

Shaping our Place 2026

Annual Monitoring Report 2006 / 2007

December 2007

Herefordshire
Local Development Framework

**ANNUAL MONITORING REPORT
2006-2007**

December 2007

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EXECUTIVE SUMMARY

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

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

The report covers the period 1st April 2006 to 31st March 2007.

Figure 1 below shows the overall progress of UDP policies during the reporting period and includes a comparison with previous years.



















Key:
 = Policy achieving the target
 = policy making good progress on achieving the target
 = policy not achieving the target

Figure 1: Progress towards achieving UDP policy targets

UDP Objective	Description	Progress towards the relevant policies		
		06/07 AMR Results	05/06	04/05
H(1)	To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire, collectively forming the allocation set out in Regional Spatial Strategy (RSS)			
H(2)	To provide the re-use of previously developed land and buildings for housing purposes, in preference to the use of Greenfield land			
H(3)	To promote the more efficient use of land for residential developments			
H(4)	To fulfil the needs for additional affordable dwellings in the county			
H(5)	To promote a sustainable pattern of development by ensuring that			

UDP Objective	Description	Progress towards the relevant policies		
		06/07 AMR Results	05/06	04/05
	sufficient new housing is made available in sustainable locations primarily within urban areas and the larger rural settlements			
E(1)	To ensure a balance of employment opportunities throughout the county, through the provision of a portfolio of employment sites to reflect the differing development needs of businesses and to give a choice in terms of size, location, quality and use class	☺	☺	☺
E(2)	To encourage the use of previously developed land for employment purposes in preference to greenfield land	☺	☹	☺
E(3)	To avoid the loss of existing employment land and premises to other uses	☹	☺	☺
T(1)	To promote a sustainable pattern of residential development by ensuring that sufficient new housing is made available in sustainable locations primarily within urban areas and larger rural settlements, taking account of relative accessibility by public transport and the availability of services	☹	☹	New Indicator – no data for 04/05
TCR(1)	To ensure that central shopping and commercial areas continue as the main focus of shopping, employment, services and facilities in Hereford and the market towns, where they are well served by public transport and readily accessible by the community as a whole by means other than the private car. To safeguard and improve local village centres that are readily accessible by walking and cycling	☹	☹	☹
RL(1)	To promote opportunities for new and improved recreation, leisure and sports facilities in sustainable locations	☹	☹	☹
M(1)	To ensure the continued supply of primary extraction aggregates for	☺	☺	☺

UDP Objective	Description	Progress towards the relevant policies		
		06/07 AMR Results	05/06	04/05
	the local construction industry and to satisfy the wider aggregate needs arising in the region			
M(2)	To ensure the use of secondary aggregates and recycling	☹	☹	☹
W(1)	To achieve a more sustainable waste management process by using the BPEO methodology and taking into account the principles of the waste hierarchy, the proximity principle and regional self-sufficiency	☺	☺	☺
NHH(1)	To conserve and enhance the natural heritage of the county and avoid, wherever possible, adverse environmental impacts of development. To minimise any unavoidable adverse environmental impacts by means of measures to mitigate or compensate for any loss or damage, including restoration or enhancement, provision of replacement features and future management	☹	☹	☹

Section 1: INTRODUCTION

Legislative Requirement for Production of Annual Monitoring Reports

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of Development Plans, which at local level requires local planning authorities to replace Unitary Development Plans (UDP's) (or local plans) with Local Development Frameworks (LDF's).
- 1.2 Paragraph 4.45 of Planning Policy Statement 12 (PPS12) states that the regular review and monitoring of Development Plans is a fundamental feature of the Government's plan, monitor and manage approach to the new planning system. The introduction of mandatory Annual Monitoring Reports (AMR's) was thus brought about through the requirements of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. From 2005 it is a legal requirement for local authorities to produce an AMR each year, based on a period running from 1st April to 31st March. Each AMR must be submitted to the Secretary of State no later than the following 31st December.
- 1.3 AMR's are required to assess:
 - (a) the implementation of the Local Development Scheme (LDS); and
 - (b) the extent to which policies in the Local Development Documents are being achieved.

Herefordshire AMR 2007 Content and Format

- 1.4 This is the third AMR produced by Herefordshire Council and is likely to vary somewhat from future reports produced in subsequent years, as the LDF progresses through the early stages of preparation into implementation. A second revision to the Local Development Scheme was completed in January 2007 and a further revision to the LDS, which updates the list of documents to be included in the LDF, will revise the timetable for their production, to be published early in 2008. Progress towards the implementation of this timetable can therefore be gauged. However, since no LDF policies are yet in place, this AMR is concerned with the assessment of policies contained in the UDP, formally adopted in March 2007.
- 1.5 Previous reports described the need for a consistent approach to the preparation of AMR's from the outset. You will notice that this AMR follows the same format as last years report, incorporating changes in accordance with best practice. Examples include the use of more maps; the use of tables to replace the written word and placing less relevant and more detailed information, such as the contextual indicators, in appendices to reduce the reports overall length.

Limitations of the Annual Monitoring Report

- 1.6 It was acknowledged in the regional feedback letter that as Herefordshire Council is in a transitional phase from the old planning system into the new that we do not have "smart policy objectives or targets" in the current AMR.

With regards to the LDF process in June 2007 the General Scoping Report for the Sustainability Appraisal (SA) of the LDF was published. This is available on the Council's website www.herefordshire.gov.uk and sets out how Development Plan Documents (DPDs) in terms of environmental, social and economic impacts will be assessed. This includes a framework for assessing the effects of plans (Appendix A3) and it is from these indicators that we will be able to assess the "smart policy objectives and targets" that will be developed through the LDF process. The first of these DPDs will be the core strategy. Consultation upon an Issues Paper took place in September 2007 and October 2007 and asked members of the public, key stakeholders and others for their views on planning Herefordshire's future and shaping places up to 2026. Please refer to the website (as above) for further details.

