WASTE

Objective W (1)

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

- 7.1 This objective is broad and overarching, relating to all policies within the waste chapter of the UDP. The UDP sets out a number of additional more specific objectives in paragraph 12.2.2 that are available at the following link:
- www.herefordshire.gov.uk/docs/Forwardplanning/12_WASTE
- 7.2 The National Planning Policy Framework came into force in 2012 and presumes in favour of 'sustainable development' as defined at the beginning of the document. It carries great weight in formulating local policy and determining planning applications. It is to be applied in its entirety, having regard for any sections that are relevant to a particular project. However, although relevant to all planning matters, the NPPF does not take specific account of waste planning. This is chiefly due to EU requirements through the Waste Framework Directive and consequent regulatory legislation administered by the Environment Agency. Planning Policy Statement 10 (PPS10) (Planning for Sustainable Waste Management 2005, revised 2011) and its Technical Guidance remain in force for the time being. A draft replacement document was consulted on in autumn 2013 and a new national policy is expected in 2014, to sit alongside the Waste Management Plan for England (Defra 12 Dec 2013).
- 7.3 Local approaches to waste planning matters are also influenced by other government policies, legislation and guidance, such as the Review of Waste Policy in England 2011, Environmental Permitting Regulations and other regulatory instruments which control the treatment, storage and use of materials classified as 'waste' or 'controlled waste'. The 'European Waste Catalogue' classifies wastes and is used as a basis for the legal processes in EU member states. In England these are administered by the Environment Agency. This robust raft of legislation takes precedence over the planning system at both national and local levels. In 2012 Defra release guidance to help interpret the definition of 'waste' provided in Article 3(1) of the 2008 Waste Framework Directive (WFD). This guidance seeks to make the principles established in this case law more accessible for those who need to assess whether they are subject to waste management controls. Examples are also provided in the guidance to help clarify what is and is not waste.
- 7.4 As with the minerals section, monitoring against the waste policies contained within the UDP will continue until the Core Strategy is adopted. However, appropriate references to the emerging policy framework in the Core Strategy are included.
- 7.5 UDP Policies relating to Objective W (1)
- | | |
|-----|-------------------------------------|
| S10 | Waste |
| W1 | New waste management facilities |
| W2 | Landfilling or landraising |
| W3 | Waste transportation and handling |
| W7 | Landfill gas utilisation |
| W8 | Waste disposal for land improvement |
| W11 | Development – waste implications |

Emerging Core Strategy policies

- | | |
|----|---------------------------|
| W1 | Waste streams and targets |
|----|---------------------------|

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

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

7.7 Targets W (1)

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

7.8 Core Indicators W (1)

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

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

Limitations in waste information

7.9 Waste facilities are operationally regulated by the Environment Agency through the Environmental Permitting Regulations currently in force, a universal instrument covering a

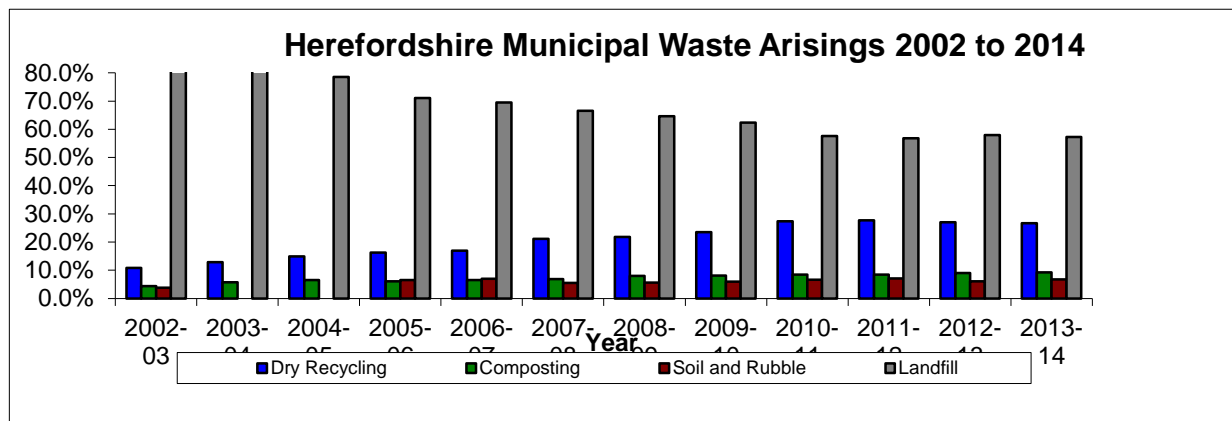
variety of activities, which replaced the series of controls previously implemented through Waste Management Licences. The Agency maintains a searchable database of registered premises (the 'National Waste Interrogator'). Precise figures are however impossible to record, for a variety of reasons including the following:

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

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

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

Figure 23: Herefordshire Municipal Waste 2005-2014



(Source: Herefordshire Council Waste Management Section)

Future Work

7.12 The waste planning policies in the emerging Core Strategy have been informed by previous research and reporting. It identifies a need for additional waste management capacity but does not propose to allocate specific sites. Instead, the area of allocated Employment Land is to be increased by 10% to take account of the waste facility requirements. It is important that this provision is not overlooked or subsumed in general employment enterprise. It is equally important to ensure that existing waste sites are not disadvantaged, or sterilised by other development. This is especially relevant for the emerging Enterprise Zone at Rotherwas, an area in which the county's key waste sites are concentrated. The study also identified the need for a Development Plan Document at an early stage, to outline the Council's objectives for waste management in both the private and the commercial sector in the immediate future.

There is a tendency for certain waste streams to be side-lined, for example excavation, construction and demolition wastes (C&D). However these wastes are bulky and generate transportation concerns. They constitute the largest volume waste stream and are among the most difficult to accommodate. Sites for disposal or beneficial re-use are extremely scarce, and there is a clear need for adequate policies to enable suitable management. C&D wastes can be successfully used for environmental, landscape and agricultural improvements, but proposals often result in local opposition and permissions are difficult to secure. Future policies should assist in addressing these issues.

7.13 Anaerobic Digestion (AD): Government continues to support on-farm digestion facilities enabling farmers to process slurry, manure and poultry litter and generate renewable energy. This will be reflected in emerging Core Strategy policy W4, and for nation policy the future replacement for PPS10. The first three farm AD plants were granted planning permission during 2009-10 and the trend continues. At the time of writing, thirteen plants have been approved, one refused, one withdrawn, and one awaiting determination. If all of these were constructed and operational, in total they would offer potential treatment for just under 75,000 tonnes of effluent per annum. Combined power generation would be in the region of 8.5 MegaWatts per hour. However, there are many other factors which might prevent projects from reaching fruition including financial considerations. Farmers receive incentives from government but an AD plant is still a very significant investment. It is likely that a proportion of permitted plants may not proceed.

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

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

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

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

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

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

Five year housing land supply (2014-2019) October 2014

Interim Position Statement

1. Introduction

1.1 The National Planning Policy Framework (NPPF) published in March 2012 indicates that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years supply of housing against their housing requirements including an additional buffer to ensure choice and competition in the market for land. This Statement sets out an assessment of the housing land supply position in Herefordshire taking into account the requirements of the NPPF at 1 April 2014.

2. Planning Policy

National Planning Policy Framework

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

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

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

2.3 NPPF, paragraph 47 and footnote 11, states that sites identified within the 5 year supply must be *deliverable*. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable. Sites with planning permission should be

considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The 5 year supply must include a buffer of 5% and increasing this to a 20% buffer in the case of persistent under delivery of housing.

Planning Policy Guidance

- 2.4 The government launched its National Planning Practice Guidance (NPPG) on 6 March 2014 to supplement the NPPF. This guidance streamlines the previous multitude of national planning guidance into one document on a variety of planning matters. There is specific guidance on housing land supply. It clarifies footnote 11 of the NPPF, confirming that *“planning permission is not a prerequisite for a site being deliverable in terms of the five year supply’.* However, *robust, up-to-date evidence to support deliverability must be provided by the local planning authority*”, (NPPG, Paragraph 31). The NPPG states that ‘local planning authorities should aim to deal with any undersupply [of housing] within the first five years of the plan period where possible (Paragraph 35). The Guidance outlines that estimating future need is not an exact science and that there is no one methodological approach or dataset which will provide a definitive assessment of need. However, the starting point for establishing the need for housing should be the latest household projections published by the Department for Communities and Local Government (CLG). This will be addressed later in the statement.

Development Plan Position

- 2.5 The West Midlands Regional Spatial Strategy (WMRSS) was revoked in May 2013. The WMRSS was underpinned by the West Midlands Regional Spatial Strategy Panel Report. The Panel Report assessed evidence provided at the examination in to the West Midlands Regional Spatial Strategy in June 2009. At that time one of the Panel Report’s objectives was to identify a housing target for the region and subsequently for Herefordshire. Since then and five years on in preparing the Local Plan - Core Strategy, Herefordshire Council have developed a clear understanding of housing requirements through its own evidence which is set out below.
- 2.6 The Core Strategy was submitted to the Secretary of State for Communities and Local Government on 23 September 2014. A five year housing land supply position statement in support of the Core Strategy from its adoption (2015-2020) was submitted with the Plan and dated September 2014 and is available to view on the Council’s examination page

https://www.herefordshire.gov.uk/media/7923552/j4five_year_land_supply_document_september_2014.pdf

This Statement demonstrates that a five year housing land supply will exist on adoption of the Core Strategy.

- 2.7 As the NPPF requires an annual update to the five year supply position of each local authority, this statement simply sets out the annual position at 1 April 2014 and is published October 2014.

3. Calculating the Housing Land position

- 3.1 The NPPF requires local authorities to meet “objectively assessed needs” (paragraph 14). The NPPF and the NPPG provide advice on how the Objectively Assessed Need (OAN) for housing is expected to be identified and other factors which are relevant in translating this into policy targets for housing provision in local plans. Therefore it is appropriate to reflect this guidance in assessing the housing need for Herefordshire.
- 3.2 To provide the OAN for housing to support the Core Strategy, the Council commissioned an update to the **Local Housing Requirement Study (August 2014)** this supplements the Housing Market Area report produced in 2013. The Study takes account of the latest demographic evidence, Government policy and Guidance to define the Objectively Assessed Need (OAN) for housing in Herefordshire. In doing so it follows the methodology and approach set out in the National Planning Practice Guidance. At the time of preparation of this statement, the latest projections are the 2011-based ‘Interim’ Household Projections³. The NPPG also outlines that the latest population projections should be considered. These are the 2012 Sub-National Population Projections published by ONS in May 2014. These projections are important as they provide a consistent approach where key inputs (such as levels of internal migration) sum at a national level. The analysis takes account of the latest demographic data and considers up-to-date economic forecasts and economic growth potential within Herefordshire, and the implications of this on future housing provision. The study identifies **an Objectively Assessed Need between 15,400 and 16,200 homes in Herefordshire over the 2011-31 plan period.**
- 3.3 The Herefordshire Core Strategy covers the period 2011-31 and provides for a minimum **16,500** homes between 2011-31. This target exceeds the objectively assessed need identified for between 15,400-16,200 homes over this period by 2% - 7% (300-1,100 homes).
- 3.4 This report therefore provides an assessment of the housing land supply against the Core Strategy targets. Policies SS2 and SS3 of the Core Strategy set out the Council’s strategy to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031. In respect of a housing target for Herefordshire the expectation is that the highest rate of housing completions will be towards the latter end of the plan period (see Figure 24 below).

³ CLG (April 2013) *2011-based Interim Household Projections*

Figure 24: Emerging Core Strategy indicative housing trajectory by settlement

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

- 3.5 The Core Strategy indicative trajectory suggests that in the early years of the plan anticipated delivery rates will be lower but as the housing market improves and key infrastructure is provided, delivery rates will increase. This is in accordance with the requirements of Paragraph 47 of the NPPF 'for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. Therefore, the anticipated Core Strategy trajectory from 2011–2031 is set out in Figure 25:

Figure 25: Overall emerging Core Strategy housing trajectory

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

4. Methodology

- 4.1 In assessing the components of the 5-year housing supply position in Herefordshire the contents of the NPPF, NPPG and recent planning appeal decisions have been considered, these have acknowledged that Herefordshire should be considered as a 20% authority.

In assessing the 5-year supply position the following elements have been considered:

1. Sites with *planning permissions* include sites with full planning permission, sites with outline permission and sites currently under construction as at 1 April 2014.
2. Sites with planning permissions for *care home* accommodation and residential institutions at 1 April 2014.

3. Sites specifically allocated (not implemented) in the existing *Unitary Development Plan* (UDP).
4. An allowance for non-implementation from these sources. This recognises that a small proportion of sites with permission are not implemented. It is standard practice to factor a percentage *discount* into the calculation.
5. A projection for a *windfall* site allowance⁴. The Council has made no allowance for windfalls in the first three years in order to avoid double counting with existing commitments so there would be a windfall calculation for years 4 & 5.

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

6. Past housing *completions* at the time of calculation 1 April 2014.
7. The *shortfall* against plan targets during the same period. Comparisons will be made against the emerging Core Strategy requirements.
8. An additional *20% buffer* for under delivery required by the NPPF.

4.2 The emerging Core Strategy strategic sites have not been included in the calculation. Strategic sites will contribute to the overall housing land supply over the plan period, however, given that the emerging Core Strategy has yet to be tested at Examination in Public these sites are not sufficiently advanced to incorporate within the 5-year supply at this time.

4.3 The following section explains how each of these factors has been taken into account:

1. Sites with planning permission

4.4 Sites with *full permission* which are considered to be deliverable can contribute to housing supply. Footnote 11 of the NPPF confirms that sites with planning permission should be considered deliverable until the expiry of permission, unless clear evidence indicates otherwise.

4.5 Sites with *outline permission* which are considered to be deliverable can still contribute to housing supply. The standard lead in times allows an additional period for such sites to obtain full planning permission and discharge conditions as required.

4.6 Sites that are *under construction* are considered to be deliverable and such sites continue to deliver completions.

4.7 In some cases, particularly in the case of redevelopment schemes, there may be a net loss of houses. These have been fully taken in to account in the overall calculations of supply which produces a net figure.

⁴ **Windfalls:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Windfalls should not include residential gardens (NPPF).

Figure 26: Commitments

Commitments	2013/2014	Deduct 10% (see discount rate below)
Not started	2270	
Under construction	606	
Total (Gross)	2876	
Total (net)	2508	

Appendix 5 lists all sites with planning permission at 1 April 2014.

2. Sites with planning permissions for care home accommodation and residential institutions.

- 4.8 NPPG Para 37⁵ provides advice regarding how local planning authorities should deal with housing for older people. It indicates that local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. Therefore care home accommodation for older people has been accounted for and has been included within the housing land assessment. See Appendix 2 for list of sites.

Commitments for older persons accommodation October 2014	10% Discount applied
244	220

3. Allocated sites in the Herefordshire Unitary Development Plan (HUDP)

- 4.9 There are some remaining sites identified in the HUDP that do not yet have the benefit of planning permission (as at 1 April 2014). Where there is clear evidence that such sites will be brought forward then they will be included in the 5 year supply. However, on this occasion no such sites can reliably be seen to be coming forward.

⁵ Housing and economic availability assessment (NPPG)

4. Discount rate

- 4.10 Not all planning permissions are completed within a 5 year period. Some applications lapse whilst others are superseded with new permissions. Therefore it is appropriate to include a discount rate within the 5 year calculation. A discount rate of 10% for lapsed and superseded sites has been applied. It is a notional but recognised discount.

5. Windfall assessment

- 4.11 Windfall sites are those that have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. Herefordshire is a predominantly rural county and experiences a number of windfalls that also come forward on greenfield land. The NPPF states that “*Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends, and should not include residential gardens*” (NPPF, Paragraph 48).
- 4.12 The SHLAA is an assessment of the likely total numbers of new houses that could be achieved on sites with potential to deliver 5 or more dwellings. Historically, larger windfall sites have not formed a major part of the housing supply. Over the period 2007/2012, less than 3% of permissions each year were for sites larger than 10 houses and 0.1% of the total number of permissions over this 5 year period was on sites of 100 or more units. Therefore it was decided to focus this assessment on the smaller windfall sites as they have a stronger pattern of occurrence. The historic performance of windfall sites accommodating four or less dwellings was assessed as these sites would not be identified through SHLAA. Historic windfall completions are detailed in the table below.

Figure 27: Historic windfall completion rates

YEAR	Net Windfall Completions (all sites)	Net Windfall (site capacity 4 or less)⁶
2004/05	454	297
2005/06	610	278
2006/07	552	243
2007/08	559	263
2008/09	449	191
2009/10	342	176
2010/11	267	158
2011/12	233	89
2012/13	137	57
2013/14	281	95
TOTAL	3884	1847

- 4.13 Windfall sites accommodating four or less dwellings provide just under half of the total housing completions over the past nine years. The Council therefore considers it realistic and reasonable to expect 100 windfall units will be delivered per year over the next 5 years (in line with the windfall estimate set out in the Core Strategy). Based on past trends and the number of windfall sites that are currently either undetermined applications or at an advanced stage of preparation, this is considered to be a conservative estimate of what is likely to be delivered.
- 4.14 To avoid double counting, the Council has applied the windfall allowance within the housing trajectory from year 4 onwards only (2017/18 and 2018/19). This is because planning permissions last for 3 years and some of the existing housing commitments will already be windfall developments.

Figure 28: Anticipated windfall

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

- 4.15 The table below sets out all the aforementioned deliverable sites with a sum total of 2677 deliverable dwellings.

⁶ These completions exclude residential garden land completions.

Figure 29: Total deliverable sites

Commitments	2013/2014	Deduct 10%	Total
Not started	2270		
Under construction	606		
Total Gross	2876		
Total (net)	2508	2257	2257
Care Home commitments	244	24	220
Windfall allowance for yrs. 4 & 5 in five year supply	200		200
Total			2677

Additional calculation factors

6. Past housing completions

- 4.16 Completions are monitored annually and are deducted from the overall target to establish progress. When assessed against the emerging Core Strategy (housing trajectories) the figures are as set out in Figure 30.

Figure 30: Completions compared with emerging Core Strategy

Core Strategy year	Net Requirements	Net Completions	Difference
2011/2012	600	341	-259
2012/2013	600	201	-399
2013/2014	600	331	-269
Total		873	-927

- 4.17 When assessed against the Core Strategy there is a shortfall of 927 dwellings since 2011.

7. Shortfall of housing supply from previous years.

- 4.18 The shortfall is calculated from the start of the Plan period to the time of calculation (2011-2014). The shortfall itself comprises the difference between the number of homes that should have been built in trajectory terms and those that have been built over this period. The Council's shortfall is 904 when assessed against the emerging Core Strategy target. The PPG clearly states that *Local Authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible*, (paragraph 35⁷). Therefore the shortfalls for the county will be taken into account in the 5 year supply.

8. Buffers

- 4.19 The NPPF states "*to boost significantly the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply*" (paragraph 47)
- 4.20 Recent planning appeals⁸ in Herefordshire have indicated that a 20% buffer rather than 5% should be applied to the housing requirement. Therefore this assessment applies the 20% buffer in its calculation.
- 4.21 In the Thundersley, Essex appeal decision (APP/M1520/A/12/2177157) the Inspector accepted that, even where a 20% buffer is appropriate, it is both incorrect and unnecessary to apply that buffer to the shortfall. The correct way to calculate this is to add the buffer before the shortfall is added to avoid unnecessarily inflating the required figure.

⁷ Housing and economic land availability assessment (NPPG)

⁸ See reference to these cases in Five Year Housing Land Supply (2013-2018) Interim Planning Statement May 2014

5. Using supply methodology alongside and emerging Core Strategy targets

Figure 31: Assessment against emerging Core Strategy target

Assessed shortfall using trajectories and using trajectories for supply/requirements

	Source	Homes 20% buffer 10% reduction	Notes
A	Core Strategy 2011 – 2031	16500	
B	Core Strategy requirement 1/4/2011 – 1/4/2014	1800	Using Trajectories: 600 dpa
C	Homes Completed (net) 1/4/2011 – 31/3/2014	873	Net reduction includes demolitions and conversions
D	Requirement for next five years	3750	Using Trajectories 14/15 – 15/16 600 pa (2yrs) 16/17 – 19/20 – 850 pa (3yrs)
E	Plus 20% buffer	750	Essex approach of 20% before adding shortfall.
F	Plus Residual Shortfall	927	(over next five years as per NPPG)
G	Total Requirement	5427	
H	Annualised requirement	1085	
I	Total Deliverable dwellings	2677	
J	Housing Supply	2.47yrs	

6. Housing land supply for Herefordshire

- 6.1 When assessed against the emerging Core Strategy, the current supply is 2.47 years. Whilst the 2008 recession led to a slowdown in the development industry, there has been a recent steady recovery from low build rates. An increase in the number of dwellings granted planning permission has led to more commitments and completions when compared to the previous year. In addition this trend appears to be continuing with the first half of this financial year (2014/2015), over 700 dwellings being granted permission. These recent planning permissions will be picked up in the 2015 Housing Land Assessment.
- 6.2 The housing position will continue to be kept under review annually taking into account updates to national guidance, case law or changes in local circumstances. Actual figures for 1 April 2015 will be made available as soon as possible after that date. As previously stated the Five year housing land supply Position Statement in support of the Core Strategy Submission Document is available on the Council's website.
- 6.3 Current planning applications that fall outside of the existing UDP context are assessed against the criteria set out in 12 July 2012 Cabinet Report, Paragraph 30 (see Appendix 3). This approach has been tested at appeal and supported by Inspectors - whilst each decision is based on its own individual facts, the common thread running through is the importance of sustainability and the consequences arising out of not having a 5 year housing supply, namely a presumption in favour of sustainable⁹ development in the absence of significant impacts or conflict with existing up to date policies.

Next Steps

- 6.4 The SHLAA will continue to be updated to take account of current planning guidance, new information from planning permissions, implementation of development on sites comprising the study and addition of further new sites.
- 6.5 The absence of a 5-year supply of housing land will remain an important material consideration in determining planning applications. However, there is advice set out in the National Planning Policy Guidance (NPPG) regarding the consideration of whether prematurity can justify refusal of planning applications. The NPPG provides an indication of the factors that need be taken into account in considering the issue of prematurity, the guidance indicates that:

"...arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by

⁹ For clarification on what is meant by *sustainable development* please refer to paragraph 7 of the NPPF

predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process^[1]..”

- 6.6 These circumstances are likely to apply to a relatively small number of large scale development proposals. Most applications will need to be considered in the light of the absence of a 5-year supply of housing land and a continuing expectation that windfall sites will be required to contribute to the required housing supply.