- 1.7 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. However, improvements are currently limited due to the transitional period the plan making process is in. As the LDF takes shape and policies emerge and start to be implemented, the information available will improve and be more relevant in the new planning system. As the evidence base being gathered for the LDF and indicators to support the SA become useful accurate tools to measure policies, deficiencies in information and data are likely to reduce. Improvements are continually being made to increase resource efficiency such as improvements in IT/GIS data and staff training requirements in the new planning system.

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). The relevant version of the Scheme is that operative from January 2007.
- 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, 2006/2007. Where slippage in the original timetable is identified, this is explained further in appendix 3 and includes an indication of the revised programme. Timetable revisions will be incorporated in the annual review of the LDS.

Summary of progress

- 2.3 Figure 2 below summarises the achievement of the Local Development Scheme revised timetable, January 2007 for this reporting period, 2006/2007. The majority of the timetabled documents achieved their milestones. The Development Control Policies DPD was not advanced as a result of the diversions of staff resources and a further update on this DPD is available in Appendix 3.

Figure 2: Local Development Scheme 2007 Achievements

Key

- ☺ - LDS timetable target achieved
☹ - LDS timetable target missed
☺ - LDS timetable target achievement uncertain

Document	2006/2007
Unitary Development Plan	☺
Statement of Community Involvement	☺
Core Strategy	☺
Planning obligations SPD	☺
Edgar Street Grid SPD	☺
Development Control Policies DPD	☹
Archaeology and Development SPD/Historic Landscapes SPD	☺
Model Farm, Ross-on-Wye SPD	☺
Polytunnels SPD	N/A - was not timetabled – update in Appendix 3.
Sustainability Appraisal	☺

Section 3: HOUSING

Objective H(1)

To fulfil the requirements for additional dwellings to satisfy local household growth, including those needing affordable housing, as well as migration into Herefordshire, collectively forming the allocation set out in Regional Planning Guidance (RPG11).

3.1 UDP Policies relating to Objective H(1)

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

3.2 Target H(1)

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

3.3 Core Indicators H(1)

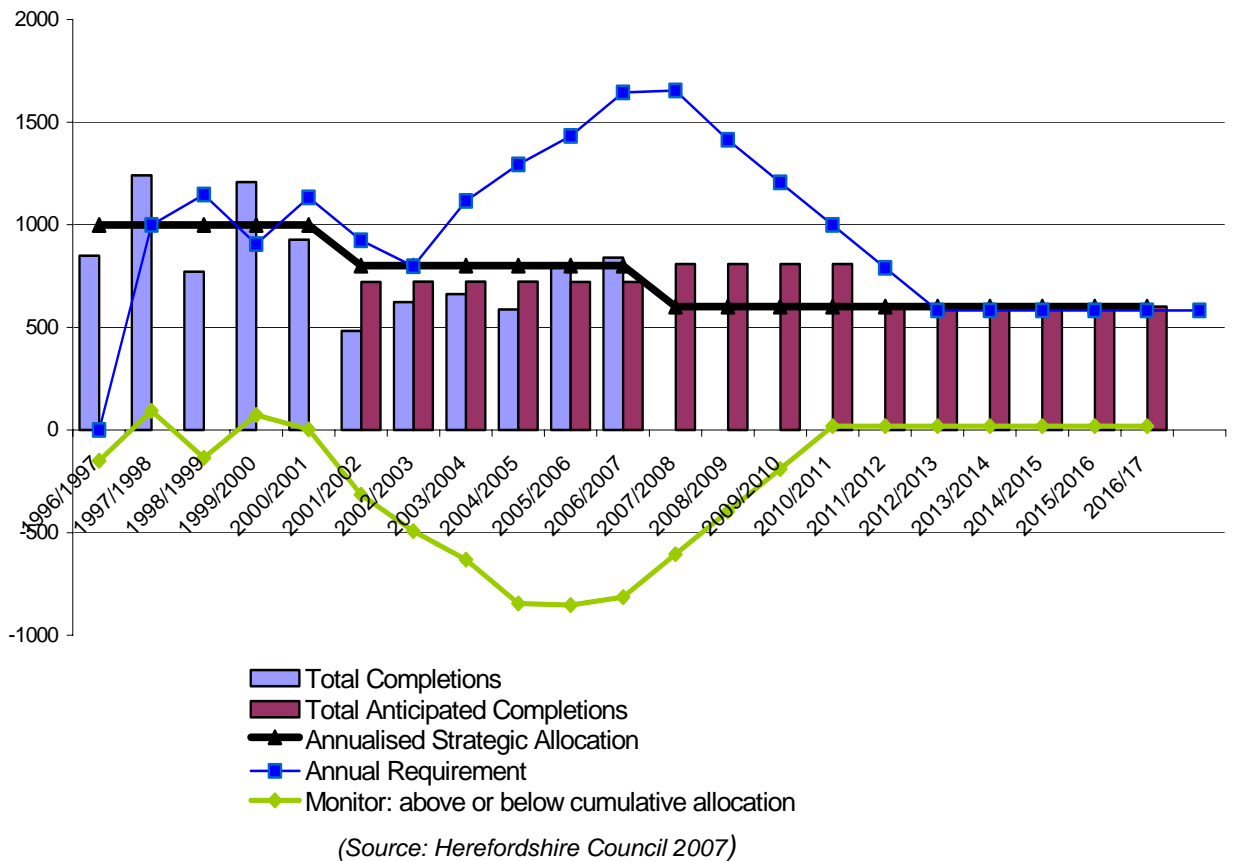
Housing trajectory showing;

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

3.4 Figure 3 shows the housing trajectory as at the beginning of April 2007. It shows the actual housing completions that have taken place during the UDP period between beginning of April 1996 and end of March 2006. The graph also shows the annualised strategic allocation up to 2016. This rate is based upon the annual average rate of housing provision for Herefordshire as set out in Table 1 of the Regional Spatial Strategy (RPG11, June 2004). Appendix 5 sets out the 5-year housing supply situation for Herefordshire in accordance with the requirements of PPS3.

3.5 The graph shows that the rate of housing completions between 2001/2 and 2004/5 was below that required to achieve UDP housing targets. The recent release of a number of UDP sites has resulted in an increase in the rate of housing completions in the County. In 2006-7 840 dwellings were completed in Herefordshire.

Figure 3: Housing Trajectory 1996-2017



Objective H(2)

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

3.6 UDP Policies relating to Objective H(2)

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

3.7 Targets H(2)

There is a UDP target to achieve 68% of new dwellings on previously developed land and buildings over the period 2001-2011 (policy S3). In addition there is a national target to achieve 60% of new housing on previously developed land (PPS3).

3.8 Core Indicator H(2)

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

3.9 Figure 4 provides a breakdown of this year's housing completions, indicating those on previously developed land. It shows that the proportion of new dwellings built on previously developed land is higher than that required by national targets (60% of new housing on previously developed land).

Figure 4: Housing Completions

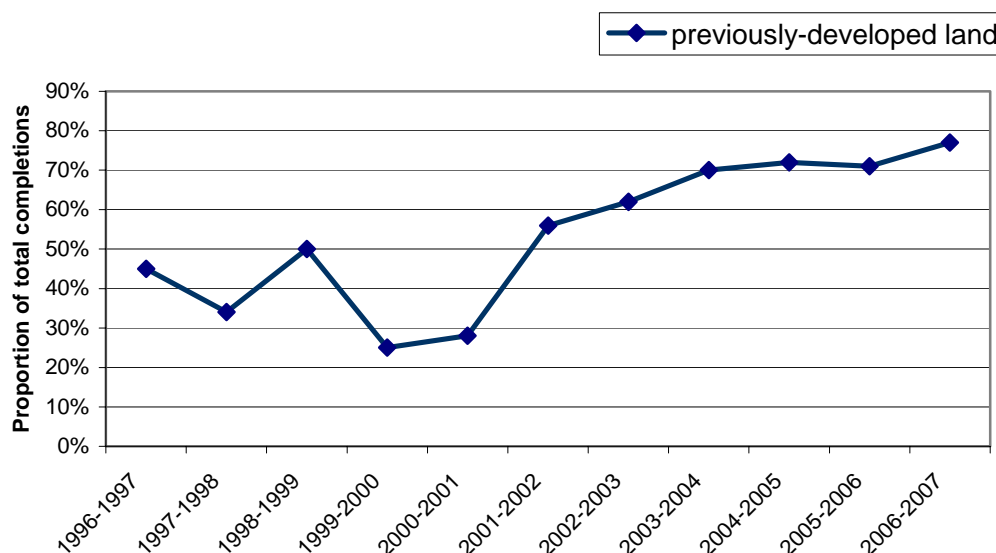
				Proportion of Total 05-06
Former Residential	195	23%	162	20%
Former Employment	107	13%	141	18%
Other Brownfield	342	41%	261	33%
Total Brownfield	644	77%	564	71%
Greenfield	196	23%	227	29%
Total Completions	840	100%	791	100%

(Source: Herefordshire Council Housing Land monitoring 2007)

3.10 Local Indicator H(2)

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

Figure 5: Percentage of Completions on Previously Developed Land (1996-2007)



(Source: Housing Land monitoring 2007)

3.11 Figure 5 shows that the growth in the proportion of dwellings completed on previously developed land has increased significantly since 1996, and the Council has exceeded the Government's target since 2002-3 and for the last four years, has achieved the UDP target. In addition to those dwellings

completed within the County of the 2561 outstanding planning permissions in Herefordshire 1971 (77%) are located on previously developed land.

Objective H(3)

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

3.12 UDP Policies relating to Objective H(3)

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

3.13 Targets H(3)

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

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

3.14 Core Indicator H(3)

The percentage of new dwellings completed at:

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

3.15 Figure 6 sets out the density of completions for development in Herefordshire over last three years. It can be seen that the percentage of dwellings built below 30 dwellings, at 37% remains significant. In respect of the target set in policy H15, there were 195 dwellings completed over the reporting period on sites over 1 hectare in the urban areas of Hereford and the market towns. These were built at an average density of 35 per hectare, thus meaning that the UDP target is being achieved. There were no completions on sites of over 1 hectare in size in any of the County's town centres during 2006/7.

Figure 6: Density of Completions

					2006-7	
						Proportion of Total
Less than 30 dwellings /ha	258	44%	295	37%	308	37%
30-50 dwellings /ha	135	23%	305	39%	304	36%
Over 50 dwellings /ha	194	33%	191	24%	228	27%
Total	578	100%	791	100	840	100

(Source: Herefordshire Council Housing Land monitoring 2007)

Objective H(4)

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

3.16 UDP Policies relating to Objective H(4)

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

3.17 Target H(4)

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

3.18 Core Indicator H(4)

The number of affordable housing completions during the reporting period.

3.19 Figure 7 sets out the 2006/2007 affordable housing completions broken down into social rented and intermediate housing. Between 1996 and 2006/2007, 1081 affordable homes were completed at an average of 97 dwellings per annum. Although this is less than the rate required to meet the UDP target of 2,300 affordable dwellings by 2011, it is anticipated that the number of affordable housing schemes coming forward will increase as UDP allocations come forward. However, the provision of affordable housing in both urban and rural areas of Herefordshire is an issue of concern and will be subject to continued monitoring.