^[1] NPPG Determining a planning application paragraph 14.

Section 9: Neighbourhood Development Plans

Neighbourhood Planning in Herefordshire

- 9.1 The Localism Act 2011 has introduced a new tier of plan-making opportunities for parish councils who will be able to prepare Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Within Herefordshire only town and parish councils are the responsible bodies for producing Neighbourhood Development Plans.
- 9.2 Herefordshire Council has taken a positive approach to neighbourhood planning and provides support and advice to those communities interested in producing plans to complement the Core Strategy and provide detailed policies and site allocations for parishes. Neighbourhood Development Plans were included within the review of the Local Development Scheme in 2014.
- 9.3 At August 2014, there were 85 Neighbourhood Areas designated within the County. This coverage indicated an increase (since April 2103) from 29% to 76% of those settlements highlighted within the Core Strategy for proportionate growth are within a parish in the process of producing additional planning policy.
- 9.4 This level of interests highlights that 69% of all Herefordshire parish councils are currently engaged in producing local level policies with their communities. This included 4 out of 5 of the market towns. It is envisaged that new applications to designate a neighbourhood area has now passed a peak. Figure 32 shows the numbers of applications received per month since the regulations were introduced in May 2013.
- 9.5 It is anticipated that the first Neighbourhood Development Plans will be adopted in Herefordshire after April 2015. Future monitoring reports will report on the progress of Neighbourhood Development Plans as they move towards submission.
- 9.6 A map showing those parishes currently producing a neighbourhood development plan can be seen on the Council website at <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/submitted-neighbourhood-areas-and-plans>. However Figure 33 below indicates the position as of August 2014.

Figure 32: Submission of Neighbourhood Area applications

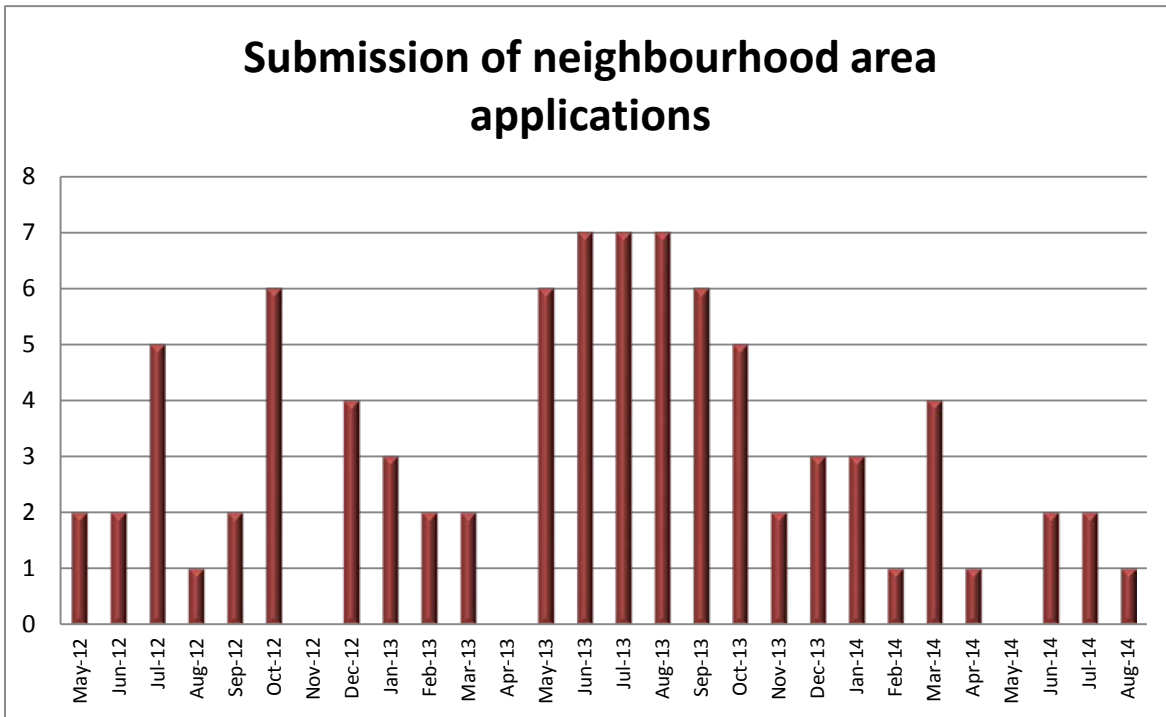
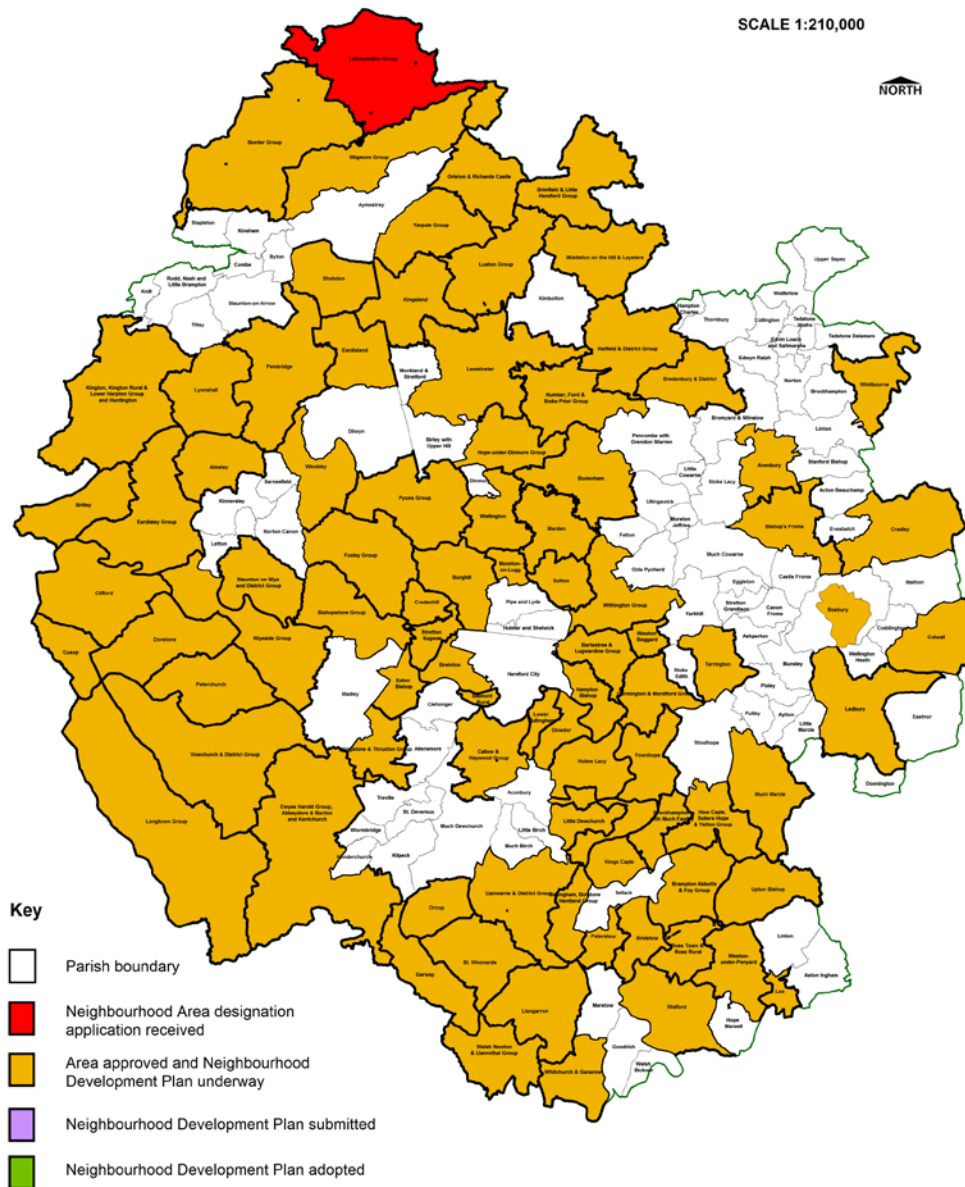


Figure 33: Neighbourhood Area coverage in Herefordshire

Neighbourhood Plans in Herefordshire



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Section 10: DEVELOPMENT REQUIREMENTS

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

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

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

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

10.2 Target

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

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

10.4 Core indicator

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

(i) Development that adversely affects water quality.

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

Planning Obligations

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

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

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

Figure 34: Number of Applications Approved since Relaxation of Section 106 Agreements

Reporting Period	No. of Applications	Resultant number of dwellings	Resultant number of employment sites
1 April 2011 – 31 March 2012	107	190	2
1 April 2012 – 31 March 2013	80	117	1
1 April 2013 – 31 March 2014	127	224	5
TOTAL	314	531	8

10.13 For the reporting period 1 April – 31 March 2014 a total of 59 planning applications were approved subject to a Section 106 agreement. The total potential monetary value of those contributions was £3,249,969.16. Appendix 1 provides a breakdown of agreed planning obligations by Parish and Ward and details the community infrastructure that those contributions will support.

Section 11: NATURAL HERITAGE

Objective NHH (1)

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

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

11.1 UDP Policies relating to Objective NHH (1)

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

11.2 Targets NHH (1)

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

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

11.3 Core Indicators NHH (1)

Change in areas and populations of biodiversity importance, including:

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

Local Biodiversity Action Plan (LBAP) Update

- 11.4 The Herefordshire LBAP was updated in 2007. Herefordshire Council's Biodiversity Strategy 2007- 2010 needs to be rolled forward but there is currently no staff resource to do this. The current strategy can be viewed at::

http://www.herefordshire.gov.uk/docs/Biodiversity_Strategy_191107.pdf.

A national biodiversity reporting website is now in place for each County called the Biodiversity Action Reporting System (BARS). This system was updated in 2012. There is currently insufficient staff resource to input to BARS.

National UK Priority Habitats and Species Update

- 11.5 Originally 156 Priority Species were identified for inclusion in Herefordshire's LBAP; of these, 59 were also UK BAP priorities and some 18 were also legally protected under European and National law. Species Action Plans were prepared for 17 of these species. Similarly Herefordshire's LBAP covered 23 habitats with Action Plans. A recent national review of UK priority habitats and species has resulted in a larger list.
- 11.6 Following revision to the Herefordshire LBAP referred to in paragraph 11.4 there are now 16 Habitat Action Plans and 14 Species Action Plans in place; this is seen as a more practical approach for the County with, for example, some priority species issues being tackled through work in relation to habitats. A Quarry Action Plan has been developed but has not been finalised. The following comprise a list of these species and habitats for which action plans have been prepared:

Species

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

Habitats

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

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

11.7 Change in Priority Habitats (by type)

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

11.8 In respect of hedgerow removal, submitted Hedgerow Removal Notices are not considered to be a useful indicator, because of the low number of notices received per year (since 2011, less than 5 notices per year, on average). In respect of planning applications, where there are proposals for hedgerow removal, compensatory hedgerow planting is normally sought.

11.9 Maintaining tree cover in the county: in respect of applications to undertake works to protected trees, a more robust system for monitoring compliance with conditions requiring replacement planting was put in place in 2014. This will serve as a useful indicator going forward.

11.10 Core Indicator NHH (1)

(i) change in priority species (by type)

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

11.11 Core Indicator NHH (1)

(ii) There has been no change in the areas of designated nature conservation sites as a consequence of planning permissions granted since 2011.

Risk to the provision of Natural Heritage Information

11.12 The council's Planning Service is reliant on biodiversity and geodiversity data collected, managed and supplied by the Herefordshire Biological Records Centre (HBRC). The council has withdrawn direct funding for the HBRC but is continuing to cover the hosting costs. The aspiration is for the HBRC to become financially self-sustaining; it is in a process of expanding existing and developing new funding streams to this end. Should full cost recovery not be achievable, the outcome would be reduced service provision which would impact significantly on the supply and updating of environmental data to the Planning Service and to strategic biodiversity work by other organisations.

- 11.13 Reporting on changes in Priority Species continues to be problematic due to difficulties in obtaining and maintaining robust record-keeping and systems to monitor impacts, whether positive or negative, that any completed development management programmes or planning agreements have on the locality of species occurrences. The absence of resources for such work continues to be an issue.
- 11.14 New systems are having to be evaluated in relation to identifying and monitoring the impact of planning proposals on biodiversity as a consequence of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2008 which introduced 'Planning Application Requirements' and the submission of biodiversity information. The implications of this for recording and monitoring change have yet to be evaluated. The Council's Planning Ecologist responded to consultations on approximately 200 planning applications in 2010/11. This is not a complete record of how many applications, if approved, might affect biodiversity and priority habitats and species in particular.

Future Work

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

Figure Priorities

Tasks	Action & Timescale	2014/2015 update
Safeguard the HBRC	Achieve full cost recovery by the end of financial year 2015 – 2016 by meeting fee income targets and drawing in additional external funding	On track to meet financial targets for 2014/2015

Authority Monitoring Report – Duty to Cooperate

The Localism Act places a duty on local planning authorities and other prescribed bodies to co-operate with each other to address strategic planning issues relevant to their areas.

At the beginning of the reporting year public consultation on the pre submission draft took place (from 4 March to 22 April). Following consultation, a number of subsequent changes were made and it was approved at full council in July 2013 for pre submission consultation. This approval was subject to the completion of some on-going technical work. The completion of this work demonstrates how the Council has engaged constructively and on an ongoing basis with the relevant organisations regarding identified strategic issues as follows:

The Nutrient Management Plan:

- 12.1 A Nutrient Management Plan is needed in order to ensure that the River Wye Special Area of Conservation (SAC) achieves and maintains favourable condition with respect to phosphate. The plan takes into account proposed development growth within Herefordshire and calculates the predicted impact that development will have on the phosphate levels within the SAC.
- 12.2 The preparation of this plan has involved comprehensive and collaborative joint working with Natural England, the Environment Agency and Welsh Water since 2010 when this issue was identified as a critical strategic issue that needed to be addressed. This process has been overseen by the Water Steering Group which is made up of the organisations referred to above as well as officer representatives from adjoining authorities. Although there were no formal Water Steering Group meetings held during the reporting period of 2013/2014, other meetings were held in May and November 2013 and January 2014 with the Council, the Environment Agency and Natural England to monitor progress on the Nutrient Management Plan. This constructive collaboration contributed to the publication of the Evidence Base and Options Appraisal in May 2014 and the Action Plan November 2014.

Road Studies

- 12.3 Throughout the reporting period, the Council continued to work constructively with the Highways Agency and their consultant's e to ensure that the Transport Modelling work, which forms a key part of the evidence base to the Core Strategy, was progressed in an appropriate manner. During the reporting period, nine meetings took place between Herefordshire Council officers and the Highway's Agency to enable this work to be taken forward. This collaborative working has had a positive outcome with the necessary work being completed to allow the Core Strategy to proceed to the submission state.

Other issues

- 12.4 In addition to these two key pieces of work, Herefordshire Council also worked with adjoining authorities with regards to other issues as follows:

Gypsy and Travellers

- 12.5 In March 2014 officers from Shropshire and Herefordshire Councils met to discuss issues surrounding assessments of need for Gypsy and Travellers. This was followed up by a further meeting outside this reporting period leading to aligned methodologies for assessment of accommodation needs.

Minerals

- 12.6 Herefordshire Council officers met with Gloucestershire, Warwickshire and Worcestershire officers in June 2013. Discussions were also held with Worcestershire in July 2013. The purpose of these meetings was to identify any strategic cross boundary issues that required further work and for the opportunity to share information. No strategic issues were identified. The meeting of the Regional Aggregates Working Party was also attended in October 2013.

Development Plans

- 12.7 Officers from Shropshire and Herefordshire Councils met in January 2014 to discuss the progress of the development plan documents of both authorities as well as progress in demonstrating meeting objectively assessed needs, particularly in respect of housing. No cross boundary issues were identified but it was agreed to meet again later in the year closer to anticipated submission dates to ensure no issues had arisen.

Appendix 1

HOTEL & LEISURE APPROVAL 2013-14		
Ref no	Address	Notes
132453	St Josephs Church, 21 Old Road, Bromyard, Herefordshire, HR7 4BQ	Erection of log cabin type building to act as a community room.
131409	The Bringwood, Burrington, Ludlow, Herefordshire, SY8 2HT	Reinstatement of fire damaged country pursuits centre to incorporate 6;no self-contained accommodation units with associated communal areas,;together with laundry and drying facilities.
130905	Clehonger Village Hall, Birch Hill Road, Clehonger, Hereford, Herefordshire, HR2 9RD	Extension of time to planning permission DMSW/100858/F
123458	The Elms School, Walwyn Road, Colwall, Malvern, Herefordshire, WR13 6EF	Alterations to existing access road within the school and proposed;equestrian training arena.
131578	Kidwells House, 4 Coldnose Road, Rotherwas Industrial Estate, Hereford, Herefordshire, HR2 6JL	Single storey detached gymnasium to the rear.
133541	Pavilion, Priorsfield, Ewyas Harold, Hereford	Single storey extension to existing pavilion to include changing;rooms, store for sports equipment & toilets to the club house.
140108	Wye Leisure Health Club, Fownhope, Hereford, Herefordshire, HR1 4PE	New detached two storey gymnasium for onsite usage, and provision of;replacement and new car parking
130213	Hollow Ash, Broad Oak, Hereford, Herefordshire, HR2 8QZ	Inclusion of low-impact camping for 2 no shepherd huts including a;compost toilet and a small shower/washroom and continued use of;orchard for fruit production and out-of-season grazing.
131011	Bilfield Farm, Hatfield, Leominster, Herefordshire, HR6 0SJ	Change of use of former chicken sheds from agricultural to commercial;use including: Airsoft gaming, Archery, Knife and Axe throwing, Air;rifle shooting, Air pistol shooting, Miniature Rifle Range & Bushcraft
132772	Broomy Hill, Broomy Hill, Hereford, HR4 0LJ	Provision of model boating pond of 22 x 32 metres, including pond;edging.
131164	Unit 5, Foley Trading Estate, Hereford, Herefordshire, HR1 2SF	Change of use from B1/B8 to D2 assembly and leisure.
133502	Hereford Leisure Centre, Holmer Road, Hereford, Herefordshire, HR4 9UD	Internal and external refurbishment of an existing leisure centre,;including the provision of new bay windows into existing wall;cladding, new single and double storey extensions, extension of first;floor level.
131390	Community Hub at the Oval, Hereford, Herefordshire	New community hub
131021	Pegasus Juniors Football Club, Old School Lane, Hereford, Herefordshire, HR1 1EX	Proposed tea bar, extension to club room and replace boundary fencing;and dug-outs.

HOTEL & LEISURE APPROVAL 2013-14		
Ref no	Address	Notes
131899	Hereford Leisure Centre (Racecourse), 37-39 Holmer Road, Hereford, Herefordshire, HR4 9UD	Extension of time to planning permission DMCW100570/F - golf driving;range, golf shop, fencing & floodlights.
133074	Lady Hawkins School, Park View, Kington, Herefordshire, HR5 3AR	Installation of floodlights to tennis courts and 5-a-side football;pitch.
130871	Massington Lodge, Eastnor, Ledbury, Herefordshire, HR8 1EG	Self contained shepherd hut to provide additional accommodation for;existing holiday let business. Hut includes one double bed,;kitchenette, compost toilet & shower and powered by solar panels and;gas bottle.
131322	Unit 6b Homend Trading Estate, Ledbury, Herefordshire, HR8 1AR	Change of use to D2 indoor sports hall gymnasium.
131942	Little Bush Pitch, Hereford Road, Ledbury, Herefordshire, HR8 2PX	Formation of 2 additional permanent pitches for static mobile homes and;2 additional pitches for touring caravans. Detached building for;shower, laundry and storage purposes.
133503	Ledbury Swimming Pool, Lawnside Road, Ledbury, Herefordshire, HR8 2AD	Alterations and extension to create additional gym area, dance studio,;improved reception, changing, spectator seating and poolside;facilities together with upgrade to building fabric.
130694	Ledbury RFC, Ross Road Playing Fields, Ross Road, Ledbury, Herefordshire, HR8 2LP	Change of use of storage building to part gym for member use.
133501	Leominster Leisure Centre, Coningsby Road, Leominster, Herefordshire, HR6 8LL	Extension to swimming pool to create a spa area and internal;alterations to create a Planet Play space, additional gym area, dance;studio and improved changing facilities.
132315	The Nursery, Bleathwood Lane, Little Hereford, Herefordshire, SY8 4LP	Development of site as a boxing academy. (Retrospective)
131996	Great Trelandon, Longtown, Hereford, Herefordshire, HR2 0LU	Change of use of land from agricultural to camping use and provision;of ancillary development including the retention of a facilities;building (part retrospective).
130245	Ridgeway Paddocks at Lucton School, Lucton, Leominster, Herefordshire, HR6 9PN	All weather ménage, improvement to access + new field access
131283	Stalls Farm, Bartestree, Hereford, HR1 4BY	Change of use of land from agricultural to equestrian for manege and;pond. Internal stabling to be put in existing agricultural barn.
140274	Alexander Park, Court Y Park, Pixley, Ledbury, Herefordshire, HR8 2RW	Construction of golf club changing rooms as an extension to the;existing golf driving range.
140026	Lower Chapel Orchard, Preston Wynne, Hereford, Herefordshire, HR1 3PB	Outdoor 20x40m riding arena

HOTEL & LEISURE APPROVAL 2013-14		
Ref no	Address	Notes
132641	Ross Rugby Club, Greytrees, Ross-On-Wye, Herefordshire, HR9 7QG	Proposed additional changing room facilities and community room;extension.
130555	Land and Hotel at The Chasedale Hotel, Walford Road, Ross on Wye, Herefordshire	Conversion of an existing hotel into 5 no. residential flats and;construction of 7 no new build homes.
131835	Land opposite John Kyrle High School And Sixth Form Centre, Ledbury Road, Ross-On-Wye, Herefordshire, HR9 7ET	Creation of additional sports facilities for John Kyrle High School;which will be used by the community sports clubs outside school hours.
133505	Halo Leisure Ross-on-Wye Swimming Pool, Kyrle Street, Ross-On-Wye, Herefordshire, HR9 7DB	Internal and external refurbishment of an existing leisure and;swimming pool centre, including the provision of replacement pool hall;windows, new single and double storey extensions to main entrance;area.
131428	The Village Hall, Walford, Ross-On-Wye, Herefordshire, HR9 5QS	Provision of young children's secure play area with seating area and;small store together with enhancements to improve an existing;agricultural access of adjacent land areas and provide a dedicated;parking area to the facility - works to include a ch
131848	Penyard House, Weston Under Penyard, Herefordshire, HR9 7YH	Use of buildings as specified B1 and C2 use or joint C1/C2 use.
131480	Losito Stud Harris Lodge, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6EG	Menage 60m x 20m change of use on part of brownfield site (60 x 20m;only)
132473	Courtlands Farm, Courtlands, Winforton, Hereford, Herefordshire, HR3 6EA	Construction of an all weather riding area.
132546	Sapness Farm, Woolhope, Hereford, Herefordshire, HR1 4RJ	Change of use of land to a mixed equestrian/agricultural use, the;conversion and extension of existing agricultural buildings to;stables; formation of all-weather gallop; siting of horsewalker, lunge;and jumping pen and ancillary works. Provision of
132638	Canwood Farm, Checkley, Hereford, Herefordshire, HR1 4NF	Conversion of two agricultural buildings to form an Art Gallery with;ancillary accommodation.