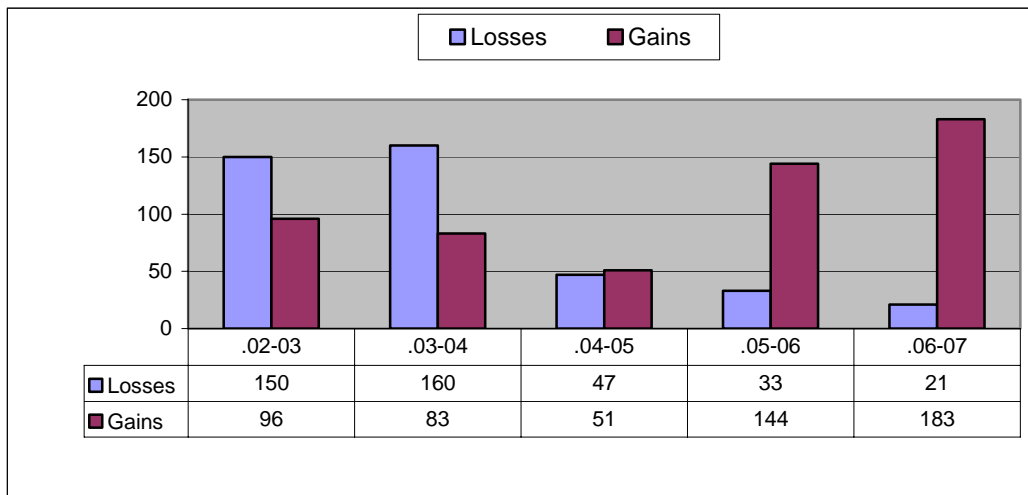
Figure 7: Affordable Housing Completions 2006/2007

	Number
Social Rented	78
Intermediate	42
Total	120

(Source: Herefordshire Council Housing Land monitoring 2007)

3.20 The national 'Right to Buy' policy has had an effect on affordable housing numbers in the years since local government reorganisation in 1998. Figure 8 covers available information over the past five year period and shows that the total losses of affordable homes amounts to 565. However, in the last three years the gains have outnumbered the losses.

Figure 8: Affordable Homes – Losses and Gains 2002-2007



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

Note: LA/Stock Transfer Company losses in 02/03 include demolition of 15 properties. RSL gains include both rented and shared ownership properties.

Objective H(5)

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

3.21 UDP Policies relating to Objective H(5)

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

3.22 Target H(5)

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

3.23 Local Indicator H(5)

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

3.24 The table in Figure 9 shows that over the UDP period, the distribution of housing completions is close to that anticipated in policy S3. Housing completions in Hereford and the market towns are 2% lower than the target, with slightly higher proportions being completed in the rural area. The Plan proposes a target of 12,200 dwellings up to 2011. Figure 9 shows that up to

April 2007 8,876 completions were achieved, equating to 73% of the total requirement.

Figure 9: Completions (1996-2007) based on the UDP Settlement Strategy

			1996-2011 UDP Target (Policy S3)
Hereford City	2261	25%	----
Leominster	495	6%	----
Ross-on-Wye	587	7%	----
Ledbury	1018	11%	----
Bromyard	396	4.5%	----
Kington	130	1.5%	----
Market Towns Total	2,629	30%	----
Combined Hereford City & Market Town	4,890	55%	57%
Main Villages Total	2351	26%	26%
Smaller Settlements	594	7%	----
Other Rural Areas	1044	12%	----
Combined Smaller Settlements & Rural Areas	1649	19%	17%
County Total	8876	100%	100%

(Source: Herefordshire Council Housing Land monitoring)

Shortfalls in Housing Information

- 3.25 There are various improvements that could be made to develop the efficiency of data collection and thereby progress the assessment of development plan policies. Resolving these issues is likely in the medium term, depending to some extent upon the availability of resources. An update on this matter will be provided in subsequent AMR's.

Section 4: EMPLOYMENT

Objective E(1)

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

4.1 UDP Policies relating to Objective E(1)

Although most policies in the employment chapter of the UDP could be said to contribute to the achievement of this overarching objective, the following policies are considered to be those most relevant:

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

4.2 Target E(1)

Provide 100ha of land for Part B employment development in a range of locations throughout the County.

4.3 Core Indicators E(1)

- (i) the amount of land developed for employment by type;
- (ii) the amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the development plan; and
- (iii) employment land supply by type.

4.4 Figure 10 shows the amount of land developed for employment use in the monitoring period 2006-2007, and also provides a breakdown by use class type. The total area of employment land completions in Herefordshire in this reporting period is 24.58ha and of this the total floorspace is 39,491m². This is significantly higher than the annual average of 6.00ha per annum (calculated over the past 21 years).