Appendix 2

Renewable Energy Approvals 2013-14		
Refno	Address	Notes
133483	Bloomfield, Shotts Lane, Kilcot, Newent, Herefordshire, GL18 1PA	Installation of 16 ground mounted solar pv panels.
132892	Ballingham Court, Ballingham, Hereford, Herefordshire, HR2 6NH	Installation of 634 ground-mounted photovoltaic panels.
130818	The Hill Farm, Castle Frome, Ledbury, Herefordshire, HR8 1HL	Erection of two free stand alone photovoltaic solar panel units
132856	Lower Newton Farm, Weobley, Hereford, Herefordshire, HR4 8QY	A new agricultural building for storage and biomass boiler for the;adjoining poultry enterprise.
131129	Unit 1, Longmeadow Industrial Estate, Ewyas Harold, Hereford, Herefordshire, HR2 0UA	Installation of solar photovoltaic panels to south facing roof;elevation (retrospective)
130472	Plot 2 adjacent to Westholme, Fownhope, Herefordshire	Variation of condition 2 of permission S112643/F (proposed erection of;two family dwellings) for air source heat pump and pitched roof over;kitchen.
132863	Brownsland Farm, Hope-Under-Dinmore, Leominster, Herefordshire, HR6 0PW	Installation of 654 ground mounted panels
131938	Lower Penalt Farm, Kings Caple, Hereford, Herefordshire, HR1 4UQ	Proposed installation photovoltaic panels to the roof of an;agricultural building
130957	Arkstone Court Farm, Kingstone, Hereford, Herefordshire, HR2 9TR	Portal framed biomass boiler building for heating 4 no. new poultry;units.
130775	Lower Woodside, Knill, Presteigne, Herefordshire, LD8 2PR	New agricultural storage buildings for biomass boiler and storage of;wood chip.
131676	St Delnsts Church, Llangarron, Ross-On-Wye, Herefordshire, HR9 6NJ	Proposed solar panel installation
140167	Yew Lane Poultry Ltd, Yew Lane, Llandinabo, Herefordshire, HR2 8JD	Erection of biomass boiler shed abutting the existing poultry shed.
131685	Rhyse Farm, Lyonshall, Kington, Herefordshire, HR5 3LX	Proposed alteration of existing agricultural storage building to;facilitate the installation of 4 biomass boilers and feed systems.
132771	Brook Farm, Lyonshall, Kington, Herefordshire, HR5 3JL	A new agricultural building for a biomass boiler system and woodchip;store for the existing poultry site.
132867	Rhyse Farm, Lyonshall, Kington, Herefordshire, HR5 3LX	Proposed alteration of existing agricultural storage building to;facilitate the installation of a single biomass and feed system

Renewable Energy Approvals 2013-14		
Refno	Address	Notes
132778	Hunton Farm, Noke Lane, Lyonshall, Kington, Herefordshire, HR5 3JH	New agricultural building for a biomass boiler and woodchip store for;the existing poultry site.
131621	Upper House, Lyonshall, Kington, Herefordshire, HR5 3JN	Erection of new agricultural building to house biomass boilers and;wood chip fuel store
132136	The Hollybush, Next End Farm, Lyonshall, Kington, Herefordshire, HR5 3JA	Proposed steel portal framed agricultural building to house 3 no;biomass boilers.
132949	The Rock Farm, Middleton On The Hill, Leominster, Herefordshire, HR6 0HY	Erection of 6 no. containerised biomass boilers and an agricultural;storage building.
131091	Ribston Lawn, Much Marcle, Ledbury, Herefordshire, HR8 2ND	Proposed extension to commercial unit to provide replacement office;and store and Biomass heating boiler housing.
130935	Unit 2, Alton Road Industrial Estate, Ross-On-Wye, Herefordshire, HR9 5NS	Roof extension to 5no bays of the existing building, installation of a;mezzanine floor, and photovoltaic panels
130610	Uphampton Farm, Shobdon, Leominster, Herefordshire, HR6 9PA	Proposed building for a biomass boiler installation and agricultural;machinery storage.
131125	Lower Ledicot Farm, Ledicot Lane, Shobdon, Leominster, Herefordshire, HR6 9NX	Agricultural building with space for a biomass boiler
132532	Orchard near to Lee Bank, Staunton On Arrow, Leominster, Herefordshire, HR6 9HR	250kW Solar PV Array and agricultural building.
131330	Netherlee, Staunton On Arrow, Leominster, Herefordshire, HR6 9HS	Erection of free-standing solar PV array.(retrospective)
131580	Field at Stockley Cross, Staunton on Arrow, Leominster, Herefordshire, HR6 9LD	200kW solar array panels adjacent to previously approved array of;panels under planning permission N123433/F (restrospective)
132506	Orchard near to, Staunton On Arrow, Leominster, Herefordshire, HR6 9HR	250kW solar pv array and agricultural building.
131801	Manor Farm, Staunton On Arrow, Leominster, Herefordshire, HR6 9LE	Proposed solar PV panel installation.
130152	Eden Cottage, Crow Hill, Upton Bishop, Ross-On-Wye, Herefordshire, HR9 7TZ	Proposed siting of PV panels in a field for domestic use.
132496	Land adjoining Wellington Social Club, Wellington, Hereford, HR4 8AX	Proposed external air source heat pump.
132461	The Hopelands, Weobley, Hereford, Herefordshire, HR4	Proposed Biomass boiler, within brick built extension.

Renewable Energy Approvals 2013-14

Refno	Address	Notes
	8SN	
130257	The Orchards, Bringsty Common, Bringsty, Worcester, Herefordshire, WR6 5UW	Installation of 6kw solar panels covering an area of 13m by 3.4m in;adjacent field.

Appendix 3

Polytunnel Approvals 2013-14		
Refno	Address	Notes
132146	Court House Farm, Wormsley, Hereford, Herefordshire, HR4 8LY	Polytunnel for the housing of sheep.
131874	Herefordshire College of Technology, Holme Lacy Campus, Holme Lacy, Hereford, Herefordshire, HR2 6LN	Relocation of 2 no. existing polytunnels from College owned land on; Pound Farm to College owned land on the main Holme Lacy Campus.
131175	Land adjacent to Upper House, Blackhall Lane, Tillington, Hereford, Herefordshire, HR4 8LQ	7 hectares of polytunnels
130838	Lane Cottage, Birtley Deerfold, Bucknell, Herefordshire, SY7 0EF	Erection of 2 no polytunnels and a barn.
133351	Lane Cottage, Deerfold, Birtley, Bucknell, Herefordshire, SY7 0EF	Erection of 2 no. polytunnels.
123316	Lower Hengoed, Huntington, Kington, Herefordshire, HR5 3QA	Erection of polytunnels to cover cherry orchard and construction of a;balance pond.
130574	Marsh Court Farm, Pencombe, Bromyard, Herefordshire, HR7 4RW	Erection of polytunnels and associated surface water attenuation;lagoons and farm tracks necessary for the production of fruit.
132284	Penrhos Farm, Lyonshall, Kington, Herefordshire, HR5 3LH	Erection of polytunnels for the farming of sweet cherries over an area;of 4.2 hectares.
131025	Rock Farm, Lea, Ross-On-Wye, Herefordshire, HR9 7JZ	Use of land for the erection of polytunnels (retrospective).
130778	Whitethorn Farm, Carey, Herefordshire, HR2 6NG	Erection of one polytunnel

Appendix 4

Natural Resources Development Plan Document Background Paper

Herefordshire Local Aggregates Assessment

December 2014

Document Details

Status: v1.3 Draft

Date: December 2014

Location: G/Local Development Framework/Evidence Base/LAA 2014.doc

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1. **Executive Summary**

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

It must then conclude whether there is a shortage or surplus of supply of aggregates. If there is a shortage of supply, it must identify how this is being addressed.

Demand Forecast

- 1.4 The *LAA* for Herefordshire uses a phased approach to forecasting demand:
- *Up to and including 2016*: The council will continue to follow the agreement between West Midlands mineral planning authorities and industry regarding the provision to be made by each authority.

This agreement does not extend beyond 2016
 - *Beyond 2016*: Annual provision requirement will be calculated from a rolling average of annual sales levels in Herefordshire in the last 10 years. The requirements for future planned economic and residential growth and major infrastructure contained in the submitted Local Plan Core Strategy are also considered when assessing the future provision of aggregates.

Up to and including 2016	2016	Beyond 2016
Required provision per annum: Sand & gravel: 0.283 million tonnes Crushed rock: 0.424 million tonnes		Rolling average of annual sales in the last 10 years. <i>Indicative</i> current 10 year average: Sand & gravel: 0.275 million tonnes Crushed rock: 0.352 million tonnes

Analysis of supply

- 1.5 The analysis of supply uses the demand forecast to assess the 'landbank' for minerals in the county. In aggregate planning, the term 'landbank' is used to refer to the stock of reserves for minerals with planning permission for extraction within a particular area; it can be used as a tool to assess how long supply can be maintained for, based on forecasted levels of demand.
- 1.6 The current landbank for sand and gravel is **9.678 years** and for crushed rock **27.8 years**.
- 1.7 The *Local Aggregate Assessment* assumes that supply from recycled and secondary aggregates; marine aggregates and imports will remain unchanged.

Assessment of the balance between demand and supply

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

2. Introduction

2.1 “Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.”
(*National Planning Policy Framework* paragraph 142)

2.2 The *National Planning Policy Framework (NPPF)* requires minerals planning authorities to plan for a steady and adequate supply of aggregates by preparing an annual *Local Aggregates Assessment LAA*).

2.3 This is the first *LAA* for Herefordshire. It has been developed with regard to:

- the requirements of the *NPPF*; and
- the *Guidance on the Managed Aggregate Supply System*¹⁰

2.4 The *Local Aggregate Assessment* is required to:

- forecast the demand for aggregates based on average 10 years sales data and other relevant supply information;
- analyse supply options through the consideration of: current planning permissions; the minerals safeguarded areas in the *Unitary Development Plan* and mineral policies in the submitted *Core Strategy*; the aggregate industry and other bodies; and
- assess the balance between demand and supply, taking into consideration the economic and environmental opportunities and constraints.

It must then conclude whether there is a shortage or a surplus of supply of aggregates. If there is a shortage of supply, it must then identify how this is being addressed.

2.5 The *Herefordshire LAA* will be used to identify the level of provision that should be made for aggregates in the programmed *Natural Resources Development Plan Document* and will be a material consideration in the determination of planning applications.

2.6 The *LAA* is structured into four main sections:

Section 3: sets out the context for aggregate supply in Herefordshire, to give a basic understanding of aggregate working in the county and trends over recent years;

¹⁰ *Guidance on the Managed Aggregate Supply System Department for Communities and Local Government (October 2012)*

Section 4: is a method statement which outlines how demand forecasts will be made and how supply will be analysed;

Section 5: applies this method to sand and gravel, forecasting demand, assessing supply and establishing whether there is a shortage or surplus; and

Section 6: does the same for crushed rock.

Future Local Aggregate Assessments

- 2.7 The LAA will be updated annually through the *Annual Monitoring Report (AMR)* published by the council in December each year. The current and previous AMRs are available through the following links from the Herefordshire Council website: herefordshire.gov.uk/planning/local-plan/annual-monitoring-reports. If you would like to be notified when new AMRs are published, please contact veaton@herefordshire.gov.uk providing your email address.
- 2.8 This is Herefordshire Council's second *Local Aggregate Assessment*. It will be reviewed as other minerals planning authorities in the West Midlands Aggregates Working Party develop and adopt their own LAAs. Any issues arising will be discussed in line with the required Duty to Cooperate¹¹.

¹¹ National Planning Policy Framework paragraphs 178 - 181

3. Aggregate Working in Herefordshire

Geology

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

Mineral Types

Primary Aggregates

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

Sand and Gravel

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

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

Crushed Rock

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

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

3.5 Recycled and secondary aggregates also have an important role to play in the overall supply of aggregates.

3.6 Secondary aggregates

This is a term often used to describe mineral that is produced as a by-product of other mining or quarrying activities or as a by-product of an industrial process.

3.7 Recycled Aggregates

These arise from several sources, notably from the demolition of buildings or from civil engineering works, such as asphalt planings from road resurfacing and railway track ballast. 'Recycling' aggregates involves the processing of waste materials to remove unwanted or inappropriate material, such as fines, wood, plastic and metal. It will usually include crushing and screening. The recycled aggregate is then re-used, usually for a less demanding application.

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

Supply of primary aggregates

3.8 Sales data is commonly used when considering the supply of aggregates. This method has its weaknesses, since sales will vary depending on both supply and demand factors in the market. It is also national policy to use average sales to derive minimum annual provision requirements for mineral planning authorities.

3.9 This section considers sand and gravel and crushed rock separately. In each case sales trends in Herefordshire and the West Midlands are outlined, followed by an assessment of minimum annual provision requirements and an analysis of the stock reserves of minerals with planning permission.

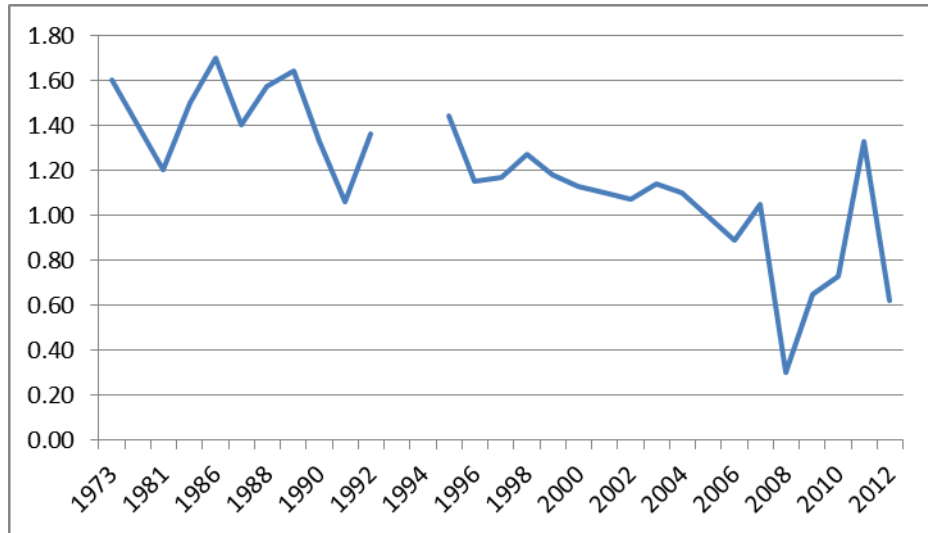
Sand and gravel

Sales context

3.10 **Figure 3.1** shows the levels of sand and gravel sales in Herefordshire and Worcestershire from 1973 to 2012. During much of this period Hereford and Worcester County Council existed as a single minerals planning authority, with the data collated for the entire area. However, in 1998 Herefordshire and Worcestershire were split and **Table 3.1** gives detail of sales in Herefordshire alone in the last 11 years (the most recent published data available is for 2010). For 2011 and 2012 the figures are derived from the unpublished draft *AWP Report 2012*. For the first time, the 2012 figure had to be combined with Worcestershire's data since there has been a reduction of active quarries in Herefordshire to a single unit.

3.11 It is clear that there has been a gradual decline in sales over the last 20 years when considering both data for Herefordshire and Worcestershire combined and that for Herefordshire alone. The gradual decline was followed by a sharp drop in sales following the economic crisis in 2008, with a moderate recovery from then until 2012. This differs from the trends across the West Midlands as a whole, where sales remained fairly constant for the 10 years preceding the economic crisis in 2008 and then fell sharply (see **Fig 3.2**). Recovery of regional sales has not yet responded to recent improvements in the national economy, however.

Fig 3.1 Historic sand & gravel sales: Herefordshire & Worcestershire 1973-2012 (mt)



Source: West Midlands Regional Aggregate Working Party Annual Reports

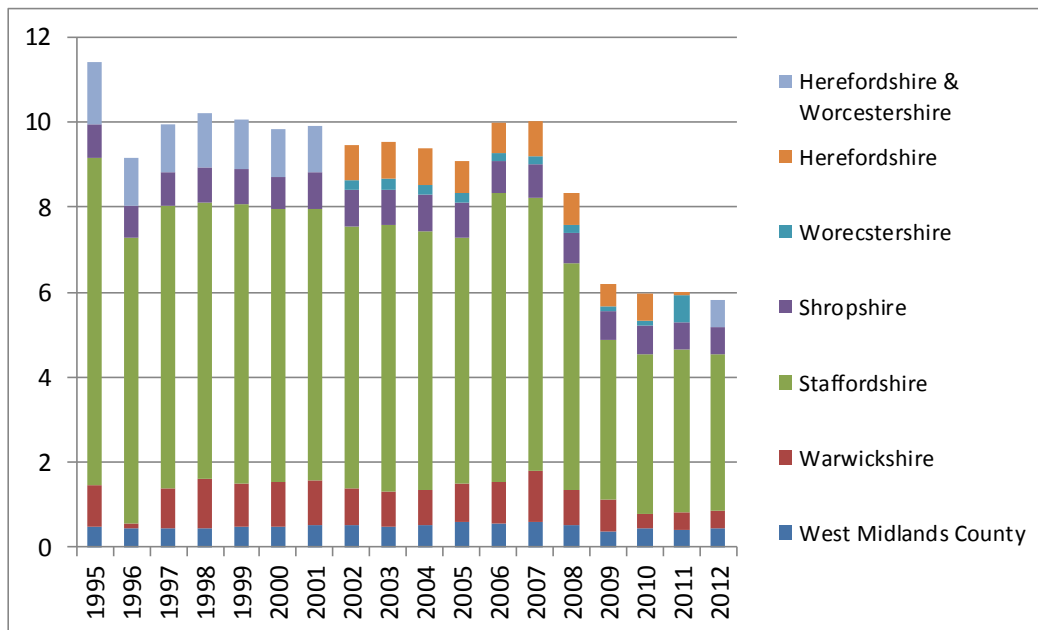
* Figures derived from Office of National Statistics not West Midlands Aggregates Working Party

! Data includes estimates due to difficulties in data collection and error in reports for total regional sales

^ Missing data (not available in RAWP report)

2011 and 2012 data from Draft 2012 AWP Report (unpublished at time of writing)

Fig. 3.2 Historic Sand & Gravel Sales West Midlands 1995-2012 (mt)



Source: West Midlands AWP Reports (incl. Draft 2012 Report)

Table 3.1 Sand and gravel sales: Herefordshire 2000-2012 (mt)

Herefordshire	2000	2001	2002	2003	2004 (est)	2005	2006	2007	2008	2009	2010	2011 (^)	2012 (*)(^)
		0.289	0.261	0.236	0.254	0.25	.024	0.19	0.19	0.177	0.125	0.111	0.7

Source: West Midlands Regional Aggregate Working Party Annual Reports

^Draft 2012 AWP Report data (unpublished)

* figure is combined with Worcestershire for reasons of confidentiality

Crushed rock

Sales Context

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

Table 3.2 Historic crushed rock sales: Herefordshire & Worcestershire 2000-2012 (mt)

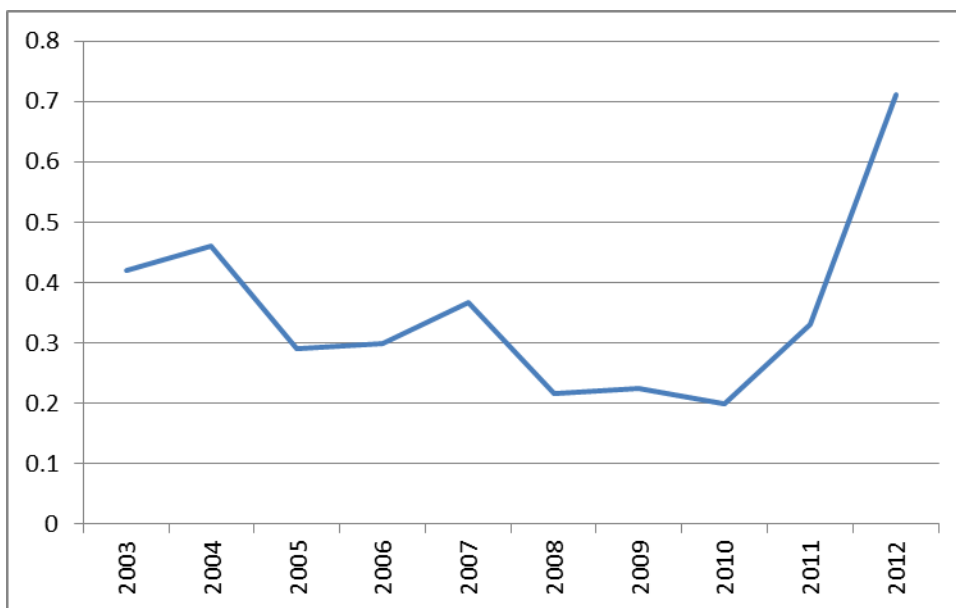
Herefordshire & Worcestershire	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 (^)	2012 (^)
		0.57	0.57	0.5	0.42	0.46	0.29	0.3	0.36 66	0.21 6	0.22 4	0.2	0.33

Source: West Midlands Regional Aggregate Working Party Annual Reports

^ Draft 2012 AWP Report data (unpublished)

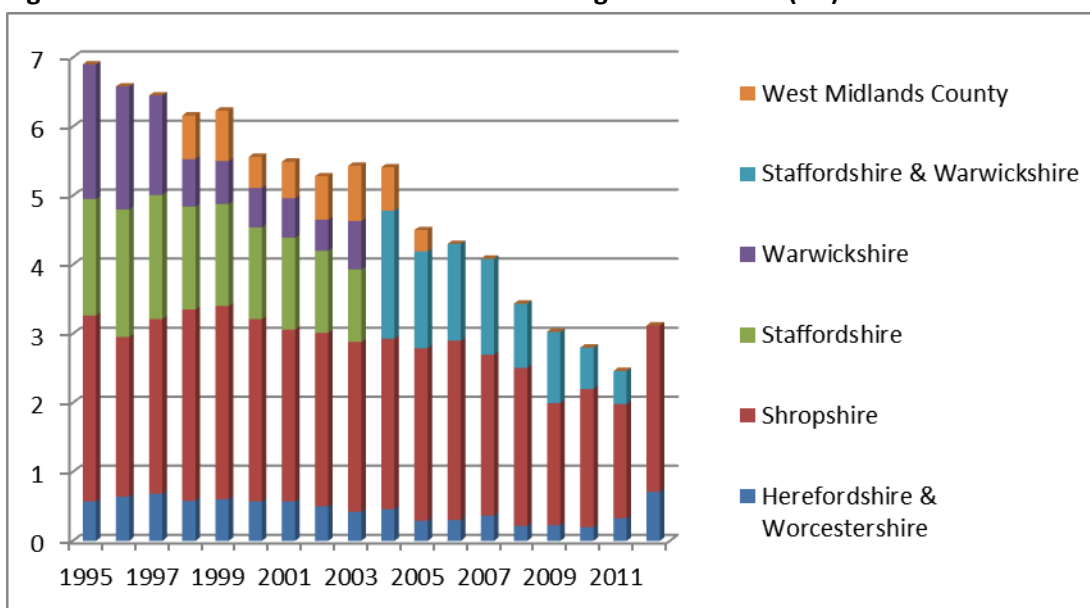
- 3.13 **Figure 3.3** shows that the combined figures for crushed rock sales in Herefordshire and Worcestershire declined in the ten years from 2000 to 2010, but over 2011 and 2012 an increase has been recorded. This may be in response to greater demand for crushed rock as the economy begins to show signs of a recovery (see **Figure 3.4**).
- 3.14 The most recent data available is for 2012, however officers are aware that the only crushed rock sites operational across the two counties are in Herefordshire. The last one to operate in Worcestershire has undergone restoration following the end of quarrying works in Spring 2012.
- 3.15 In the West Midlands region as a whole, crushed rock sales halved between 1995 and 2010. Since then a moderate increase has been reported, although it is acknowledged that data for Staffordshire and Warwickshire is not available for 2012 (see **Figure 3.4**).

Figure 3.3 Crushed rock sales: Herefordshire & Worcestershire 1999-2012 (mt)



Source: West Midlands Regional Aggregate Working Party Annual Reports 2011 and 2012 data taken from Draft 2012 WMAWP Annual Report (unpublished)

Figure 3.4 Crushed rock sales: West Midlands Region 1995-2012 (mt)



Source: West Midlands Regional Aggregates Working Party Annual Reports, including the unpublished 2012 WMAWP Annual Report

Secondary and Recycled Aggregates

- 3.16 It is estimated that about 28% of national aggregate provision is from recycled and secondary aggregates¹² and they play an increasingly important role in supply.
- 3.17 There are currently no industrial processes in Herefordshire which are known to produce secondary aggregates.

¹² Minerals Product Association response to *Competition Commission investigation into the markets for the supply of aggregates, cement and ready-mix concrete in GB* (May 2012)

- 3.18 With technical improvements, there may be potential for some provision of secondary aggregates from existing quarrying operations. Although technology is moving apace in this field, at present however, none is proposed.

Recycled aggregates

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

3.20 *Limitations on Data Collection*

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

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

3.21 *Assumptions*

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

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

developed based on the *West Midlands Regional Spatial Strategy's* waste growth projections.

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

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

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

Sources of Information

- 3.24 When attempting to analyse the contribution that secondary or recycled aggregates have on the supply system, one source of information is the Environment Agency's *Waste Interrogator*. The information it contains is sourced from waste operators returns and summarises the types and quantities of waste that was handled at waste facilities regulated by the Environment Agency. Returns are requested to be sent on a quarterly basis.
- 3.25 This data is used by the Environment Agency to monitor compliance, but has historically been used by the European Community, Department for Food and Rural Affairs (DEFRA) and local authorities to assist in planning for new waste facilities and for monitoring against statutory targets. These figures must be treated with considerable caution as they constitute simply the best available information.
- 3.26 **Table 3.4** shows material that is managed (rather than stored) at Environment Agency licensed waste sites. This represents the *minimum* amount of such activity. There are many processes at unlicensed sites undertaken by mobile crushers; however, since such operators do not have to provide any data on how much material they process, the figures must be read with caution. It is known that there are several mobile crushers in operation in Herefordshire, most of which are mobile, hired by developers as and when necessary and moved around accordingly. The number of crushers operational in any area at any time is therefore very variable.

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

C&D Waste & Asbestos	Herefordshire	West Midlands
		19,837

3.27 There are significant differences between the figures in **Tables 3.3 and 3.4**. This is partly due to slightly differing types of waste, but mostly because the processes and reporting methods involved are very different. Outputs recorded by the Environment Agency in the Waste Data Interrogator only reflect activity on licensed waste management sites. These are specific, limited in terms of recycling and unrepresentative of the wider C& D sector. Activities undertaken at unlicensed sites by mobile crushers are now widespread, including even for small domestic projects. The volume of recycled aggregate produced could thus be considerable, but is unrecorded. The assessment in **Table 3.3** is therefore indicative and should not be considered precise. This method was accepted by the Examination Panel for the proposed *West Midlands Spatial Strategy Phase 2 Revision. Core Strategy* projected arisings have been based on past development activity in Herefordshire along with that planned through the submitted *Core Strategy*. However, the downturn in the national and local economies will mean that the level of development is likely to slow down and therefore the anticipated figures may not be reached. However, as the economy seems to have been picking up recently, arisings may increase. Since there are no authoritative datasets on this or on actual quantities of C&D waste being processed, the projections in **Table 3.3** remain the best-guess prediction, and reflect the limitations of the available information.

C&D and excavation waste management policy

3.28 Construction, demolition and excavation waste comprises as major proportion of overall national waste arisings. It was traditionally disposed of in landfill sites; however, this approach is unlikely to continue. It is discouraged though fiscal, environmental and policy drivers focussed upon a preference for recycling of such materials, and a significantly reduced landfill capacity in the Herefordshire area.

3.29 The submitted *Core Strategy's* principle for C&D and excavation waste is for sites to prioritise self-sufficiency. Herefordshire's absence of suitable landfill sites increases the importance of this principle. Proposed policies take account of the problems associated with unauthorised disposal, to ensure that only appropriate sites are used and only suitable materials are disposed of in this way. The council is working co-operatively with the licensed waste operators and neighbouring authorities to ensure optimum management of this large-volume waste stream, with recycling a priority.

3.30 The planned *Natural Resources DPD* will detail the need for additional capacity to recycle C&D waste in Herefordshire up to 2031 and the land requirement to reflect this.

Imports and exports of aggregates

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

Figure 3.5 Sand and gravel inter-regional flows, 2009

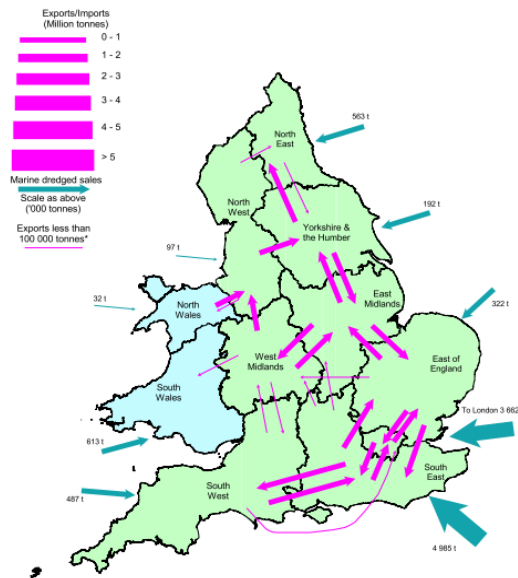
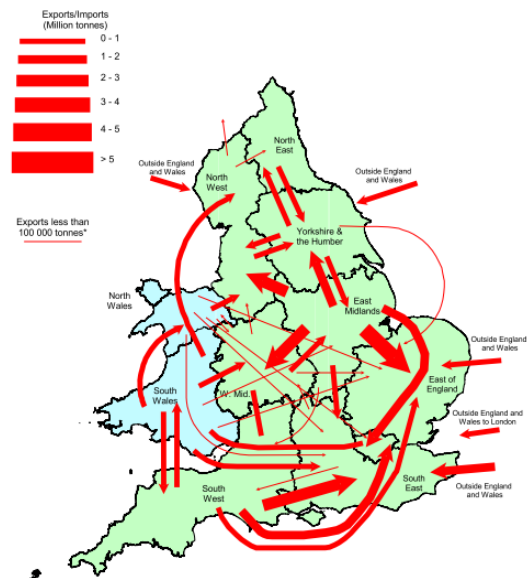


Figure 3.6 Crushed rock inter-regional flows, 2009



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

- 3.32 The data which is available for Herefordshire in the *Aggregate Minerals Survey for England and Wales (2009)* is presented in **Tables 3.5** and **3.6**.
- 3.33 Herefordshire is an overall net importer of sand and gravel. However, it is not possible to assess how much of this material is imported into the county from outside England and Wales. The need for mineral operators to obtain the correct specification for market products such as ready-mix concrete can dictate some of this movement, where such materials are not available from local geological deposits.
- 3.34 The data is not available for crushed rock due to issues of commercial confidentiality. This is because there are only two active sites producing crushed rock in Herefordshire (the one site recently in operation in Worcestershire has recently undergone restoration). Due to lack of robust information, it is unknown whether Herefordshire is a net importer or exporter of crushed rock. It is notable however, that Herefordshire is contributing to the cross-regional movement of crushed rock.

There is via a minerals railhead located at Wellington, which transports crushed rock from a Tarmac/Lafarge quarry at (Strinds/Dolyhir in Powys, Wales) to London.

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

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

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

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

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

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

Marine-dredged aggregates

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

4. Method Statement

Historical Context

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

Reasons for change

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

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

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

The Department for Communities and Local Government (DCLG) has recognised this and, following work on the AWP undertaken by Warwickshire County Council, the National Stone Centre (NSC) has been awarded the contract to run the West Midlands AWP. An agreement on the sub-regional apportionment post 2016 may therefore be forthcoming in due course, although there are conflicting opinions amongst the composite minerals authorities over the most appropriate methodology for developing the apportionments.

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

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

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

Cross Boundary Cooperation

- 4.6 There may be advantages in producing a joint *LAA* with adjoining mineral planning authorities; such as Shropshire, Gloucestershire or Powys. However, there are functional problems with this approach, since much of Herefordshire's historical aggregates data comprises figures combined with those from neighbouring Worcestershire (due to the two authorities previously having been conjoined and issues of commercial confidentiality). Consequently, a joint *LAA* with Worcestershire was considered. However, the two authorities are at very different stages in their production of both their local plans and minerals policies and also have differences in terms of their amounts of resources (time and personnel) available to carry out survey work on a joint basis this year.
- 4.7 A logical way forward for future *LAA* surveys may be to produce a joint *LAA* with Worcestershire County Council and this approach will be further discussed with colleagues from Worcestershire County Council. Informal officer discussions have already taken place on this matter.
- 4.8 Due to the historical combined data situation, and the possibility of undertaking joint *LAAs* in the future, Herefordshire has liaised closely with Worcestershire on the manner in which the methodology for their *LAA* was developed. The methodology adopted by Worcestershire County Council and the general approach to the assessment of aggregate demand and supply issues appears to be both logical and well-reasoned and has also undergone a period of consultation with representatives of the aggregate industry. Herefordshire has therefore taken a similar approach in the production of this *LAA*. Consequently, the data and analysis in the two *LAAs* in these adjoining minerals planning authorities can be easily compared. This will provide a clear picture of how this part of the West Midlands is able to respond to the current and future demand for and supply of aggregates.

Method for forecasting demand in Herefordshire

- 4.9 In October 2012, the DCLG published *Guidance on the Managed Aggregate Supply System*. This provided greater clarity on the methods which should be used in local aggregate assessments.
- 4.10 Neighbouring Worcestershire County Council undertook a consultation on its draft Local Aggregates Assessment in the Autumn of 2012. This set out an appraisal of a number of alternative methods for calculating provision requirements. The consultation responses, the DCLG guidance and the contents of the *NPPF* lead that council to conclude that a phased approach to calculating provision requirements should be developed.
- 4.11 Herefordshire Council has been in discussions with Worcestershire County Council and has concluded that this phased approach is reasonable and justified one and, if followed in Herefordshire, would enable a coherent and comparable approach to future LAAs across these adjoining authorities.
- 4.12 Compliance with the *NPPF* has been a key consideration in developing this approach. **Appendix 1** sets out the council's justification for this approach against the main requirements in the *NPPF*.
- 4.13 The following method will form the basis for this and subsequent *Local Aggregate Assessments* for Herefordshire.

Local Aggregate Assessment method for forecasting primary aggregate demand in Herefordshire

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

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

Secondary and recycled aggregates

- 4.16 The demand for secondary and recycled aggregates also needs to be taken into account.
- 4.17 Up to and including 2016, the sub-regional apportionment is derived from a projected national demand distributed by region according to the availability of the region to supply aggregates. This projected demand for primary aggregates has been calculated taking into account the contribution of secondary and recycled aggregates to supply, and assumes that approximately 27% of supply could be from alternatives to land-won or marine aggregates. To consider secondary aggregates and recycled aggregates further when using this method would risk double counting.
- 4.18 With regard to demand projection beyond 2016, the *Core Strategy* estimates of Commercial and Industrial (C&I) waste recycling will be used as the forecast for demand for recycled aggregated (see above). These forecasts predict that levels of C&I waste recycled will be approximately 137,000 tonnes per annum at 2015 to 2019 and approximately 188,000 tonnes per annum from 2020 to 2026.
- 4.19 It is assumed that levels of sales of primary aggregates already reflect the supply contribution made by secondary and recycled aggregates. Although there is a small variation in the projected supply of secondary aggregates in the short-term, levels are projected to remain constant from 2015 onwards.
- 4.20 There are no known sources of secondary aggregates in the county; however, there is scope for further developing opportunities for increasing the contribution made by construction and demolition (C&D) and mining or quarrying wastes. This increase would be dependent upon the market's appetite for developing such schemes. It is hoped that known private-sector schemes currently in draft form may progress to fruition in the medium term.

Method for analysing adequacy of supply in Herefordshire

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

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

Demand forecast

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

Up to and including 2016

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

Beyond 2016

- 5.3 As the demand forecast will be based on a rolling 10 year average of sales data it is not possible to develop a static figure for provision beyond 2016. It is, however, useful to consider the current 10 year sales average to give an indication of the level of provision requirement that is likely.
- 5.4 There is a lag on data availability, with the most recent recently available data being for 2012. The 10 year sales averages for 2009, 2010 and 2011 respectively are set out in **Table 5.1** below. In 2011 the sales data submitted to the West Midlands AWP has not yet been published by Government, therefore a figure based on the previous 10 year sales average has been used. In 2012, the sand and gravel sales data for Herefordshire was combined with Worcestershire as only one productive unit remained in Herefordshire. Long standing confidentially arrangements agreed between the industry and government to protect operators' commercial interests, which mean that sales data will not be released or published where there are less than three operational sites in an area.

Table 5.1 Sand and gravel sales average for Herefordshire 2009-2012

Year	Sand and Gravel Sales in Herefordshire			
	2000-2009 (mt)	2001-2010 (mt)	2002-2011 (mt)	2003-2012 (mt)
2000	0.289	-	-	-
2001	0.261	0.261	-	-
2002	0.236	0.236	0.236	-
2003	0.254	0.254	0.254	0.254
2004 (est)	0.25	0.25	0.25	0.25
2005	0.24	0.24	0.24	0.24
2006	0.19	0.19	0.19	0.19
2007	0.19	0.19	0.19	0.19
2008	0.177	0.177	0.177	0.177
2009	0.125	0.125	0.125	0.125
2010	-	0.111	0.111	0.111
2011	-	-	0.203*	0.203
2012	-	-	-	0.62^
Average	0.221	0.203	0.2166	0.2753^

Source: West Midlands Regional Aggregates Working Party Annual Reports

* the 10 year average for 2011 – 2010 (in absence of published data)

^ data for sales in 2012 combined for Herefordshire and Worcestershire due to confidentiality arrangements

5.5 There are several approaches that could be taken to dealing with this:

(a) **Use the 10 year sales average at 2010 for 2012 as this is the most recent data for Herefordshire alone:** It may not be considered appropriate to do this in the future, without further clarity as to a need to combine figures for the two counties. Long-term, taking this approach could risk considering a distorted sales average, which may or may not reflect accurate economic trends, e.g. from recession or growth perspectives.

(b) **Considering the proportion of sand and gravel sales that have historically come from each county:**

	2003	2004	2005	2006	2007	2008	2009	2010	2011
Herefordshire	22%	23%	24%	21%	19%	19%	19%	15%	10%
Worcestershire	78%	77%	76%	79%	81%	81%	81%	85%	90%

This approach might be more appropriate than option (a) as it would allow for future sales to be projected. This table does suggest the balance is moving towards Worcestershire in terms of actual output.

(c) **Assume all sand and gravel sales are now from Worcestershire:** In the last decade, the number of proactive sites in Herefordshire has decreased. Recent trends and figures suggest that 90% of sales from Herefordshire and Worcestershire combined were attributable to Worcestershire. For convenience, an indicative assumption that 100% of the total sales figures are from

Worcestershire would reduce the risk of underestimating future requirements. The sales mix shown for 2010 and 2011, suggest minimal risk of over-estimating requirements.

- 5.6 Notwithstanding some variation between annual sales levels, there is no significant variation in the 10-year sales averages from year to year. However, using estimated data for 2011 and the inclusion of combined data for 2012 affects the figures, showing an increase in these years. Indications are that, unless there is a significant increase in sales to a similar level to those seen in the 1990s, provision requirements beyond 2016 are likely to be similar to, or at a lower level than, the provision requirements up to and including 2016.
- 5.7 The difference between the apportionment up to and including 2016 and the average sales data is marginal; there being less sand and gravel sold than predicted through the West Midlands regional apportionment figures. Paragraph 3.11 details how the past 20 years have seen a decline in sales, with a sharp drop being experienced in Herefordshire since 2008, coinciding with an economic downturn. At the time of writing, the recovery is progressing, but it is not known what timescales or future fluctuations may occur. However, the LAA is an annual document and the methodology for calculating supply and demand for aggregates can be adapted and updated in future assessments, should be proved a more accurate assessment according to circumstances.

Analysis of supply

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

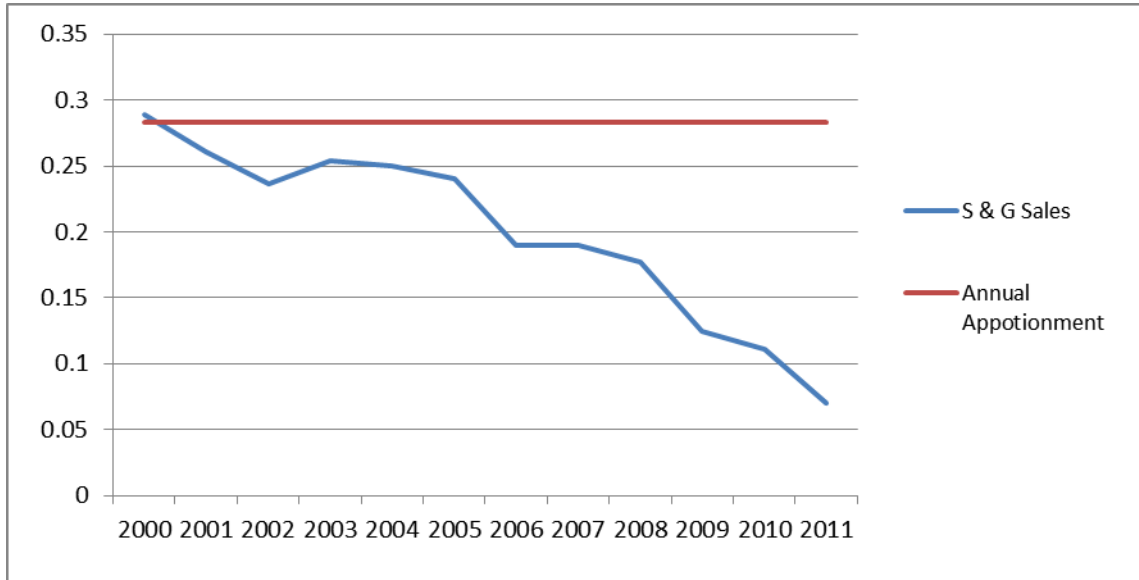
Table 5.2 Sand and gravel landbank: Herefordshire 2004-2013

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Estimated Permitted reserves (million tonnes)	5.7	5.1	5.3	5.1	6.148	5.152	2.921	2.906	2.835	2.739
Landbank (years)	20.1	18	14	18	21.72	18.2	10.32	10.27	10.018	9.678

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

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

Fig 5.1 Sand & gravel sales and apportionment: Herefordshire 2000-2011 (mt)



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

Assessment of the balance between demand and supply

- 5.10 The *National Planning Policy Framework*¹³ states that mineral planning authorities should ‘make provision for the maintenance of landbanks of at least 7 years for sand and gravel’ whilst ‘longer periods may be appropriate’ to take account of other matters.
- 5.11 It is clear that the landbank in Herefordshire is has been well above 7 years since 2004, based on both the sub-regional apportionment and annual provision requirements based on sales. However, the 2013 landbank is at the lowest level when compared with the figures between 2004 and 2009. As new data becomes available over the next year, it will be important to assess whether or not the 7+ year landbank is being achieved and what can be done to ensure that adequate landbanks are maintained.
- 5.12 The *Herefordshire Unitary Development Plan* does not contain ‘preferred areas’ for mineral extraction as there were large reserves within landbank at the time of production. The submitted *Core Strategy* however, identifies on a proposals map, areas of known mineral reserves, which are to be safeguarded. However, as part of the process of developing the forthcoming *Natural Resources Development Plan Document*, ‘Areas of Search’ will be identified. Through these, developers will be invited to express their interest in developing new mineral extraction sites within Herefordshire. New sites could be proposed on areas of land previously not identified

¹³ Paragraph 145 of *NPPF*

as 'safeguarded', if surveying work has revealed previously unknown minerals reserves. This will then assist in the maintenance of adequate landbanks.

- 5.13 Since the landbank of sand and gravel reserves is now close to the 7 years mandatory figure, the council will be considering bringing the planned production of the *Natural Resources DPD* forward through the *Local Development Scheme*. This will assist in the development of new quarries to ensure that any potential increase in demand, due to either an upturn in the local economy or planned growth and new infrastructure in the submitted Core Strategy, is able to be met.