Figure 10: Employment Completions 2006-2007 by Type

						TOTAL
Floorspace (m²) of Completions 2006-2007	8,117	2,058	9,780	19,536	0	39,491m ² (24.58ha total area)

(Source: Herefordshire Employment Land monitoring 2007)

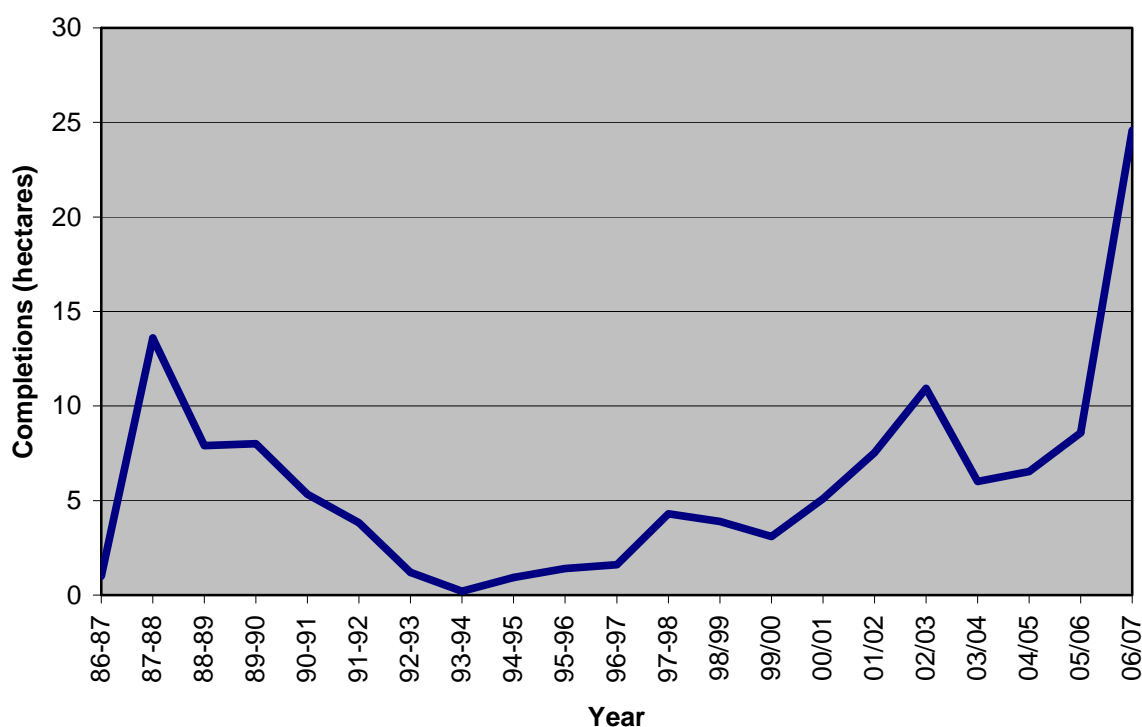
4.5 Local Indicators E(1)

The following local indicators can provide some additional background data that is useful when assessing the way that employment developments have taken place across the County historically and can also be used in the future to compare trends and changes over the later phases of the UDP period.

- (i) Employment completions 1986-2007;
- (ii) Geographical distribution of employment land completions.
- (iii) Current supply of employment land.

4.6 Figure 11 traces the rate of employment completions since the mid-1980's when monitoring commenced. Although it is difficult to explain the fluctuations in the overall rate, it appears that the nature of employment development in Herefordshire is cyclical.

Figure 11: Completions of Employment Land 1986-2007



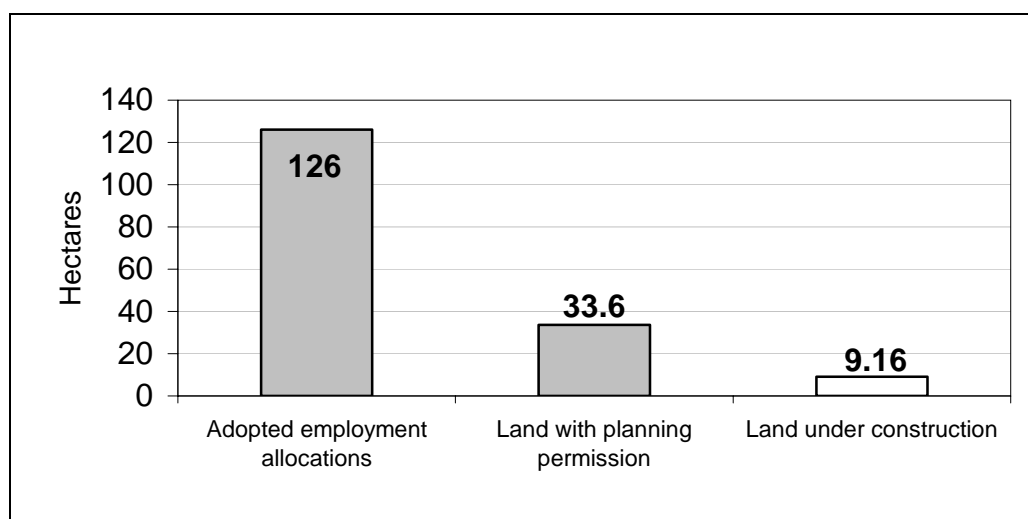
(Source: Herefordshire Employment Land Study 2007)

4.7 The Plan's overall development strategy was developed alongside the strategic approaches being undertaken through Objective 2 and the Rural Regeneration Zone. Through these programmes, regeneration activity will be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas. There have been a total of 24.58ha (100%) of completions in the Rural Regeneration Zone (RRZ) as identified in RPG11 (the RRZ covers most of the County, apart from the urban area of Hereford). The level of completion is the highest figure recorded in more than 20 years of monitoring employment completions in the County and means that around 82ha of the 100ha UDP employment land target has been achieved.

Supply

- 4.8 Herefordshire currently has some 168.76 ha of land available for employment use on 125 sites. This land is either allocated for employment uses within the adopted local plans (126.0 ha), benefits from unimplemented planning permissions (33.6 ha) or is currently under construction (9.16 ha). Figure 12 illustrates these findings.

Figure 12: Current Supply of Employment Land



(Source: Herefordshire Employment Land monitoring 2007)

- 4.9 Figure 13 represents a breakdown by use class type, however as many planning permissions are for mixed use developments these are also shown.

Figure 13: Total Supply of Employment Land by Use Class

B1/B2	38.71 ha
B1/B2/B8	64.04 ha
B1/B8	22.94 ha
B1a	6.61 ha
B1a/c	1.62 ha
B1c	13.58 ha
B2	9.41 ha
B2/B8	3.94 ha
B8	7.91 ha
Total	168.76 ha

(Source: Herefordshire Employment Land monitoring 2007)

Objective E(2)

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

4.10 UDP Policies relating to Objective E(2)

- S4 Employment
- E1 Rotherwas Industrial Estate

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

4.11 Targets E(2)

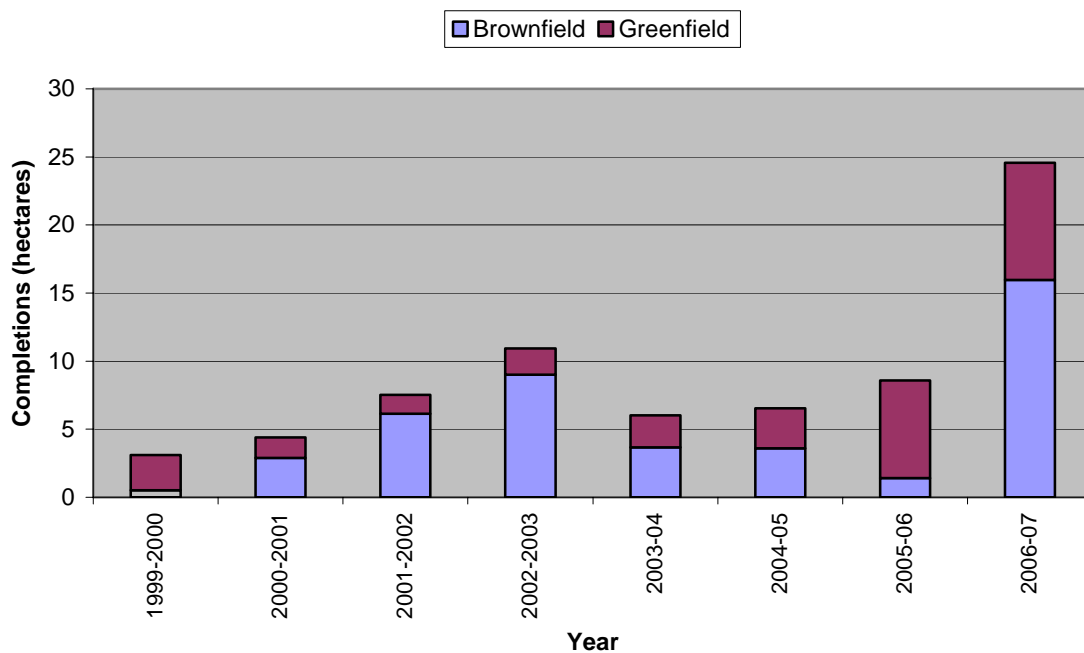
There are no specific targets set out in the UDP for the amount of employment land to be developed on previously developed sites, however re-using previously developed land before greenfield land is central to the aims of sustainable development.

4.12 Core Indicator E(2)

The percentage of land developed for employment use by type, which is on previously developed land.

4.13 There is no data on the amount of employment *by type* on previously developed land for this monitoring period, however information on overall completions is available. 65% of all completed employment development over the past year was on previously developed land as shown in Figure 14.

Figure 14: Previous Uses of Employment Land Completions



(Source: Herefordshire Employment Land monitoring 2007)

Objective E(3)

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

4.14 UDP Policies relating to Objective E(3)

S4 Employment

E5 Safeguarding employment land and buildings

4.15 Targets E(3)

There are no specific targets set out in the UDP for acceptable amounts of employment land that can or cannot be lost to other uses. However, it is recognised that it is important that both the existing and proposed supply of land and buildings for employment uses is protected for such purposes if the UDP is to successfully maintain and enhance employment opportunities throughout the County.

4.16 Core Indicators E(3)

(i) The losses of employment land in development/regeneration areas and local authority areas.

(ii) The amount of employment land lost to residential development.

4.17 8.31ha of employment land were granted planning permission for other uses during the monitoring period.

4.18 Of the 8.31ha total employment land lost to other uses; 7.71ha was from within the Rural Regeneration Zone and 0.6ha were from Hereford City (outside the Rural Regeneration Zone area). 7.79ha of the total loss were reallocated to residential uses primarily as a result of the adoption of the UDP.

Section 5: TRANSPORT

Objective T(1)

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

5.1 UDP Policies relating to Objective T(1)

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

5.2 Targets T(1)

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

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

5.3 Core Indicators T(1)

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

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

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

rule of the main centres and therefore do provide some of the essential services that the more isolated communities require.

- 5.6 The following data has been collected in relation to the hierarchical settlement housing strategy as set out in the Plan and is considered to be similar in its aims of considering how well the UDP polices are achieving sustainable development patterns. Figure 21 provides a mapped representation of completions during the reporting period over a GIS layer of public bus and rail services within 30 minutes of one or more of the main centres of Herefordshire.
- 5.7 The housing chapter of this report and figure 15 reveals that the wider rural areas are continuing to accommodate more new housing developments than anticipated, being 2% more than the expected proportion between 1996-2011. This can be shown by the applications appearing outside of the green shaded area of the map and outside of Hereford and the 5 market towns.
- 5.8 This is the second time that this method has been used to assess the indicator and the effectiveness of the relevant UDP policies. A comparison between this years mapped data and last years can be found in Appendix 4. It can only be suggested in these earlier comparisons between 2005/2006 and this year's survey for 2006/2007, represented in figure 22 below, that as housing continues to be completed outside of Hereford and the main market towns that it would be advised that a review of the process for approving such development in these locations, contrary to the policies set out above, is needed. However, it should be noted that the larger developments and the majority of new housing development is being located in the most sustainable locations in terms of links with public transport routes.