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

Demand forecast

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

Up to and including 2016

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

Beyond 2016

- 6.3 As the demand forecast will be based on a 10 year rolling average of sales data, it is not possible to develop a static figure for provision beyond 2016. It is, however, useful to consider the current 10 years sales average to give an indication of the level of provision requirement that is likely.
- 6.4 In Herefordshire this is somewhat complicated for crushed rock since sales data for crushed rock production is not available for Herefordshire alone. This is due to the long-standing confidentiality arrangements, agreed between the industry and government, to protect operators' commercial interests, which mean that sales data will not be released or published where there are less than 3 operational sites in an area.
- 6.5 Due to the small numbers of operating crushed rock quarries in both Herefordshire and the adjoining county of Worcestershire, since 2003, the crushed rock sales data for both counties has been combined.
- 6.6 It is, however, known that between 1999 and 2001 about two thirds of crushed rock sales in the two counties were from Herefordshire and one third from Worcestershire (*RAWP Annual Report 2009*). It has been agreed with Worcestershire County Council's Cabinet that average sales will therefore be calculated based on the assumption that two thirds of the combined crushed rock sales from Herefordshire and Worcestershire can be attributed to Herefordshire. Should more accurate sales data become available when future LAAs are produced, then this information will be used instead.

- 6.7 To try to clarify this situation, officers from Worcestershire intend to contact operators in Herefordshire and Worcestershire to request that they allow publication of the RAWP data separately for each county. In addition, the Office for National Statistics, which prepares and publishes the *Annual Minerals Raised Inquiry* survey, have agreed to include separate details for Herefordshire and Worcestershire, rather than combining them, as has been the case in the past. The published *AMRI 2012* survey gives details for Worcestershire, however there are no figures included for Herefordshire. It is unclear whether the data is solely for Worcestershire, or whether it still includes Herefordshire's figures.
- 6.8 The 10-year sales averages for 2009 to 2011 are set out in **Table 6.1**. The left hand column for each year shows the combined sales figures and the right hand column shows the estimated sales figures for Herefordshire, based on the assumption that these account for two thirds of the total. The draft WMAWP Annual Report shows Herefordshire's figures combined with those of Staffordshire and Warwickshire; therefore it is not possible to make any assumptions about sales for Herefordshire alone.

Table 6.1 Crushed rock sales average (mt) 2000-2011

Year	Crushed rock sales (million tonnes)					
	Herefordshire & Worcestershire 2000-2009	Herefordshire derived 2000-2009	Herefordshire & Worcestershire 2001-2010	Herefordshire derived 2001-2010	Herefordshire & Worcestershire 2002 - 2011	Herefordshire derived 2002-2011
2000	0.57	0.38	-	-	-	-
2001	0.57	0.38	0.57	0.38	-	-
2002	0.5	0.33	0.5	0.33	0.5	0.33
2003	0.42	0.28	0.42	0.28	0.42	0.28
2004 (est)	0.46	0.31	0.46	0.31	0.46	0.31
2005	0.29	0.19	0.29	0.19	0.29	0.19
2006	0.3	0.2	0.3	0.2	0.3	0.2
2007	0.366	0.24	0.366	0.24	0.366	0.24
2008	0.216	0.14	0.216	0.14	0.216	0.14
2009	0.224	0.15	0.224	0.15	0.224	0.15
2010	-	-	0.2	0.133	0.2	0.133
2011	-	-	-	-	0.33	0.22
Average	0.39	0.26	0.35	0.24	0.33	0.22

Source: WMAWP Annual Reports (including the draft 2012 unpublished report)

- 6.9 As expected, although there is some variation between annual sales levels, there is no significant variation in the 10-year averages from year to year. It is therefore possible to say, with some certainty, that unless there is a significant increase in sales to similar levels to those seen in the 1990s and early 2000s, demand forecasts beyond 2016 are likely to be at a lower level than the provision requirements up to and including 2016. There currently two operating crushed rock quarries in Herefordshire, whose sales figures reflect the decrease in demand for this type of mineral reserve over recent years.

- 6.10 There is a notable difference between the apportionment figures up to and including 2016 and the current 10 years sales average, with the sales average being around 51% of the annual sub-regional apportionment. This needs to be carefully monitored, however, it is considered appropriate to continue to use the apportionment up to 2016, as this is based on a robust data set.

Analysis of supply

- 6.11 The current sub-regional apportionment for Herefordshire is 0.424 mt per annum. However, with limited sales data, it is difficult to assess whether Herefordshire has been meeting this apportionment.
- 6.12 This most recently published landbank figure for crushed rock in Herefordshire was **28.8 years** in 2010, with permitted reserves at **12.2mt**. Data from the unpublished draft WMAWP Annual Report 2012 indicates that the landbank at 2012 was **27.8 years**, with permitted reserves at **11.79mt**.

Assessment of the balance between demand and supply

- 6.13 The *National Planning Policy Framework* requires that mineral planning authorities maintain landbanks of at least 10 years for crushed rock. The landbank in 2012 was nearly triple this at 27.8 years and reserves were at 11.79 million tonnes. The crushed rock position therefore seems healthy and Herefordshire is in a positive position to respond to any increase in demand that may occur over future years should the national and local economy so dictate.
- 6.12 Worcestershire's shortfall in crushed rock supply is estimated in their LAAs for 2012 and 2013 to be only 0.163mt pa. In practice this is likely to be met from supplies from some or all of the six counties adjoining Worcestershire. Without making any express commitment at present to meet its entire shortfall, Herefordshire Council is prepared to recognise that some demand could be supplied from sites in Herefordshire. Informal discussions between officers have already taken place with a view to taking this idea forward on a more formal plan-led basis in the future.

7. Conclusions

Demand forecast

- 7.1 The annual sub-regional apportionment will be followed up to and including 2016:
- Sand & gravel: **0.283** million tonnes
 - Crushed rock: **0.424** million tonnes
- 7.2 Beyond 2016, provision will be based on the average of the past 10 years' sales. This figure will be updated annually in *the Annual Monitoring Report*. Current indications show that this is likely to be at a lower level than the sub-regional apportionment.

Analysis of supply

- 7.3 The current landbank for sand and gravel is **9.678 years** and for crushed rock the landbank is **27.8 years**.

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

Assessment of the balance between demand and supply

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

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

Capability of supply and competition issues

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

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

8. Appendices

Appendix 1: Compliance with the NPPF

***Local Aggregate Assessments* should be based on:**

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

Up to and including 2016

- 8.1 In the West Midlands, the sub-regional apportionment is derived from the regional apportionment set out in the *National and Regional Guidelines for Aggregate Provision in England 2005-2025*. These guidelines identify national need and make regional provision, taking into account past production trends, projections about future need and all supply options, including provision of secondary and recycled aggregate and anticipated levels of imports and exports.
- 8.2 The economic demand forecasting used is often considered to be overly complex, too difficult to understand and has been unreliable in the past¹⁴, however, it is a generally robust approach, which takes into account many of the factors highlighted by the *NPPF*, including the assessment of all supply options and past sales data.
- 8.3 The method for developing the regional supply figures into a sub-regional level is based on the proportion of regional sales accounted for by each sub-region/minerals planning authority.
- 8.4 *Neither the National Guidelines nor the method for sub-regional apportionment specifically consider the last 10 years sales data, however, they are based on sales trends and consider all supply options. The method is therefore considered to be broadly compliant with the principles of the National Planning Policy Framework.*

Beyond 2016

- 8.5 The *LAA* method identifies a requirement derived primarily from a rolling average of 10 years sales data.
- 8.6 In the absence of relevant data, it is assumed likely that the contribution of secondary and recycled aggregates in the county will remain constant and that current levels of secondary and recycled aggregate use are therefore already reflected in the sales data for primary aggregates. However, it is possible that further options for recycled aggregates will come forward in the medium term. Future policy approached will take account of this with a view to enabling development at suitable sites.
- 8.7 There is not considered to be enough relevant data to enable an assessment of other supply options, as information on imports and exports of aggregates in the county is limited and any published information is currently combined with Worcestershire. The same is true of information relating to the use of marine aggregates in the county.
- 8.8 *The use of average sales over the last 10 years has limitations. These figures reflect historic trends and levels of extraction, rather than anticipated future demands. Future needs will inevitably be influenced by the state of the economy, the availability and use of secondary and recycled aggregates, technological advances, and the availability to supply. This last will ultimately be the dominant factor in Herefordshire. Issues such as limited hard rock resources will have an impact on the activities that operators wish to bring forward. However, without a robust framework for agreeing*

¹⁴ British Geological Survey (2008) Managing Aggregate Supply in England: A Review of Current System and Future Options
page 1-2

sub-regional apportionments, this is considered to be the strongest alternative. This approach is also considered to be broadly in compliance with the principles of the NPPF.

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

Up to and including 2016

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

Beyond 2016

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

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

Up to and including 2016

- 8.16 The *National and Regional Guidelines for Aggregate Provision in England 2005-2020* form the starting point for the sub-regional apportionment.
- 8.17 The method is considered to be compliant with this principle of the NPPF.

Beyond 2016

- 8.18 The rolling 10 years annual sales average will be compared to the *National and Regional Guidelines for Aggregate Provision in England 2005-2020* until 2020. The regional apportionment does not vary over this period, so the current sub-regional apportionment will be considered for monitoring purposes. Any significant divergence between the two figures will be considered to identify the contributing factors.
- 8.19 *The method is considered to be as compliant with this principle of the National Planning Policy Framework as is practicable at this stage.*

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

Up to and including 2016

- 8.20 The *Local Aggregate Assessment* will monitor this annually, using the sub-regional apportionment to calculate the landbank. This may not be possible for crushed rock where data is limited.
- 8.21 *The method is considered to be compliant with this principle of the National Planning Policy Framework.*

Beyond 2016

- 8.22 The *Local Aggregate Assessment* will monitor this annually, using the rolling 10 years sales average to calculate the landbank. This may not be possible for crushed rock, where data is limited.
- 8.23 *The method is considered to be compliant with this principle of the National Planning Policy Framework.*

Appendix 5

Hereford City

Application Number	Site Address	Not Started	Under Construction
S102138	Trinity House, 31 Barricombe Drive, Hereford, Herefordshire, HR4 0NU	7	0
S102657/F	43 Kings Acre Road, Hereford, Herefordshire, HR4 0QL	4	0
S111636/F	Belmont Chapel and Almshouses, Wenlock Close, Belmont, Herefordshire, HR2 7UZ	0	1
S112218/F	Ledbury Court, Ledbury Road, Hereford, HR1 2SH	1	0
S121746/F	Land at Oak Willows, Roman Road, Burcott, Hereford, HR1 1JL	0	2
S121798/F	Site adj to, 28 Southbank Road, Hereford, HR1 2UF	1	0
S121873/F	22 Folly Lane, Hereford, HR1 1LY	0	1
S121906/F	6a/b Highmore Street, Hereford	0	2
S113395/O	Land to the rear of, 83 Widemarsh Street, Hereford, HR4 9EU	5	0
S101714/F	152 Eign Street, Hereford, Herefordshire, HR4 0AP	2	0
S102921/O	Land to the East of, Holywell Gutter Lane, Hampton Bishop, Hereford, HR1 4JN	190	0
S123288/O	27 Tower Road, Hereford, Herefordshire, HR4 0LF	1	0
S102182/F	Marston House, 64 Belmont Road, Hereford, Herefordshire, HR2 7JW	4	0
S130002/F	Flats, 7 Greyfriars Avenue, Hereford, HR4 0BE	2	0
S130021/F	Former A B C Nursery, 45 Eign Road, Hereford, HR1 2RU	1	0
S121398/F	17,18 & 19 Bridge Street, Hereford, HR4 9DF	0	4
CW100863/O	2 Westfield Street, Hereford, Herefordshire, HR4 9PJ	1	0
S101921/O	Rear of 97 Old Eign Hill, Hereford, Herefordshire, HR1 1UA	2	0
S103253/F	Site at 260 Ledbury Road, Hereford, HR1 1QD	0	3
S103202/F	1 Broad Street, Hereford, HR4 9BH	6	0
S102507/F	77 Breinton Road, Hereford, Herefordshire, HR4 0JY	0	1
S113060/F	6 The Meadows, Belmont, Hereford, HR2 9RR	1	0
S103349/F	1 The Willows, Roman Road, Hereford, HR1 1JP	1	0

S112989/F	57 Prospect Walk, Hereford, HR1 1PB	2	0
S113162/F	Land to the rear of 64 Eign Road, Harold Street, Hereford, HR1 2QU	1	0
CE100954/RM	Pateshall 8, Holywell Gutter Lane, Hereford, HR1 1XA	0	4
DCCW2007/3394/F	Land to the rear of 121-123 Edgar Street, Hereford, Herefordshire, HR4 9JR	0	2
DCCE0009/1424/F	40 Newtown Road Hereford Herefordshire HR4 9LL	0	3
DCCW2005/1926/F	Highfield House, Coldwells Road, Holmer, Hereford, Herefordshire, HR1 1LH	2	1
SC 980933	Treago Grove, Hereford	7	0
CW2002/3441/F	Land to the west of the A49(T) and north of Belmont Avenue, Belmont, Hereford.	18	0
DCC90826/F	10 St Martins Street, Hereford, Herefordshire, HR2 7RE	1	0
S111256/F	2 Grandison Rise, Hereford, HR1 199	1	0
S120137/F	191 Aylestone Hill, Hereford, HR1 1JJ	0	1
S120326/F	44 Tower Road, Hereford, HR4 0LF	0	2
S110402/F	121 Edgar Street, Hereford, HR4 9JR	0	2
S120151/F	3 Union Street, Hereford, HR1 2BT	1	0
S120410/F	304 Kings Acre Road, Hereford, HR4 0SD	0	1
S122529/F	21 Northolme Road, Belmont, Hereford, Herefordshire, HR2 7SP	0	1
S122562/F	Garage block adjacent to, 1 Prior Street, Hereford, Herefordshire	0	1
S120939/F	The Merchant's House, 6-8 Widemarsh Street, Hereford, Herefordshire, HR4 9EW	3	0
S121283/F	6 Green Street, Hereford, HR1 2QA	0	2
S122009/F	Old Public Toilets, The Oval, Belmont Road, Hereford	1	0
CW93022/F	22 Eign Gate, Hereford, Herefordshire, HR4 0AB	5	0
S110751/F	16/17 Church Street, Hereford, HR1 2LR	5	0
S110918/F	32 Broomy Hill, Hereford, HR4 0LH	0	2
S110919/F	Campions Restaurant, Greyfriars Avenue, Hereford, HR4 0BE	14	0
DCCE2007/0609/F	Land between St James's Road and Harold Street, Hereford, Herefordshire, HR1 2QU	0	1
DCCE2007/0163/F	17 Walney Lane, Hereford, Herefordshire, HR1 1JD	0	2

123592	Land off Breinton Lee, Kings Acre Road, Hereford	15	0
S112506/O	87 Whitecross Road, Hereford, Herefordshire, HR4 0DQ	6	0
S111531/O	27 Tower Road, Hereford, Herefordshire, HR4 0LF	1	0
S113595/F	5 St James Court, St Owen Street, Hereford, HR1 2QD	0	2
CE093314/F	Land to the rear of 86/94 Widemarsh Street, Hereford	0	3
DMCE/092005/F	8 Commercial Road Hereford Herefordshire HR1 2BB	0	2
DMCE/092625/F	Land to the rear 9 Kyrle Street Hereford Herefordshire HR1 2ET	0	1
S111840/F	19 Commercial Road, Hereford, Herefordshire, HR1 2BD	1	0
S112336/F	92 & 94, Belmont Road, Hereford, Herefordshire, HR2 7JS	1	0
DCCE2008/0256/F	Land adj to 53 Barrs Court Road, Hereford, Herefordshire, HR1 1EQ	0	5
DCCW2008/0766/F	64 Belmont Road, Hereford, Herefordshire, HR2 7JW	0	2
DCCW2008/0937/F	167 Edgar Street, Hereford, Herefordshire, HR4 9JR	0	2
S110884/RM	Land To The North Of, Roman Road, Holmer, Hereford, HR1 1LE	97	55
S123287/O	78 Stanhope Street, Hereford, Herefordshire, HR4 0HB	2	0
CE90731/F	Land To The Rear Of 78 Hampton, Hereford, Herefordshire, HR1 1TJ	1	0
S101411/F	304 Kings Acre Road, Hereford, Herefordshire, HR4 0SD	0	1
S113300/F	65 St Owen Street, Hereford, Herefordshire, HR1 2JQ	1	0
S111638/F	Land adj to, 53 Barrs Court Road, Hereford, HR1 1EQ	0	5
S111795/F	16-18 High Town & 12 East Street, Hereford, HR1 2AA	6	0
S113464/F	South View, Roman Road, Burcott, Hereford, HR1 1JL	0	1
S120020/F	16 The Crescent, Hereford, HR4 9QX	0	1
S122877/F	Land to the rear of 129 Aylestone Hill, Hereford	0	4
S123173/F	Land adjacent to, 1 Hunderton Avenue, Hereford	1	0

S123246/F	Land adj to, 53 Barrs Court Road, Hereford, HR1 1EQ	0	2
123591	Hillrise Community Home, Southbank Road, Hereford, HR1 2TL	7	0
123330	126 Eign Street, Hereford, Herefordshire, HR4 0AP	1	0
132018	30 Westfaling Street, Hereford	1	0
113168	Former land of Hunderton Infants School, Belmont Avenue, Hereford, HR2 7JF	26	0
121065	Elmhurst, Venns Lane, Hereford, Herefordshire, HR1 1DE	1	0
122600	Land at Bridge Inn, College Road, Hereford, Herefordshire	13	0
130426	Former Pomona Works, Attwood Lane, Holmer, Hereford, HR1 1LJ	34	0
130435	Land to the rear of, 94 Aylestone Hill, Hereford, HR1 1JJ	1	0
130875	Land at 191 Aylestone Hill, Hereford	0	4
130878	Land at, 32 Coningsby Street, Hereford, Herefordshire	10	0
130888	Land at Merton Meadow, Edgar Street, Hereford, HR4 9JU	192	0
131042	Site To Rear Of, 86/94 Widemarsh Street, Hereford	4	0
131274	79 to 84 St Owen Street, Hereford, HR1 2QD	0	7
133025	167 Widemarsh Street, Hereford, HR4 9HE	1	0
133060	Land at 31 Highmore Street, Westfields, Hereford, HR4 9PG	0	2
133112	Land at 98 Kings Acre Road, Hereford, HR4 0RG	2	0
133188	Land to the rear of, 94 Aylestone Hill, Hereford	1	0
133255	The Coach House, rear of, 102 Ryelands Street, Hereford, HR4 0LD	1	0
131373	10 St Guthlac Street, Hereford, Herefordshire, HR1 2EY	0	2
131391	The Oval, Hereford	212	37
131450	Palmers Court, Attwood Lane, Holmer, Hereford, HR1 1LJ	1	0
131610	101-105 St Owen Street, Hereford, Herefordshire, HR1 2JW	21	0
131662	18 Bricknell Close, Hereford, HR4 0EB	0	2
131709	Land at Faraday Road, Hereford, Herefordshire, HR4 9NZ	100	0
131805	South View, Burcott, Hereford, Herefordshire, HR1 1JL	1	0

131806	17-18 Commercial Road, Hereford, Herefordshire, HR1 2BB	1	0
131853	Land adjacent to Cawdor, 27 Baysham Street, Whitecross, Hereford, HR4 0ET	1	0
131965	The Mews, 19-21 King Street, Hereford, HR4 9DA	5	0
132183	Land to the rear of, 10 Windsor Street, Hereford	1	0
132245	Land adjacent to, 1 Harris Court, Lower Bullingham, Hereford	2	0
132258	White Lodge, 50 Ledbury Road, Hereford, Herefordshire, HR1 2SY	5	0
132375	Land to the rear of 25 Barrs Court Road, Hereford, HR1 1EW	1	0
132593	Land at rear of, 101 Highmore Street, Hereford	0	1
132711	Land adjacent to, 8 Holywell Gutter Lane, Hereford, Herefordshire, HR1 1XA	2	0
132722	Rushford, 7 Belle Bank Avenue, Holmer, Hereford, HR4 9RL	1	0
132829	Land adjacent to 102 The Pastures, Lower Bullingham, Hereford, Herefordshire	2	0
132850	Land adjacent to, 72 Bulmer Avenue, Hereford, Herefordshire, HR1 1EJ	2	0
132954	Land at 114 Hampton Park Road, Hereford	2	0
132982	Land to the rear of 24A, Barrs Court Road, Hereford	1	0
133543	Land at, 53 Hampton Park Road, Hereford, HR1 1TJ	1	0
TOTAL (GROSS)		1079	180

Market Towns

Application Number	Site Address	Not Started	Under Construction
N102290/F	The Malthouse Restaurant, Church Lane, Ledbury, Herefordshire, HR8 1DW	1	0
S102362/F	26 Broad Street, Ross On Wye, Herefordshire, HR9 7ED	3	0
N102548/F	Land off Crabtree Road, Kington, Herefordshire, HR5 3BJ	4	0
NC93248/RM	Three Mills House, Porthouse Industrial Estate, Bromyard, Herefordshire	1	0
S112687/F	Arden, Greytrees, Ross on Wye, Herefordshire	2	0
S120097/F	1 Henry Street, Ross-On-Wye, Herefordshire, HR9 7AA	0	1
S120714/F	Basement to No 1 Albion Chambers, Old Gloucester Road, Ross on Wye, Herefordshire, HR9 5LE	0	1
S101723/F	33 Gloucester Road, Ross On Wye, Herefordshire, HR9 5BS	2	0
N121863/O	Land adjacent to 34 Headbrook, Kington, Herefordshire, HR5 3DY	1	0
N102291/F	30 High Street, Leominster, Herefordshire, HR6 8LZ	3	0
S121392/F	Lower ground floor at 11a, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU	0	1
S110504/F	47 High Street, Ross on Wye, Herefordshire, HR9 5HG	0	2
S110545/F	Plot 3 Merrivale Farm, Merrivale Lane, Ross-on-Wye, Herefordshire, HR9 5JF	0	1
N110352/F	Vacant Site Adj to Grovella, Green Lane, Leominster, Herefordshire, HR6 8QW	2	0
N103264/F	Site at Old Grammar School, Church Street, Bromyard, Herefordshire, HR	5	0
S103087/O	Land adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9	2	0
S112863/F	Site adj to Thrushes Nest, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BU	0	1
S110707/F	Trenchard House, Edde Cross Street, Ross on Wye, Herefordshire, HR9 7BZ	6	0
NC92508/F	26 West Street, Leominster, Herefordshire, HR6 8ES	4	0
N112648/F	Symore Hill House, Winslow, Herefordshire, HR7 4LS	1	0
N113217/F	23 Drapers Lane, Leominster, Herefordshire, HR6 8ND	3	0
DCSE0009/1021/F	Rear Garden Plot To - Tudorville Walford Road Tudorville, Ross On Wye, Heref HR9 5PY	1	0