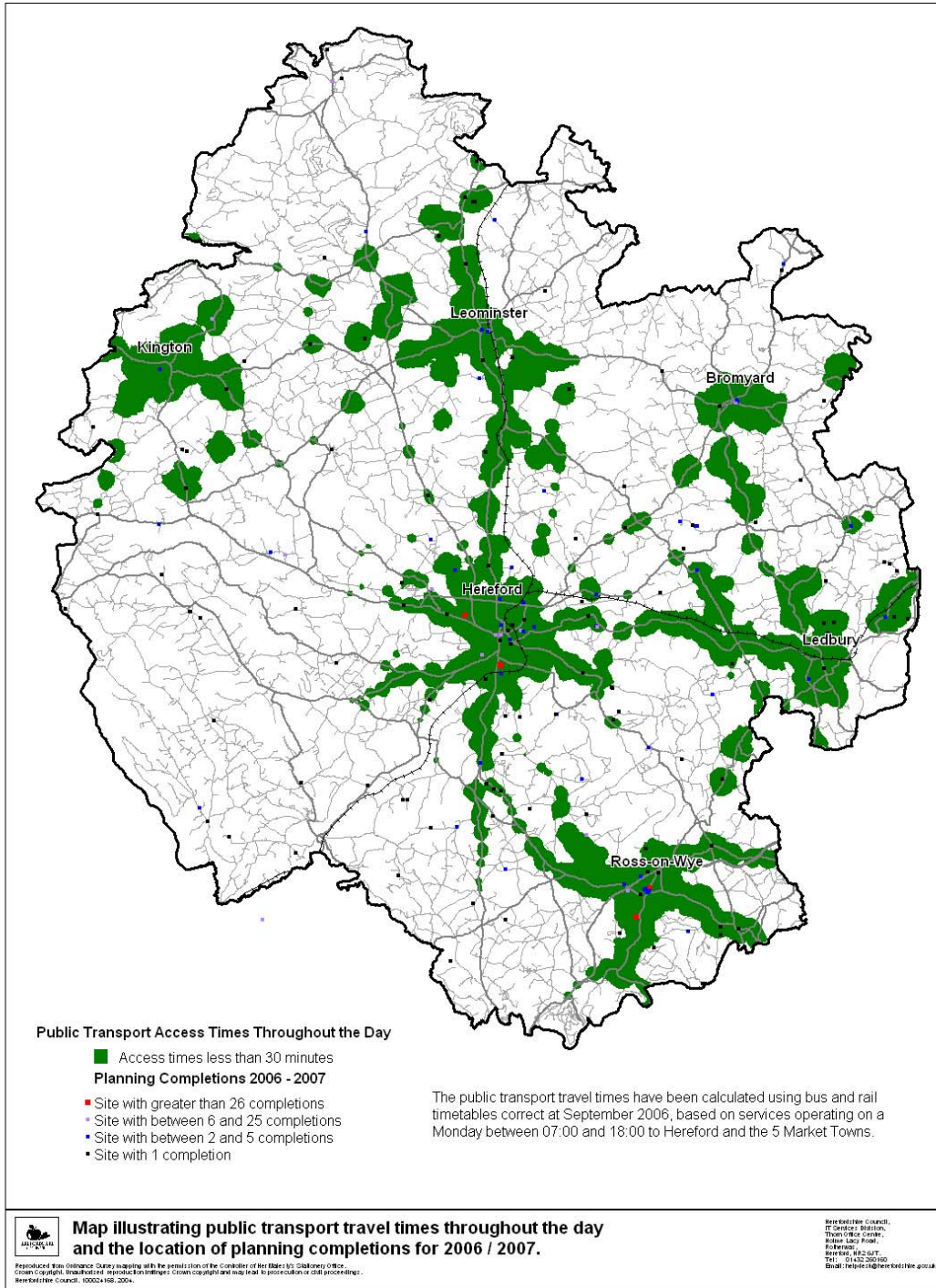
Limitations

- 5.9 Last year we reported that the public transport routes may vary year on year, however this years routes are the same as last year. In fact an improvement on the road network has been made in the mapping system and as such the data is more robust. It is however understood that a change is likely in next years AMR. Policies contained within the UDP regarding location of development must consider this and not rely on the proximity of public transport routes as the sole reason for locating development in a particular area. It is acknowledged that appropriate locations will often have multiple sustainable attributes.

Shortfalls in Transportation Information

- 5.9 A core indicator to calculate the percentage of completed non-residential development complying with car parking standards set out in the UDP continues to have restricted data availability. The issue is being addressed and it is anticipated that data collection will be improved in the medium term for forthcoming AMR's.

Figure 15: Dwelling Completions for 06/07 Within 30 Minute Public Transport Time to Hereford and the 5 Market Towns



Section 6: TOWN CENTRES AND RETAIL

Objectives TCR(1)

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

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

6.1 UDP Policies relating to Objective TCR(1)

S5	Town centres and retail
TCR1	Central shopping and commercial areas
TCR2	Vitality and viability
TCR3	Primary shopping frontages
TCR4	Secondary shopping frontages
TCR5	Uses outside Class A of the Use Classes Order
TCR6	Non-retail uses
TCR8	Small scale retail development
TCR9	Large scale retail & leisure development outside shopping & commercial areas
TCR10	Office development
TCR11	Loss of existing offices
TCR13	Local and neighbourhood shopping centres
TCR14	Village commercial facilities

6.2 Targets TCR(1)

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

6.3 Core Indicators TCR(1)

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

6.4 For the reporting year of 2006-2007 there were no retail completions over the regional threshold of 1,000 m². However, there were a number of schemes over this threshold that are currently under construction that are expected to be completed within the next year and therefore will be reported in next years AMR.