DCSE2007/1391/F	The Chase Hotel, Ross-on-Wye	0	6
DCNC2007/2869/F	44 Vicarage Street, Leominster	0	4
SE1999/1160/F	The Noahs Ark, Chapel Road, Ross-on-Wye, Herefordshire	0	6
DCNC2008/1298/RM	64 New Road, Bromyard, Herefordshire, HR7 4AN	0	1
DCNC2005/2718/F	77 Old Road, Bromyard, Herefordshire, HR7 4BQ	9	0
N111284/F	Former Orphans Printing Press, Laundry Lane, Leominster, Herefordshire, HR6 8JT	0	10
S111312/F	Boscombe House, 20 Station Street, Ross-On-Wye, Herefordshire, HR9 7AG	1	0
S120287/F	Gardner Butcher Garages, Kyrle Street, Ross-On-Wye, Herefordshire, HR9 7DB	13	0
N120455/F	Elm Cottage Site, New Street, Ledbury, Herefordshire, HR8 2EQ	0	1
N122300/F	Barn at Stonehouse Farm, Upper Hardwicke Lane, Bromyard, Herefordshire, HR7 4SX	1	0
N121997/F	46 Bridge Street, Kington, Herefordshire, HR5 3DW	0	1
N102016/F	Victoria Road, Kington, Herefordshire, HR5 3BY	10	0
N112368/F	Larkrise, Knapp Lane, Ledbury, Herefordshire, HR8 1AN	0	5
131206	Land at the rear of The Kings Head, High Street, Ross-on-Wye, Herefordshire	9	0
S121607/RM	37 Redhill Road, Ross On Wye, Herefordshire, HR9 5AU	1	0
S113139/O	Land To Rear The Rosswyn Hotel, Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	3	0
S113140/O	Land Adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	2	0
S120060/F	1a Market Place, Ross-on-Wye, Herefordshire, HR9 5NX	0	4
S111026/F	Land between Homs Road, & Old Market Close, Ross on Wye, Herefordshire	0	9
DCNW0009/1539/F	32 Duke Street Kington Herefordshire HR5 3BW	0	1
N112529/F	4 & 6 The Knapp, Bromyard, Herefordshire, HR7 4BD	2	0
N111472/F	Barn A Dunbridge Farm, Gloucester Road, Ledbury, Herefordshire, HR8 2JE	1	0
N111115/F	33 High Street, Kington, Herefordshire, HR5 3BJ	3	0

N111522/F	Play Area, Morgans Orchard, Kington, Herefordshire, HR5 3FA	1	0
NC100122/RM	Barons Cross Camp, Cholstrey Road, Leominster, HR6 8RT	425	0
NE101091/O	Bankside, Little Marcle Road, Ledbury, Herefordshire, HR8 2DR	4	0
S113214/F	Shop & Flat, 1 & 1a Market Place, Ross on Wye, Herefordshire, HR9 5NX	0	2
S113218/F	28 Kyrle Street, Ross on Wye, HR9 7DB	0	2
S101421/F	St Marys Hall, Church Row, Ross On Wye, Herefordshire, HR9 5HP	3	0
N111443/RM	Land at, Dukes Walk, Leominster, Herefordshire, HR6 8AE	1	0
N112631/F	22 Old Road, Bromyard, Herefordshire, HR7 4BQ	8	0
S112938/F	Rear garden of Tarka, Fourth Avenue, Greytree, Ross on Wye, Herefordshire, HR9 5GD	1	0
S123188/F	Flat 3, Serendipity House, Greytree Road, Ross-On-Wye, Herefordshire, HR9 7DQ	1	0
S123495/RM	Land To Rear The Rosswyn Hotel, Old Gloucester Road, Ross-On-Wye, Herefordshire, HR9 5PB	3	0
S123496/RM	Land Adjacent, 6 Old Gloucester Road, Ross-On-Wye, Herefordshire	2	0
123587	Plot at Highwell Meadow, 36 Highwell Lane, Bromyard, Herefordshire, HR7 4DG	2	1
121452	Old Wesleyan Chapel, Harp Yard, Kington, Hereford, HR5 3BJ	9	0
123271	Land to the rear of Howard Cottage, Barons Cross Road, Leominster, Herefordshire	5	0
123569	Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	1	0
130273	Zoic House, The Southend, Ledbury, Herefordshire, HR8 2EY	4	0
130555	Land and Hotel at The Chasedale Hotel, Walford Road, Ross on Wye, Herefordshire	0	12
130696	Land at 13 Rowan Close, Ross on Wye, Herefordshire	1	0
130707	Moat Cottage, Bridge Street, Leominster, Herefordshire, HR6 8DX	2	0
130784	First floor, 27 Gloucester Road, Ross-on- Wye, Herefordshire, HR9 5LE	1	0
130960	Rear off, 39 York Road, Bromyard, Herefordshire	0	1
131118	Vine Tree Inn, Walford Road, Tudorville, Ross-On-Wye, Herefordshire, HR9 5RS	1	0

133233	Land adjacent to, 48 Verschoyle Gardens, Ross-on-Wye, Herefordshire, HR9 7HH	1	0
133434	Plot 2 Land North of Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	1	0
131264	Land at Albany, Walford Road, Ross-on-Wye, Herefordshire	1	0
131513	Land at Former West Mercia Management Site, Station Road, Ross on Wye, Herefordshire	4	14
131727	1 Copse Cross Street, Ross-on-Wye, Hereford, HR9 5PD	7	0
132011	20 New Street, Ledbury, Herefordshire, HR8 2DX	1	0
132033	Land at Chestnuts, The Avenue, Ross on Wye, Herefordshire	0	4
132092	36 Highwell Lane, Bromyard, Herefordshire	0	1
132126	Land at Tanyard Lane, Ross-On-Wye, Herefordshire, HR9 7BH	87	0
132359	Hales Lea House, 17 Lower Westfields, Bromyard, Herefordshire, HR7 4EN	2	0
132371	Land at St Frances of Rome R C Church, Sussex Avenue, Ross on Wye, Herefordshire, HR9 5AL	3	0
132372	Land adjacent to 15 Henry Street, Ross on Wye, Herefordshire, HR9 7AA	8	0
132399	Tamarisk House, 2 Pinsley Road, Leominster, Herefordshire	1	0
132431	Land at 52 Bank Crescent, Ledbury, Herefordshire, HR8 1AE	1	0
132446	Land at Junction A44 and, Panniers Lane, Bromyard, Herefordshire, HR7 4QR	2	0
132455	Land rear of, 66 New Road, Bromyard, Hereford	1	0
132489	Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT	2	0
132669	5 Twyning Street, Bromyard, Herefordshire, HR7 4BW	1	0
132710	Land at Ryelands Road, Leominster, Herefordshire	5	0
132966	Kingswood Hall, Kingswood Road, Kington, Hereford	0	1
132973	6 Palace Pound, 6 St Marys Street, Ross-On-Wye, Herefordshire, HR9 5HX	1	0
133426	Land between Milvern House and, Milvern Place, Ballhurst, Bromyard, Herefordshire, HR7 4EF	4	0
133435	Plot 3 Land south of Flaggoners Green House, Panniers Lane, Bromyard, Herefordshire, HR7	1	0

TOTAL (GROSS)

705

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Rural Areas

Application Number	Site Address	Not Started	Under Construction
S102128/F	Graftonbury Garden Hotel, Grafton, Herefordshire, HR2 8BL	0	6
140210	Land adj Town House Farm, Madley, Herefordshire, HR2 9LP	3	0
S102562/F	Land adjacent Whitehall Lodge, Whitehall Road, Hampton Bishop, Herefor	0	1
CW100303/F	Three Trees, Court Farm Drive, Tillington, Herefordshire, HR4 8LG	0	1
CE92326/F	Bolstone Court, Bolstone, Hereford, Herefordshire, HR2 6LZ	0	5
SE100230/F	Barns at Upper Cwm Farm, Llanrothal, Herefordshire, NP25 5RW	1	1
NC92963/F	Ballards Cottage, Upper Sapey, Worcestershire, WR6 6EP	0	1
N122694/F	Property Adj, Wildgoose Chase, Broad Street, Weobley, Herefordshire, HR4 8SA	0	1
N122731/F	Poplar Cottage, Longford, Kingsland, Herefordshire, HR6 9QS	0	1
S122733/F	Annexe to the rear of 1 Woodview, Lower Breinton, Hereford, HR4 7PG	0	1
S122742/F	Weston Corner Farm, Whitestone, Herefordshire, HR1 3SG	1	0
N122780/F	Hay Barn Courtyard, Stocks House Farm, Wellington, Herefordshire	5	0
S122819/F	The Hop Kilns, Tarrington, Hereford, Herefordshire, HR1 4JF	2	0
S122863/F	Land on North side of C1191 road, Preston on Wye, Herefordshire	0	1
S110885/F	Great Howle Farm, Star Beech Hill, Ross-on-Wye, Herefordshire, HR9 5SL	12	0
S113023/F	Llangarron Court, Llangarron, Ross-On-Wye, Herefordshire, HR9 6NP	5	0
S113443/F	Silverdale, Clehonger, Herefordshire, HR2 9TQ	1	0
S113537/F	Sunny Bank Farm, Little Dewchurch, Herefordshire, HR2 6PN	1	0
S113593/F	The Lane, Sutton St Nicholas, Hereford, HR1 3AT	2	1
N120014/F	Humber Grange, Church Road, Stoke Prior, Herefordshire, HR6 0NE	0	2
N120697/F	Land north of School House, Byton, Presteigne, LD8 2HS	0	1
S120707/F	The Knapp, Goodrich, Ross-On-Wye, Herefordshire, HR9 6HU	1	0

S120725/F	Land adjacent to One Prospect Lane, Llangrove, Ross on Wye, Herefordshire	0	1
S120740/F	Walwyn Court, Much Marcle, Herefordshire, HR8 2LY	1	0
N121644/F	Land at Rookrow Farm, Moorend Cross, Mathon, Malvern	1	0
N121733/F	Site adj to Hill Top Farm, The Goggin, Richards Castle, Ludlow, SY8 4EX	1	0
N121826/F	Barn at The Woodlands, Brimfield, Ludlow, Shropshire	1	0
N121849/F	Land adjoining Herb House, Hallets Well, Orleton, Ludlow, SY8 4HH	1	0
N121947/RM	Hightrees Nurseries, Hightree Bank, Leintwardine, Craven Arms, Herefordshire, SY7 0LU	1	0
N121949/F	Tyrrells Court Cottages, Stretford Bridge, Leominster, Herefordshire, HR6 9DQ	0	2
N121953/F	Site adj. New Inn car park, Market Square, Pembridge, Herefordshire, HR6 9DZ	0	1
NW90704/F	The Coppice, Brickyard Lane, Kington, Herefordshire, HR5 3LN	0	1
N101426/F	Land adjoining 3 Orchard Close, Eardisley, Herefordshire, HR3 6NP	0	2
S102023/RM	Rangers Lodge, Little Birch Lane, Kingsthorpe, Herefordshire, HR2 8AU	0	1
N102110/F	Quebb Cottage, Eardisley, Herefordshire, HR3 6LP	0	1
	Land to the rear of, The Plough Cottage, High Street, Leintwardine, He	0	1
N102053/F	The Lealands, Knighton Lane, Lingen, Herefordshire, SY7 0DY	0	1
S100879/F	White House, Allensmore, Herefordshire, HR2 9AJ	0	1
DS73782/O	Court Farm, Much Birch, Herefordshire, HR2 8HT	9	0
S121051/O	Penyard Holt, Weston under penyard, Ross-on-Wye, Herefordshire, HR9 7PF	2	0
S123296/O	Land opposite 1 Springdale, Gorsley, Ross on Wye, Herefordshire	1	0
S110263/F	Wharton Farm, Weston Under Penyard, Ross on Wye, HR9 5SX	0	2
123576/F	Old Pontfaen, Clifford, Hereford, HR3 5EW	2	0
N130001/F	Replacement dwelling at 1 Oak Bank, Fair Mile, Stoke Prior, Leominster, Herefordshire, HR6 0SA	1	0
DCCE0009/1684/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	5

S122102/F	Workshop at Woodlands Farm, Hoarwithy, Herefordshire	0	1
N122133/F	Land at 3 Pegs Farm Bungalow, Staplow, Ledbury, Herefordshire, HR8 1NQ	1	0
S122184/F	Flat 4 Mount Craig Hall, Pencraig, Ross-on-Wye, Herefordshire	2	0
N122197/F	North Barn at Highlands Farm, Stansbatch, Leominster, Herefordshire, HR6 9LL	1	1
S121238/F	The Threshing Barn, Lane Head Farm, Eaton Bishop, Hereford	0	1
S121239/F	The Bull Pen, Lane Head Farm, Eaton Bishop, Hereford, HR2 9QE	1	0
S121243/F	Church Cottage, Little Dewchurch, Herefordshire, HR2 6PN	1	0
N121252/F	Plum Tree House, Walwyn Road, Colwall, Herefordshire, WR13 6QE	0	1
S121297/F	Land adjacent 6 Coughton Place, Coughton, Herefordshire, HR9 5RX	2	0
S102600/O	Paradise House, Marden, Herefordshire, HR1 3EN	1	0
CW93313/F	Paradise Farm, Marden, Hereford, HR1 3EN	2	0
S110591/F	Plot adj Barn Wellbrook Manor, Peterchurch, Hereford, HR2 0SS	0	1
N111274/F	Land adjacent to, 3 Elm Tree Cottages, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NB	1	0
N111523/F	Bank Villa, Luston, Leominster, Herefordshire, HR6 0EB	0	1
S102837/F	Seven Acres, Kings Caple, Herefordshire, HR1 4TZ	0	1
S103053/F	Lower Wander, Putley, Herefordshire, HR8 2QT	0	1
S110500/F	Manor House, Burghill, Hereford, HR4 7RX	0	1
N102065/F	Land at, Frome Valley Haulage Depot, Bishops Frome, Herefordshire, WR6 5BZ	0	17
N103217/F	Tidbatch, Pound Lane, Clifton-on-Teme, Worcestershire, WR6 6EQ	0	1
N110131/F	The Nupend, Cradley, Malvern, Worcestershire, WR13 5NP	0	1
S110415/F	Plot adj The Fruit Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UD	1	0
N111700/F	Site adj to Brooklands, Wyson Lane, Brimfield, Ludlow, SY8 4NQ	1	0
N111739/F	Redwood, Batchcombe, Storridge, Herefordshire, WR13 5ES	0	1
N102767/F	Former Carpet Warehouse, West Street, Pembridge, Leominster, Herefords	1	0

N103123/F	Barn adjoining Manor Barn, Orleton, Ludlow, Shropshire, SY8 4HR	3	0
S111803/F	Penylan, Pontrilas, Hereford, HR2 0DL	3	0
N112976/F	Rear of Stone Cottage, Canon Pyon, Herefordshire, HR4 8NV	0	1
S113067/F	Cobhall Manor Farm, Allensmore, Hereford, HR2 9BG	4	1
S113127/RM	Land at Crafty Webb, Bredwardine, Hereford, HR3 6BZ	0	1
S113524/F	Treberva, Much Birch, Hereford, HR2 8HU	0	1
S120048/F	Parkside Farm, Welsh Newton, Herefordshire, NP25 5RP	1	0
N120069/F	The Limes, Norton Canon, Herefordshire, HR4 7BP	0	1
S112145/F	Dore Mill, Abbey Dore, Herefordshire, HR2 0AA	0	2
N103120/F	Upper Easton Farm, Leysters, Leominster, Herefordshire, HR6 0HX	4	0
N102226/F	Great Penlan, Brilley, Herefordshire, HR3 6JW	1	0
S102433/F	Furnace Farm Barns, Old Furnace Road, St Weonards, Herefordshire, HR2	1	0
S090408/F	Colebrook Cottage, Bredwardine, Herefordshire, HR3 6BZ	1	0
S110479/F	Sydcombe Park, Dorstone, Herefordshire, HR3 6BA	1	0
S110878/F	The Folly, The Goytree, Waterstone, Herefordshire, HR2 0DT	1	0
S111117/F	Land adjacent to Lanresse, Little Dewchurch, Hereford, Herefordshire, HR2 6PJ	1	0
S112154/F	Nursery Cottage, Common Hill Lane, Fownhope, Herefordshire, HR1 4QA	1	0
S112197/F	Oldstone Farm, Fownhope, Hereford, HR1 4PJ	0	2
N112299/F	Bridge Farm, Almeley, Herefordshire, HR3 6LD	0	1
N112315/F	Manor Farm, Monkland, Leominster, HR6 9BD	4	0
N112319/F	Leeway (in garden curtilage), 32a Bridge Street, Kington, Hereford, HR5 3DX	1	0
N113257/F	Munderfield Court, Munderfield, Bromyard, Herefordshire, HR7 4JX	0	1
N113525/F	Cherry Lyn Adj Cartref, Staunton on Wye, Herefordshire, HR4 7LR	0	1
S110746/F	The Pump House, Much Birch, Hereford	1	0

S111254/F	Keepers Bungalow, Shenmore, Madley, Herefordshire, HR2 9PB	1	0
S111424/F	Plot adj Jollys of Goodrich, Goodrich, Ross on Wye, Herefordshire, HR9 6HX	1	0
N111428/F	Green Lane Farm, Lower Eggleton, Ledbury, Herefordshire, HR8 2UQ	1	1
S111594/F	Lavender Cottage, Llangrove, Ross on Wye, Herefordshire, HR9 6EZ	2	0
CW101207/F	Meadow Bank, Breinton, Herefordshire, HR4 7PP	0	1
NW101242/F	Spond House, Upper Spond, Kington, Herefordshire, HR5 3LB	0	1
SW100636/F	Brickleys, Sydcombe Farm, Scotland Bank, Dorstone, Herefordshire, HR3	0	1
NC101062/F	Barn at Pencombe Court Farm, Pencombe, Bromyard, Herefordshire, HR7 4S	0	1
S102019/F	Frome Farm, Priors Frome, Herefordshire, HR1 4EQ	0	4
N110159/F	The Coach House, Eyecote, Luston, Leominster, Herefordshire, HR6 0AS	1	0
S110136/F	Wilderness Barn, Michaelchurch Escley, Hereford, Herefordshire, HR2 0P	1	0
N110148/F	Land at Sunset View, Sunset View, Colwall Road, Mathon, Malvern, WR13	1	0
N102973/F	Land adj 10 Caldervale, Woodhouse Lane, Bodenham, Herefordshire, HR1 3	2	0
N130096/F	Coddington Court School, farmyard and Mayfield Farm, Coddington, Ledbury, Herefordshire, HR8 1JL	1	0
130184/F	Land adjacent Stone Eaves, Whitchurch, Ross on Wye, Herefordshire	1	0
N113176/F	Oast House, Lustonbury, Luston, Herefordshire, HR6 0AP	0	1
S113265/F	Barns Hollymount, Glewstone, Nr. Ross on Wye, Herefordshire, HR9 6AN	0	1
N113289/F	Stretford Bridge Farm, Stretford, Leominster, Herefordshire, HR6 9DQ	0	1
NE100889/F	The Prancing Pony, Cradley Nr Malvern, Worcestershire, WR13 5NN	1	0
SW100841/F	Fishpool Farm, Fishpool Lane, St Weonards, Herefordshire, HR2 8NY	1	0
DCSW2008/0911/RM	Sandridge, Barrack Hill, Little Birch, Hereford, Herefordshire, HR2 8AY	0	1
DCCE2008/1239/F	Camp Farm, Dinedor, Hereford, Herefordshire, HR2 6PD	0	1

DCNW2005/0522/F	The Parks Barn, Stocken Farm, Presteigne, Powys.LD8 2HD	0	1
DCSE2005/0850/F	Barns at Old Court Farm, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6DA	0	1
DCNE2009/0518/F	Hillbrow Fromes Hill Ledbury, Herefordshire HR8 1HW	0	1
DCCW0009/1043/F	The Grange Wormsley Herefordshire HR4 8LY	0	1
DCSW2009/0651/F	Mynydd-Ferddin Rowlestone Hereford, Herefordshire HR2 0ED	0	1
DCNW2004/3274/F	Northwood Farm, Noke Lane, Pembridge, Leominster, Herefordshire, HR6 9HP	4	0
NE2003/0647/F	Crown Inn, Cradley, Malvern, Herefordshire, WR13 5LS	3	1
DCNW2007/1553/F	Rhyddwr Farm, Staunton-On-Wye, Hereford, Herefordshire, HR4 7LR	0	2
NE2002/2041/F	The Railway Paddock, The Elms School, Walwyn Road, Colwall, Malvern	1	0
SW2001/1413/F	Trelough Barns, Trelough Farm, Wormbridge Hereford.	2	0
SW1999/1275/F	Cefn Barn, Llanveynoe, Herefordshire, HR2 0NA	0	1
DCCE2009/0616/F	Swiss Cottage Whitestone Hereford, Herefordshire HR1 3SE	0	1
DCSE0009/0966/F	Mill House Whitchurch Ross-On-Wye, Herefordshire HR9 6DJ	0	2
DCNW0009/1179/F	Lodge Farm Buildings Deerfold Birtley, Bucknell, Herefordshi SY7 0EF	0	2
T2007/1046/F	Crofton, Aston Ingham	0	1
SW1999/1762/F	Pool Farm, Much Dewchurch, Hereford,	2	0
DCNC2006/2393/F	Barn at Lustonbury, Luston, Leominster, Herefordshire, HR6 0AP	1	0
DCSE2005/3799/F	Barn at Rudge Farm, Pontshill, Nr. Ross-on-Wye, Herefordshire.	0	1
DCNW2005/1653/F	Crump Oak Farm, Broxwood Nr Pembridge Herefordshire, HR5 3JY	0	3
DCCE2006/3894/F	Hagley Cottage, Bartestree, Hereford, Herefordshire, HR1 4BX	0	1
DCSE2005/3372/F	Broom Farm, Welsh Newton, Herefordshire.	3	1
DCNC0009/1336/F	Suzie's Barn And The Pottery Woodhampton House Bleathwood, Ludlow, Herefordsh SY8 4LR	0	3
DCNC0009/1597/F	Poplands Farm Whitbourne Worcester, Herefordshire WR6 5RR	2	1

DCCW2005/2170/F	Field House Farm, Sutton Road, Cross Keys, Hereford, Herefordshire, HR1 3NL	5	1
S113380/F	Hillcrest, Gorsley, Ross on Wye, HR9 7SW	0	2
S113138/F	Mount Pleasant, Arthur Stone Lane, Dorstone, Herefordshire, HR3 6AX	0	2
S110246/F	Barns at Highfield House, Coldwell Road, Munstone, Hereford, HR1 1LH	3	0
S110335/F	Stalls Farm, Bartestree, Hereford, HR1 4BY	0	1
N110392/F	Sparrn Hill, Haynall Lane, Brimfield, Ludlow, Shropshire, SY8 4BG	1	0
S111124/F	Hagley Hall, Lugwardine, Bartestree, Hereford, HR1 4BA	3	0
S110566/F	Lodge Bungalow, Lugwardine, Herefordshire, HR1 4AE	0	1
N122555/F	Wellington Farm, Bishops Frome, Worcester, WR6 5BY	0	1
N122587/F	Barn at New Park, Oil Mill Lane, Bucknell, Herefordshire	1	0
S122593/F	Outbuiding New House Farm, Marden, Hereford	1	0
N122605/F	Clematis Cottage, Raycombe Lane, Coddington, Herefordshire, HR8 1JH	1	0
S131997/F	The Laurels, Llangrove, Ross-On-Wye, Herefordshire, HR9 6EZ	1	0
S122679/F	Detached Building at Lower Wolton, Much Marcle, Herefordshire	0	1
S120220/F	Beechgrove, Goodrich, Ross on Wye, Herefordshire, HR9 6JE	0	1
S120423/F	Hillcrest, Sollers Hope, Herefordshire, HR1 4RL	1	0
S120603/F	Land adj Windrush, Whitchurch, Ross on Wye, Herefordshire, HR9 6DJ	0	1
S120631/F	Site formerly 1 & 2 Marsh Cottages, Lock Road, Withington, Hereford, HR1 3QE	0	1
N122225/RM	The Cottage, Western Lye Farm, Leominster, Herefordshire, HR6 9SZ	0	1
N122244/F	Ledicot Farm, Shobdon, Leominster, Herefordshire, HR6 9NX	1	0
N122254/F	Land Adjacent Parsonage Farm, Auberrow Road, Wellington, Hereford	0	12
S122297/F	Buildings at Moorend Farm, Weston Beggard, Hereford	0	2
N122302/F	Flat at Town Farm, Castle Frome, Herefordshire, HR8 1HQ	1	0
S122353/F	Land near Lawn Farm, Lystone Lane, Wormelow, Herefordshire, HR2 8JG	0	1
N122413/F	Land at Rose Cottage, Winforton, Herefordshire	0	1

S122441/F	Outbuilding at Llanwarne Court, Llanwarne, Herefordshire, HR2 8JE	1	0
N122466/F	Sparrington Farm, Pencombe, Bromyard, Herefordshire, HR7 4SL	1	0
N122484/F	The Greenhill, Greenhill, Cradley, Malvern, Herefordshire, WR13 5JE	0	1
S122518/F	Site adj to Eastcliffe, Linton, Ross on Wye, Herefordshire	1	0
N122993/F	Land adjoining Red Lion Hotel, Bell Square, Weobley, Herefordshire	0	1
N110789/F	Tanhouse Farm, Tanhouse Lane, Cradley, Malvern, Herefordshire, WR13 5JY	2	0
S120937/F	Brick House, Linton Road, Gorsley, Herefordshire, HR9 7FF	3	0
S120971/F	Land adjacent to Wyatt House, Wyatt Road, Cross Keys, Hereford	1	0
S121014/F	White House, Llancloudy, Hereford, Herefordshire HR2 8QP	0	1
S121083/F	Brockhampton Court, Brockhampton, Herefordshire, HR1 4TQ	9	0
N121088/F	White House, Wellington, Hereford, HR4 8AU	0	1
S121179/F	Kynaston Court, Hentland, Ross-On-Wye, Herefordshire, HR9 6LP	3	0
S121222/F	Land adj to Whitchurch Fire Station, Whitchurch, Ross-On-Wye, Herefordshire	4	0
S122006/F	Barn at Traphouse Nurseries, Allensmore, Herefordshire, HR2 9BP	1	0
N122005/F	Bartbety Barn, Bearwood, Pembridge, Leominster, Hereford, HR6	1	0
NW100412/F	Brick House Farm, Monkland, Leominster, Herefordshire, HR6 9DB	1	0
CE100470/F	The Squirrels, Fownhope, Herefordshire, HR1 4PB	0	1
NW100121/F	19 Watling Street, Leintwardine, Herefordshire, SY7 0LW	1	0
CW83205/F	Church House Farm, Wellington, Hereford, Herefordshire, HR4 8AZ	20	0
CW101151/F	Lion Farm, Burghill, Herefordshire, HR4 8NG	2	0
S102245/F	Turnastone Court, Turnastone, Vowchurch, Herefordshire, HR2 0RA	1	0
N102717/F	No 2 Hopton Corner Cottage, Stoke Lacy, Nr. Bromyard, Herefordshire, HR7 4HD	0	1
N103318/F	Mobile Home, Church Farm, Wigmore To Elton Road, Leinthall Starkes, Herefordshire, SY8 2HJ	0	1
S112414/F	Breinton Lodge, Breinton, Hereford, HR4 7PP	0	1

S110451/F	Great Penlan Farm, Great Penlan Farm, Dorstone, Herefordshire, HR3 6BL	0	1
DCNC2008/1938/RM	Land adjacent to Old School House, Stoke Prior, Leominster, Herefordshire, HR6 0LG	0	2
DCSE2008/2225/F	Hill Crest, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SW	0	1
N112170/F	Threshing Barn, Shires Glat, Canon Pyon, Herefordshire, HR4 8PD	0	1
S112226/F	Hunters Post, Welsh Newton, Monmouthshire, Herefordshire, NP25 5RW	1	0
140315	Barn Conversion at Dingle Barn, Rushall, Much Marcle, Herefordshire, HR8 2PF	1	0
140354	Barns at South Hyde Farm, Mathon, Malvern, Herefordshire, WR13 5PD	1	0
P130516/F	Land adj Dragon Wyck, Bosbury Road, Cradley, Malvern, WR13 5LT	0	7
130013	Barrats Orchard, Cradley, Nr Malvern, Hereford.WR13 5NF	1	0
DCCE0009/1501/F	Aldersend Farm Tarrington Hereford, Herefordshire HR1 4ET	0	1
S121405/F	Flats at Bryngwyn Manor, Wormelow, Herefordshire, HR2 8EH	0	5
S121475/F	The Spinney, Symonds Yat West, Ross-on-Wye, Herefordshire, HR9 6BN	0	1
S121514/F	The Mintons, Duke Street, Withington, Hereford, HR1 3QD	0	2
S121627/F	Ivy Green Cottage, Abbeydore, Hereford	0	1
N122022/F	Tainchel Farm, Hundred Lane, Ashton, Herefordshire, HR6 0DN	0	1
S122030/RM	Land rear of, 2 Doward Place, Goodrich, Herefordshire, HR9 6HL	2	0
N122062/F	Firs Cottage, Lyonshall, Kington, Herefordshire, HR5 3LN	0	1
S122071/F	Land at Sutridge, Lea, Ross-on-Wye, Herefordshire, HR9 7LB	0	1
N122922/F	Land adjacent to, 13 The Birches, Shobdon, Leominster, Herefordshire	0	1
N123007/F	Home Paddock, Lyonshall, Kington, Herefordshire, HR5 3JD	1	0
N123041/F	The Foundry, Brimfield, Ludlow, Herefordshire, SY8 4NG	1	0
S123061/F	Barn at Granton Lodge, Goodrich, Ross-on-Wye, Herefordshire	1	0
N123058/F	2 Orlin Road, Colwall, Malvern, Herefordshire, WR13 6HA	0	1

N123067/F	Land at The Coach House, Old Church Road, Colwall, Malvern, Herefordshire	0	1
S123076/F	Plot at Meadowcroft, Swainshill, Hereford, HR4 7PU	1	0
S123541/F	The Granary, Lower Witherstone Farm, Carey, Hereford, Herefordshire, HR2 6NQ	1	0
DCNC2004/0793/O	The Old Rectory, Pencombe, Bromyard, Herefordshire, HR7 4SH	1	0
DCSE2004/3054/F	Marstow Court, Marstow, Ross-On-Wye, Herefordshire, HR9 6HD	5	0
DCSE2006/1841/F	Land adjoining Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY	2	1
S112513/F	Four Foxes Vineyard, Longworth Lane, Bartestree, Hereford, HR1 4BX	0	1
N113063/F	Ford Farm, Middleton on the Hill, Ludlow, SY8 4BD	0	2
N111482/F	Bridge Farm Barn, Wellington, Herefordshire, HR4 8AZ	0	2
N111484/F	Stocks House Farm, Wellington, Herefordshire, HR4 8AZ	0	1
S112232/O	Park Hall, Wormelow, Herefordshire, HR2 8EQ	5	0
N110927/F	Pates Hall, Kimbolton, Leominster, Herefordshire, HR6 0HE	0	4
DMSW/093179/F	Court Llaca Longtown Herefordshire, HR2 0LW	0	1
N112363/F	Oakwood, Eardisley, Hereford, HR3 6NH	0	2
S112602/F	13 Gosmore Road, Clehonger, Hereford, HR2 9SN	0	1
S112643/F	Westholme, Fownhope, Herefordshire, HR1 4NN	0	2
DCCE2007/3630/F	Purlbrook Farm, Shucknall, Hereford, Herefordshire, HR1 3SJ	0	3
DCNW0009/1931/F	Church House Farm Orleton Ludlow, Herefordshire SY8 4HN	0	5
DCNW2008/0792/F	Forty Acres, Kingsland, Leominster, Herefordshire, HR6 9PY	0	1
N111378/F	Orchard Farm, Comberton, Ludlow, Shropshire, SY8 4HE	1	0
N111630/RM	Kingswood Hall, Kingswood Road, Kingswood, Kington, Herefordshire, HR5 3HE	2	0
N111672/F	Pegs Farm, Nr Staplow, Ledbury, Herefordshire, HR8 1NQ	4	0
N112680/F	The Byletts, Pembridge, Leominster, Herefordshire, HR6 9HY	0	1
S110651/F	New Forest Farm, Craswell, Herefordshire, HR2 0PN	0	1

S110763/F	Rickyard & Calves Cot Barns, Cothill Farm, Turnastone, Vowchurch, Herefordshire, HR2 0RE	0	2
N110787/F	Meadow End (formerly Laburnum), Little Cowarne, Bromyard, Herefordshire, HR7 4RG	1	0
S110819	Hazelwood, Woolhope, Herefordshire, HR1 4RQ	1	0
S110883/F	Little Canwood, Checkley, Hereford, HR1 4NF	1	0
S120387/F	Arbour Hill Farm, Lincoln Hill, Ross on Wye, HR9 7TH	1	0
N111584/F	The Nupend, Cradley, Herefordshire, WR13 5NP	0	2
S111924/F	Nantewain, Broad Oak, Hereford, HR2 8QZ	0	1
S112234/RM	The Laurels Farm, Brampton, Kingstone, Herefordshire, HR2 9NF	1	0
NW092486/F	The Motor House Bryans Ground Stapleton Presteigne, Herefordshire LD8 2LP	0	1
DCSW2007/3574/F	Land adjoining Brynsmead, Much Birch, Hereford, Herefordshire, HR2 8HY	0	1
DCSW2007/3885/F	Dason Court, Hentland, Ross-on-Wye, Herefordshire, HR9 6LW	2	3
DCCE2008/2986/F	Wootton Farm, Checkley, Hereford, Herefordshire, HR1 4NA	0	1
DCNW2008/0985/F	Lower Green Cottages, Pembridge, Broxwood, Leominster, Herefordshire, HR6 9JG	0	2
NW92650/F	The Highlands Works, Stansbatch, Leominster, Herefordshire, HR6 9LL	0	1
S110092/O	The Gables, Station Road, Credenhill, Herefordshire, HR4 7DW	1	0
S101907/O	Land adjacent to Holly Bush, Crafty Webb, Bredwardine, Herefordshire, HR3 6BZ	1	0
S110274/F	Land adj Hornbeam, School Lane, Weston, Ross on Wye, Herefordshire, HR9 7PA	0	1
S102520/F	Norton Farm, Lea Bailey Road C1278, Lea Bailey, Herefordshire, HR9 5TY	0	1
S103291/F	Red Gables, C1118 Preston Wynne, Preston Wynne, Herefordshire, HR1 3PE	0	1
S112583/O	Beckleigh, Little Dewchurch, Herefordshire, HR2 6PN	1	0
N112808/F	Kinton Farm, Kinton, Leintwardine, Herefordshire, SY7 0LT	0	1
DC083345/F	Trilloes Court, Bolstone Lane, Little Dewchurch, Herefordshir, HR2 6PS	0	1
SE100422/F	Holly Tree Cottage, Goodrich, Herefordshire, HR9 6HU	0	1
NW101020/F	Almeley Methodist Chapel, Almeley Wooton, Herefordshire, HR3 6PY	0	1

SE100567/F	Lower Woodfield, Llangarron, Herefordshire, HR9 6PN	0	1
S101476/F	Land adjoining Oakland, Blindmans Gate, Gorsley, Herefordshire, HR9 7S	1	0
S102964/F	Barn adj Pontilla, Longtown, Herefordshire, HR2 0LG	1	0
N103059/F	Eyecote, Luston, Leominster, Herefordshire, HR6 0AS	0	1
S111633/CD	Parks Farm, Canon Pyon, Hereford, HR4 8NP	2	0
N111647/F	Fairlands, Winforton, Hereford, HR3 6EB	2	0
N111730/F	The Hazels, Almeley, Herefordshire, HR3 6LQ	0	1
N111939/F	Burnt House, Westhope Hill, Westhope, Canon Pyon, Hereford, Herefordshire, HR4 8BU	0	1
S111810/F	The Old Post Office, Station Road, Credenhill, Hereford, HR4 7BW	1	0
S112818/F	The Old House, Checkley, Hereford, HR1 4ND	1	0
S112825/F	Cae Garw, Newton St Margarets, Herefordshire, HR2 0QS	0	1
S112954/F	Upper House Farm Ltd, Moreton on Lugg, Hereford, HR4 8AH	1	0
S113120/F	Marsh Farm, Tanhouse Road, Upton Bishop, Herefordshire, HR9 7UP	0	1
S113121/F	Threshing Barn Marsh Farm, Upton Bishop, Ross on Wye, Herefordshire, HR9 7UP	0	1
N113413/F	Land adj to New Inn, Market Square, Pembridge, Herefordshire, HR6 9DZ	0	1
N113588/F	The Glat, Canon Pyon, Hereford, HR4 8PD	1	0
N122878/F	Land adj to The Close, Lyonshall, Herefordshire, HR5 3LP	8	0
N122906/F	Church Cottage, Yarpole, Herefordshire	0	1
N122999/F	Barn at The Thorn, Aulden, Leominster, Herefordshire	1	0
N123185/F	Site At P H Poston And Son Ltd, Kitchen Hill Road, Orleton, Herefordshire, SY8 4HN	1	0
S123251/F	Former garage, Llangrove, Ross on Wye, Herefordshire	2	0
N123268/F	Plot 2 at P H Postans & Son Ltd, Kitchen Hill Road, Orleton, Ludlow	1	0
N123302/F	Cottage at Knowle Farm, Lower Hergest, Kington, Herefordshire	3	0
123310/F	Barn adj The Laurels, Dinedor Hill, Herefordshire, HR2 6PD	0	1
N123320/F	Coddington Court School, Coddington, Ledbury, Herefordshire, HR8 1JL	1	0
N123337/F	Annexe at The Granary House, Yatton, Aymestrey, Leominster, Herefordshire, HR6 9TL	1	0

S123365/F	The Stables & Coach House, White House, Newton St Margarets, Hereford, HR2 0RE	0	1
S123397/F	Land at Ariconium, Weston-under-Penyard, Ross-on-Wye, Herefordshire, HR9 7NX	0	1
N123419/F	Site Adjacent Burley, Stonehouse Lane, Bringsty, Herefordshire, WR6 5TG	0	1
N123460/F	Land West of Next End Farm, Monkland, Leominster, Herefordshire	1	0
S123474/F	Replacement Dwelling at Monks Walk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY	1	0
S112026/F	Woodlands Farm, Newton St Margarets, Herefordshire, HR2 0QN	1	0
130149	19 Tedder Avenue, Credenhill, Hereford, Herefordshire, HR4 7ED	0	2
130167	Redundant Stone Barn at Maund Court, Bodenham, Herefordshire	3	0
130179	Barn at Walk Mill Farm, Norton, Bromyard, Herefordshire, HR7 4NT	1	0
130181	Land at 47 Closure Place, Peterchurch, Herefordshire, HR2 0RS	1	0
130230	Hop Kiln at Hope Farm, Edvin Loach, Bromyard, Herefordshire	0	1
130873	Orchard House (Plot 1), Monks Walk Orchard, Much Marcle, Herefordshire, HR8 2LY	1	0
131014	Lincetter Farm, Badley Wood, Whitbourne, Worcester, Herefordshire, WR6 5SJ	1	0
131349	The Stables, Manor Farm, Lower Bullingham, Hereford	1	0
080058	Part Of O S Plot No's 11791578, Cusop, Hay On Wye Herefordshire, HR3 5BE	25	0
120678	Land adj to St Mary's Farm, Kingsland, Leominster, Herefordshire, HR6 9QS	11	0
S121332/O	Faraday House, Madley, Herefordshire, HR2 9PJ	19	0
121923	Hill Farm, Tillington, Hereford, HR4 8LJ	4	0
122572	Land at The Parks, Brockhampton, Hereford, HR1 4SD	0	1
122786	Rose Villa Farm, Sutton St Nicholas, Hereford, HR1 3BJ	0	2
122810	Former Farmhouse, South-East of Trenant Farm, Peterchurch, Herefordshire, HR2 0SU	1	0
123065	Land adjoining Pepper Plock, Weobley, Herefordshire	8	0
123105	Rosella, Lower Court Farm, Putley, Herefordshire, HR8 2QP	2	0
123417	Dairy Farm - Lodge Farm, Walterstone Common, Herefordshire, HR2 0DT	1	0

123421	Replacement dwelling at Brick Cottage, Winforton, Hereford	0	1
123456	The Cartshed, The Hamlet of Halesend, Storrige, Malvern, Herefordshire, WR13 5EW	1	0
123463	Land adjacent to The New Inn, Staunton on Wye, Herefordshire, HR4 7LR	0	1
123561	Replacement dwelling at Croft Cottages, Fromes Hill, Ledbury, Herefordshire, HR8 1HW	0	1
123565	Sufton Rise, Mordiford, Herefordshire, HR1 4EN	12	0
130253	Replacement dwelling at Corbetts Orchard, Pencombe Road, Winslow, Bromyard, Herefordshire	1	0
130347	Land at Central Park, Church Road, Kingstone, Herefordshire, HR2 9ES	5	0
130414	Barn at Eaton Hall, Stoke Prior, Leominster, Herefordshire, HR6 0NA	0	1
130436	Town House and Former Ballroom, Bryngwyn Manor, Wormelow, Herefordshire	2	0
130440	Shepherds Rough, Ballingham, Hereford, HR2 6NW	0	1
130474	Land on north of Winford House, Withies Road, Withington, Herefordshire, HR1 3PX	0	2
130485	The Cider House at Oak House, Eastwood, Tarrington, Hereford, Herefordshire, HR1 4JF	1	0
130514	Land at Meadow Farm, Lower Hopton, Stoke Lacy, Bromyard, Herefordshire, HR7 4HX	0	1
130535	Land adjacent Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire	1	0
130537	Land at The Farm, Lyonshall, Kington, Herefordshire	1	0
130615	Replacement dwelling at Old Cobblers, Risbury, Leominster, Herefordshire	0	1
130632	Land at Quakers Farm, Michaelchurch Escley, Herefordshire	1	0
130666	Redundant buildings at Moors Farm, Lea, Herefordshire	2	0
130718	Willow Croft, Luston, Leominster, Herefordshire, HR6 0EB	1	0
130779	Land at Orchard House, Credenhill, Herefordshire	0	1
130781	Conversion of Cider House, Lower Court, Putley, Ledbury, Herefordshire	0	1
130926	Outbuildings at Rose Cottage, Shirlheath, Kingsland, Leominster, Herefordshire, HR6 9RJ	1	0
130942	The Monnows, Walterstone, Herefordshire, HR2 0DX	1	0

130963	Replacement dwelling at Wayside Cottage, Upper Dormington, Hereford, HR1 4EF	0	1
130997	Land at Ufton Court Farm, Ufton Court, Holme Lacy, Hereford	1	0
131039	Outbuildings and land at Former Glendaph Nursing Home, North Road, Kingsland, Leominster, Herefordshire	0	4
131052	Land adjoining Forest Lodge, Dark Lane, Leintwardine, Ludlow, Shropshire	1	0
131098	Parsonage Farm, Eardisley, Hereford, Herefordshire, HR3 6LX	0	1
131089	Land at Lower House, Church Road, Eardisley, Herefordshire	0	1
131105	Land Adjoining Brooklands, Moreton On Lugg, HR4 8DQ	0	1
131130	Land at Newend House, Canon Pyon, Hereford	1	0
131134	Barn at Red Wychend, Much Cowarne, Bromyard, Herefordshire	2	0
131166	The Gables, Munstone Road, Hereford, Herefordshire, HR1 1LG	1	0
131214	Dwelling at Priors Court, Upper Dormington, Herefordshire, HR1 4EE	2	0
131247	Hollyville, Cobhall Common, Allensmore, Herefordshire, HR2 9BP	1	0
132968	Land adj to Bliss House, Staunton on Wye, Herefordshire, HR4 7NA	11	0
133115	Land adjacent to Gateway Nursery, Longworth Lane, Bartestree, Herefordshire, HR1 4GA	3	0
133200	Annex at The Beeches, Wellington, Herefordshire, HR4 8AZ	0	1
133184	Land at Esbank House, Upper Churchfields, Cradley, Malvern, WR13 5LJ	1	0
133248	Land adjacent to Pilgrims, Cradley, Malvern, Herefordshire, WR13 5LL	0	1
133279	2 Spa Cottage, West Malvern Road, Upper Colwall, West Malvern, WR14 4EH	1	0
133291	Summer Cottage, Titley, Kington, Herefordshire, HR5 3RS	1	0
133293	Nupton Farm, Redcastle Road, Canon Pyon, Herefordshire	1	0
133332	Land at Goats Galore Animal Sanctuary, Wicton Lane, Winslow, Bromyard, Herefordshire, HR7 4LP	1	0
131275	Land Adjoining Rose Cottage, Gorsley, Ross-On-Wye, Herefordshire	0	10

131331	Lambs Green Cottage, Clifton-On-Teme, Worcester, Herefordshire, WR6 6EG	0	1
131350	Land at Penblaith Farm, Llancloudy, Ross-on-Wye, Herefordshire	1	0
131351	Woodville, Burley Gate, Hereford, HR1 3QL	1	0
131362	Land adjoining to Woodville, Burley Gate, Hereford	1	0
131387	Land at Windrush, School Lane, Clehonger, Herefordshire	2	0
131409	The Bringwood, Burrington, Ludlow, Herefordshire, SY8 2HT	0	6
131442	Land at Holly House, Wellington, Herefordshire, HR4 8AT	0	1
131499	Land at Willow Croft, Sutton St Nicholas, Herefordshire, HR1 3AZ	0	4
P131503/RM	Land At Whitethorn Farm, Carey, Hereford, HR2 6NG	1	0
131537	Woodbury House, Yarkhill, Hereford, Herefordshire, HR1 3SU	1	0
131615	Barn adjacent Forty Farm, Madley, Herefordshire	0	2
131671	Replacement dwelling at Ashley Fields Cottage, Hundred Lane, Middleton-on-the-Hill, Leominster, Herefordshire	1	0
131710	Replacement dwelling at Rose Cottage, Putley Green, Herefordshire, HR8 2QL	1	0
131723	Old House Barn, Middle Cwm, Longtown, Hereford, HR2 0LL	1	0
131745	Great Catley Farm, Catley Southfield, Bosbury, Ledbury, Herefordshire, HR8 1QN	3	0
131759	Brockhampton Court Nursing Home, Brockhampton, Hereford, Herefordshire, HR1 4TQ	1	0
131791	Upper House Farm, HR5 3JN	0	6
131907	P H Postons & Son Ltd, Orleton, Ludlow, Shropshire, SY8 4HN	1	0
P131937/O	Land adjacent to Rose Villa, Paradise Green, Marden, Hereford	5	0
131932	Land adjacent to The Elms, Tarrington, Herefordshire, HR1 4HZ	1	0
131963	Site adj Scar Farm The Hawkins, Stanford Bishop, Bromyard, Herefordshire, WR6 5TQ	1	0
131973	The Old Rectory, Boat Lane, Whitbourne, Worcester, Herefordshire, WR6 5RS	1	0
131975	The Old Rectory, Boat Lane, Whitbourne, Worcester, Herefordshire, WR6 5RS	1	0

131976	Subdivision of The Row, Much Marcle, Ledbury, Herefordshire, HR8 2NU	2	0
131981	Barn at Everstone Farm, Peterstow, Ross-on-Wye, Herefordshire, HR9 6LH	5	0
132001	St Marys Of Hope C E Primary School, Hope-Under-Dinmore, Leominster, Herefordshire, HR6 0PJ	0	1
132009	Replacement dwelling at Elm Cottage, Broadwood Drive, Colwall, Herefordshire	1	0
132038	Little Rundle End, Mathon, Malvern, Herefordshire, WR13 5PW	0	1
132098/O	Land adjacent to White House, Bartestree, Hereford	2	0
132094	High Acres, Hatfield, Leominster, Herefordshire, HR6 0SQ	1	0
132123	Chapel adjacent to The Cottage, New Street, Lyonshall, Herefordshire, HR5 3HT	1	0
132148	Barns and Farmhouse at Ash Farm, Leysters, Leominster, Herefordshire	4	0
132152	The Rosary, Kingsland, Leominster, Herefordshire, HR6 9QJ	1	0
132219	Land at The Marshes Farm, Bullocks Mill, Kington, Herefordshire, HR5 3SD	1	0
132272	Sandalwood, Nunnington, Herefordshire, HR1 3NJ	1	0
132299	Urishay, Nr Peterchurch, Herefordshire, HR2 0SY	1	0
132281	The Old School, Garway, Herefordshire	2	0
132285	Barn at White House Farm, Munstone, Herefordshire, HR1 3AD	2	0
132304	Land to the rear of White House, Staunton-on-Wye, Herefordshire, HR4 7LR	0	1
132414	Outbuilding adj to Swallow Farm, Ledbury Road, Wellington Heath, Ledbury, Herefordshire, HR8 1NA	1	0
132432	Great Quebb, Eardisley, Herefordshire, HR3 6LP	1	0
132569	Sharaine, Station Road, Credenhill, Herefordshire, HR4 7EY	2	0
132602	Barns at Broome Farm, Peterstow, Ross-on-Wye, Hereford, HR9 6QG	1	0
132598	Land off Kitchen Hill, Orleton, Ludlow, Shropshire	0	14
132606	Land at John Richards Nurseries Ltd, Mathon Road, Colwall, Malvern, WR13 6EW	1	0
132615	Redundant Barns at Great Treadow Farm, St Owens Cross, Hereford	0	2
132619	Barn at Hillcot, Much Marcle, Herefordshire,	1	0

132629	Land at rear of Standale, Staunton on Wye, Herefordshire, HR4 7LT	1	0
132630	Replacement dwelling at Santa Maria, Bringsty Common, Bromyard, Hereford	0	1
132700	Lower House, Madley, Hereford, HR2 9LU	2	0
132701	Amberley Heights, Sutton St Nicholas, Hereford, HR1 3BS	1	0
132702/O	Land adjacent to Woodbine Cottage, Sutton St Nicholas, Herefordshire, HR1 3BJ	2	0
132705	Building adjoining Crackadonia, Lyonshall, Herefordshire, HR5 3LN	0	1
132791	Land Adjoining Monks Walk Cottage, Much Marcle, Herefordshire, HR8 2LY	0	1
132802	Trimstone Garage, Burghill, Herefordshire	1	0
132831	Gardeners Cottage, Tedstone Delamere, Bromyard, Herefordshire, HR7 4PS	1	0
132832	Land adjacent Harwell, Brampton Abbots, Ross on Wye, Herefordshire, HR9 7JD	1	0
132855	Holloway Farm, Hampton Charles, Tenbury Wells, Herefordshire, WR15 8PY	1	0
132962	Land adjacent to October House, Bartestree, Hereford, HR1 4DA	3	0
133333	Land at Bank Cottage, Whitestone, Herefordshire, HR1 3SB	1	0
133367	Land at Rosemary Cottage, Madley, Herefordshire, HR2 9LS	0	2
140014	Lower Woodfield, Llangarron, Ross-On-Wye, Herefordshire, HR9 6PN	1	0
140029	Cotmeadow, Nashend Lane, Bosbury, Ledbury, HR8 1JY	1	0
140030	Church House Farm, Collington, Bromyard, Herefordshire, HR7 4NA	2	0
140168	Hillcrest, Staunton On Wye, Hereford, Herefordshire, HR4 7LR	0	1
140213	Bridge House, Kingsland, Leominster, Herefordshire, HR6 9SF	0	1
140217	Highbury House, Dinedor, Hereford, Herefordshire, HR2 6PD	1	0
140219	Land at Bridge House, Eardisley, Herefordshire, HR3 6NH	0	1
140175	Workshop at Old Vicarage Barn, Eye Lane, Luston, Leominster, Herefordshire, HR6 0DT	1	0
P140279/O	Land Opposite, 1 Springdale, Gorsley, Ross-On-Wye, Herefordshire, HR9 7SU	1	0
TOTAL GROSS		486	333

Appendix 6

Site Address	Total Beds	Application Number
Ledbury Court, Ledbury Road, Hereford, HR1 2SH	14	S112218/F
48 Hampton Park Road, Hereford, Herefordshire, HR1 1TH	32	S110995/F
Elmhurst, Venns Lane, Hereford, Herefordshire, HR1 1DE	51	121065
Pencombe Hall Rest Home, Pencombe, Bromyard, Herefordshire, HR7 4RL	30	121348
Land at, 32 Coningsby Street, Hereford, Herefordshire	10	130878
Land at Faraday Road, Hereford, Herefordshire, HR4 9NZ	100	131709
The Garth Care Services, 1-2 The Square, Kington, Herefordshire, HR5 3BA	7	133507
	244	

Appendix 7: Excerpt Cabinet Report 12 July 2012

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

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

21 The NPPF also highlights the need to accord with the new Duty to Cooperate requirements which will be considered by the Inspector at Examination and places increased emphasis upon demonstrating viability of plan proposals.

Evidence Base update

22 The announcement in August 2011 of Enterprise Zone status for Rotherwas came after Cabinet's approval of the principles of the Revised Preferred Option in July. As a result of the announcement the Revised Preferred Option Background Paper indicated that there may be implications in terms of additional infrastructure requirements for the Enterprise Zone and that further consideration would need to be given as the plan progressed. Studies were commissioned (by Amey and SQW) to examine the economic, wider social and traffic impacts of an eastern link road extending from the Rotherwas Enterprise Zone to the A438 Ledbury Road.

23 The Amey report will consider engineering, environmental and traffic impacts, of an Eastern Link. In addition, SQW have been commissioned to consider the economic impact of an eastern link upon the proposed Rotherwas Enterprise Zone. This work is underway.

24 The Revised Preferred Option also proposed to modify the southern route corridor of the Hereford relief road to take account of the original by pass route between the A49 and the A465. To consider this route in greater detail and to take into account various consultation responses, Amey were commissioned to assess the

environmental and amenity issues associated with the corridor.

- 25 The Amey report recommends that the route corridor to be taken forward should incorporate those consulted upon at both preferred options and revised preferred options consultation stages. The report recognises that constraints exist with some potential routes relating for instance to the earthworks balance, the impact upon the setting of the historic assets and concerns relating to the crossing of Newton Coppice and the impacts of the Southern Corridor and the Western Relief Road Route on the Belmont Abbey complex. It should be noted that representations regarding the Southern Corridor have continued to be raised through letters and emails in the period since the end of the Revised Preferred Option consultation, including a petition expressing concerns regarding the potential impact of the road upon the Abbey complex and the results of a local survey undertaken by Callow and Haywood Parish Council.
- 26 The report recognises that retaining the corridor in this form has disadvantages in relation to the ongoing concerns of the public and other interested parties in the vicinity of the routes. It recommends that a preferred route is selected by means of the staged assessment in accordance with the Design Manual for Roads and Bridges and WebTAG, and that this is completed at the earliest opportunity to reduce the time that this uncertainty is felt.
- 27 In July 2011 the Local Housing Requirements Study produced by GL Hearn was published which recommended a housing target within the range 14,400-18,000 would be a realistic target to establish within the Core Strategy. As a result of this evidence an examination of past completion rates and other housing data was undertaken and the impacts of the depressed housing market assessed in determining a Revised Preferred Option target of 16,500 new homes for the period 2011-2031. Higher housing targets are not considered deliverable while a lower target would result in little growth in the local economy.
- 28 GL Hearn were subsequently asked to set out revised projections for population and household growth for the county, taking account of the level and distribution of housing proposed in the Revised Core Strategy Preferred Options. The study estimates that completing 16,500 new homes in the County would support a 12.3% growth in the County's population over the 20 year period, with the population increasing by 22,450 persons. The report also indicates that the age structure of the population will also change with the strongest growth in the population in those aged over 75, particularly as a result of improvements in life expectancy. However, the level of housing provision proposed is also predicted to support growth in the number of people in employment of 7.7%. Therefore although the trend towards an ageing population will continue the level of housing proposed in the Core Strategy will enable continued growth in the local economy. The recent study of the Housing and Support Needs of Older People in Herefordshire will be taken into account in ensuring that relevant demographic pressures are appropriately addressed.
- 29 As part of the LDF evidence base and in accordance with the NPPF the Council produces a Strategic Housing Land Availability Assessment (SHLAA) which is updated on an annual basis. The Assessment provides a technical assessment of the potential for new housing to be built in the County over the plan period. In addition the Assessment sets out an indication of whether the Council can demonstrate a five-year supply of specific and deliverable housing land. The most recent review of the SHLAA indicates that Herefordshire Council cannot

demonstrate a five-year housing land supply (the SHLAA indicates the County had a 4.6-year supply in 2011). This is important as the NPPF indicates that local authorities should provide five years' worth of housing land with an additional buffer of 5% and 20% where there has been a record of persistent under delivery (para 47) and that relevant policies for the supply of housing land should not be considered up-to date if a five-year supply cannot be demonstrated (para 49). The issue of the size of any housing land buffer in Herefordshire will need to be considered as part of the review of SHLAA and the Annual Monitoring Report process.

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

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

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

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

Ongoing work

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

- 34 Demonstrating that the proposals of the plan are both viable and deliverable will be an important element of any Examination in Public and was another concern raised during the Revised Preferred Option consultation. An Economic Viability Study undertaken at Preferred Option stage indicated that meeting the proposed affordable housing target and achieving the level of development contribution based upon initial work on an IDP was not possible in the short term. The Report suggested a number of possible approaches to deal with this issue. Subsequently with amended proposals set out in the Revised Preferred Option and with work continuing to refine the IDP additional viability work has been commissioned which will not only provide evidence for the Core Strategy but is also intended to help in the preparation of the CIL. Given the changes to the LDF timetable it is proposed that the CIL be produced in parallel with the progress of the Core Strategy, in order that it can be examined at the same time and adopted at the earliest opportunity.
- 35 As previously indicated above the preparation of neighbourhood plans will enable local communities to identify and plan for their own development needs. Given these changes to the planning system consideration of a different approach to the previous draft rural housing policies published in August 2010 would now seem appropriate. Such an approach would enable rural development to be identified in neighbourhood plans and also reflects comments raised during the Revised Preferred Option consultation to provide a more flexible approach to rural housing development. Any rural policy framework should also provide the basis for determining proposals where no neighbourhood plan exists and it will be necessary to demonstrate to an Inspector that the strategic target of 5,300 new dwellings in rural areas will be achieved by 2031. Public consultation upon such a new rural policy approach would be necessary and the implications of the new approach taken into account in undertaking the Sustainability Appraisal of the plan.
- 36 It is proposed that a further round of consultation is needed on a draft Core Strategy, prior to submitting to the Secretary of State and its public examination. This is to ensure that potential risks arising from recent case law are addressed, by providing consolidated documentation and clarifying outstanding matters including in respect of the Hereford relief road, the Rotherwas Enterprise Zone and rural housing policy. It is important that the draft Core Strategy is accompanied by Sustainability Appraisal (SA)/SEA and HRA reports to ensure full compliance with the regulations. The preparation of a consolidated set of documentation, produced for the proposed consultation, also provides the opportunity to clarify the reasons for rejecting alternative options in an accessible form. The consultation will take into account the agreed recommendations of Overview and Scrutiny Committee at its meeting of 9 December 2011, in respect of the principles to be applied when undertaking consultation.

Local Transport Plan

- 37 Council agreed the adoption of the LTP2 as its interim transport strategy pending the finalisation of the LDF submission at its meeting of 4 March 2011. As such, LTP2 remains the adopted transport strategy for Herefordshire. There is a statutory requirement for a highway authority to have an adopted LTP. Department for Transport confirmed that it was acceptable for Herefordshire to adopt its existing LTP as its interim transport strategy at the time of the decision in 2011 and that it was a 'local' decision.

- 38 The decision to coordinate the adoption of the LDF and LTP was sensible, seeking to ensure integration of long term land use planning and growth proposals with appropriate complementary transport infrastructure proposals. However, there is no statutory or other legal requirement to adopt these strategies at the same time.

Options for Local Transport Plan Adoption

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

Appendix 8

Reporting Period 1 April 2011 – 31 March 2012

PARISH	WARD	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	MONITORING	TOTAL
Bosbury	Hope End						£1,4354.4 Drainage improvements to the B4214 at Cottons Corner		£14,354.40
Bromyard & Winslow	Bromyard	£14,099.00	£10,854.00	£1,796.00	£3,795.00	£1,116.00		£630.00	£32,290.00
Cradley	Hope End	£4,317.00		£386.00		£241.00	£120.00	£110.00	£5,174.00
Goodrich	Kerne Bridge	£3,440.00	£8,955.00		£4,844.00	£241.00	£120.00	£152.00	£17,952.00
Hereford	St Nicholas						£1,4000.00 Environment Agency Flood Warning System		£14,000.00
Hereford	Central	£1,465.00			£601.00	£120.00			£2,186.00
Hereford	Aylestone	£10,320.00	£15,007.00		£3,612.00	£723.00	Biodiversity Management on site	£593.24	£29,662.00
Hereford	Central			£428.00					£428.00
Hereford	Central						Affordable Housing		
Leominster	Leominster North	£3,442.00	£2,104.00	£470.00		£292.00	£240.00	£130.96	£6,548.00
Leominster	Leominster South	£22,382.00		£13,700.00	£6,061.00	£1,772.00	£1,200.00	£902.30	£45,115.00
Little	Hollington	£3,932.00	£5,000.00		£1,204.00	£541.00		£213.54	£10,677.00

Dewchurch									
Madley	Stoney Street	£1,229.00				£120.00	£120.00		£1,469.00
Monkland & Stretford	Golden Cross with Weobley	£11,800.00	£5,788.00	£1,570.00	£2,628.00	£744.00	Repairs to churchyard wall	£450.60	£22,980.60
Much Marcle	Old Gore	£3,686.00	£4,900.00	£3,978.00		£198.00	£120.00	£257.64	£13,139.64
Ross on Wye	Ross on Wye West	£18,920.00	£29,378.00	£1,930.00	£3,680.00	£1,360.00	£720.00	£1,119.76	£57,107.76
Ross on Wye	Ross on Wye West	£5,000.00					Affordable Housing		£5,000.00
Ross on Wye	Ross on Wye East	£8,279.76	£13,805.00		£1,494.00	£1,168.00			£24,746.76
									£302,830.16

Reporting Period 1 April 2012 – 31 March 2013

PARISH	WARD	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	MONITORING	TOTAL
Breinton	Credenhill	£38,700.00	£95,295.00	£24,891.00	£9,378.00	£2,763.00	£1,440.00	£3,449.00	£175,916.00
Canon Pyon	Wormsley Ridge	£51,116.00	£106,110.00	£27,208.00	£5,658.00	£3,110.00	£2,400.00	£3,912.00	£199,514.00
Clifford	Golden Valley North	£3,686.00						£73.00	£3,759.00
Eaton Bishop	Stoney Street	£4,915.00	£4,953.00	£398.00		£198.00	£120.00	£212.00	£10,796.00
Eaton Bishop	Stoney Street	£3,686.00	£2,951.00	£317.00		£198.00	£120.00	£145.00	£7,417.00
Hampton Bishop	Backbury						Affordable		

Hereford	Three Elms	£22,360.00	£27,612.00	£12,545.00	£6,448.00			£1,379.00	£70,344.00
Hereford	Aylestone	£24,080.00	£34,671.00	£2,702.00	£5,726.00	£1,687.00	£840.00	£1,394.00	£71,100.00
Holmer & Shelwick	Burghill Holmer & Lyde	£111,091.00	£109,915.00	£42,920.00	£17,704.00	£5,216.00	£2,760.00	£5,792.00	£295,398.00
Hope under Dinmore	Hampton		£2,104.00	£652.00		£344.00		£62.00	£3,162.00
Kingstone	Valletts	£48,821.00	£87,893.00	£38,785.00		£4,620.00	£2,760.00	£3,658.00	£186,537.00
Kingstone	Valletts	£323,022.00	£301,625.00	£59,000.00	£197,422.00	£18,990.00	£11,640.00	£18,234.00	£929,933.00
Leominster	Leominster South	£14,760.00	£3,945.00		£1,585.00	£990.00	£660.00	£439.00	£22,379.00
Lyonshall	Pembridge & Lyonshall with Titley							Affordable	
Mordiford	Backbury							Affordable	
Ross Rural	Ross on Wye East							Affordable	
Staunton on Wye	Castle	£31,964.00	£10,705.00	£18,235.00	£5,434.00	£1,601.00	£840.00	£1,376.00	£70,155.00
Wellington	Wormsley Ridge	£25,456.00	£11,789.00	£15,747.00	£5,235.00	£1,695.00	£15,250.00	£1,503.00	£76,675.00
									£2,123,085.00

Reporting Period 1 April 2013 – 31 March 2014

PARISH	WARD	TRANSPORT	EDUCATION	OPEN SPACE	SPORTS	COMMUNITY	OTHER	MONITORING	TOTAL
Brockhampton	Old Gore						Affordable		
Colwall	Hope End	£23,601.00	£53,208.00	£13,314.00	£4,908.00	£2,166.00	Affordable	£1,944.00	£99,141.00
Colwall	Hope End		£19,600.00	£6,560.00	£2,688.00	£2,544.00	£1,920.00	£666.00	£33,978.00
Cradley	Hope End						Affordable		
Credenhill	Credenhill	£66,700.00							£66,700.00
Eyton	Upton	£3,690.00	£1,052.00	£317.00		£198.00	£120.00	£106.00	£5,483.00
Hereford	Central			£71,000.00					£71,000.00
Hereford	Central		£14,280.00	£1,603.00			£840.00	£334.00	£17,057.00
Hereford	Belmont						Affordable		
Hereford	Three Elms			£15,000.00			Affordable		£15,000.00
Hereford	St Nicholas						£12,000.00		£12,000.00
Holmer & Shelwick	Burghill, Holmer & Lyde								Contribution not calculated as no indicative scheme provided
Ledbury	Ledbury	£17,712.00	£29,400.00	£1,902.00		£1,188.00	£720.00	£1,018.00	£51,940.00
Linton	Penyard						Affordable		
Marden	Sutton Walls						Affordable		
Orleton	Bircher						Affordable		
Ross on Wye	Ross on Wye East	£12,900.00	£18,006.00	£1,656.00	£2,352.00	£1,032.00	£720.00	£733.00	£37,399.00
Ross on Wye	Ross on Wye East						Affordable		
Ross on Wye	Ross on Wye East	£11,720.00		£1,544.00		£960.00	£960.00	£304.00	£15,488.00
Sutton	Sutton Walls	£25,890.00	£29,510.00	£16,400.00	£6,720.00	£1,980.00	£1,200.00	£1,634.00	£83,334.00
Weobley	Golden Cross with	£46,716.00	£52,754.00	£21,032.00	£7,888.00	£2,324.00	£1,200.00	£2,638.00	£134,552.00

	Weobley								
Weobley	Golden Cross with Weobley								Contribution not calculated as no indicative scheme provided
Withington	Hagley	£50,740.00	£65,975.00	£45,394.00	£12,804.00	£2,520.00	Affordable	£3,549.00	£180,982.00
									£824,054.00

Appendix 9

The Act: the Planning and Compulsory Purchase Act 2004.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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