Shortfalls in Retail and Class A Office Development Information

- 6.5 In the past the local authority has not collected information for below the 1000 m² threshold which is required for the regional monitoring. However, it is recognised that in order to set targets and monitor the implication of policies in the emerging LDF a more comprehensive approach will be necessary. Therefore, all retail development, irrespective of floorspace, is anticipated to be monitored in future years.

Section 7: Recreation and Leisure

Objective RL(1)

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

7.1 UDP Policies relating to Objective RL(1)

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

7.2 Targets RL(1)

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

7.3 Core Indicators RL(1)

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

7.4 The annual hotel and leisure regional monitoring study sets a threshold on leisure permissions on or over 1,000m² gross built development, therefore only the larger developments of this kind are monitored, omitting smaller scale developments. Any amendment made by the West Midlands Regional Assembly will be updated in subsequent AMR's as appropriate.

7.5 Core Indicators RL(1)

- (i) Amount of completed leisure development.
There were no hotel completions in Herefordshire however, there was one leisure completion (within the aforementioned threshold), details are given in figure 16 below:

Figure 16: Leisure completions 2006/2007

Use Class	Description	Gross Floorspace (m ²)	Planning Application Number	Address
D2	Indoor Family Play Centre	1262	DCCE2006/1254/F	122-124 Widemarsh Street, Hereford

7.6 Core Indicators RL(1)

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

The leisure completion shown in figure 16 above was in a city centre location and as the only completion during 2006/2007 the percentage of leisure development in town centres was 100%.

Shortfalls in Hotel and Leisure Information

7.7 In the past the local authority has not collected information for hotels below 5 bedrooms or leisure development below 1000m² thresholds, which is required for the regional monitoring. However, it is recognised that in order to set targets and monitor the implication of policies in the emerging LDF a more comprehensive approach will be necessary. Therefore, all hotel and leisure development, irrespective of bedroom capacity or floorspace is anticipated to be monitored in future years.

Open Spaces

7.8 Herefordshire Council has completed its initial Open Spaces Audit, in line with PPG17 and is now considering the findings. A working group has been set up to take forward these findings into improving the quality and accessibility of open space, sports and recreation facilities across the county.

7.9 Herefordshire was split into 9 geographical areas for the audit. Within each of these areas, open space, sports and recreation provision has been assessed in terms of quantity and quality, focusing on the settlements as defined in the hierarchical approach set out in the UDP, along with strategic facilities, such as Queenswood Country Park.

7.10 The main findings of the audit concern quality and accessibility of the existing provision. Deficiencies in the different types of provision vary across the 9 areas. These findings are anticipated to be taken forward with 'action plans' and 'strategic priorities' identified both on a countywide level, and also in regards to the 9 geographical areas used in the audit, although specific details are yet to be confirmed.

7.11 Core Indicators RL(1)

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

Herefordshire Council uses the Green Flag standards as a method of rating its sites. In the audit, Green Flag standards were incorporated into the methodology used by the auditors. The data is currently being scrutinised, although of the site appraisals analysed, 13 of the 66 (20%) of facilities classified as 'Natural or semi natural greenspaces' in the PPG17 methodology, met or exceeded the Green Flag standard, 24 of the 37 (65%) facilities classed as 'Parks' in the PPG17 methodology inspected for quality, met or were above the Green Flag standard.

Future work

7.12 The audit of open space, sport and recreation has allowed for better and more appropriate use of resources, and informed issues such as planning gain and section 106 agreements. Development briefs, where appropriate can also take into account these findings and incorporate appropriate open

space and facilities. The information will also form the basis for the monitoring and review of open space and facility provision in terms of quality and quantity, in addition to informing existing and future planning policies.

Shortfalls in Recreation Information

- 7.13 It has not been possible to do a comparative study on the available data for open spaces between last years AMR and this as the data sets were not complete and as such likely to be inaccurate. This is due to slow progress in formulating the "Action Plans". Due to unforeseen problems with the original data produced by the consultants, additional work has had to be undertaken to ensure the data is correct, which has meant revising the entries on the Geographical Information System before work could proceed. This is currently being undertaken and nearing completion and it is anticipated that the development of the Action Plans and next stages can be started towards the end of this year. An update on this will be provided in next years AMR for 2007/2008 when it is also hoped that a full data set will be available.

Section 8: MINERALS

Objective M(1)

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

8.1 UDP Policies relating to Objective M(1)

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

8.2 Targets M(1)

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

8.3 The guidelines are that provision should be made in the West Midlands for the production of 162 million tonnes (mt) of sand and gravel and 93mt of crushed rock over the period 2001 to 2016. West Midlands Regional Aggregates Working Party (WMRAWP) policies require that appropriate provision should be made in the region for the supply of nationally and regionally significant minerals.

8.4 The WMRAWP recommends the following sub-regional apportionment for Herefordshire:

Sand & Gravel: 28% of regional production (0.283mt pa for 2001-2016)

Crushed Rock: 7.3% of regional production (0.424mt pa for 2001-2016)

8.5 Core Indicators M(1)

(i) Production of primary land won aggregates.

The West Midlands Regional Aggregates Working Party (WMRAWP) annual report 2004 reported that the latest sale figures (2004) for Herefordshire were as follows:

- Sand and gravel sales of 250,000 tonnes per annum (slightly down on annual apportionment)
- Crushed rock sales of 460,000 tonnes per annum (slightly above annual apportionment).

Whilst the 2005 WMRAWP figures have not yet been received they are not thought to be much different than those reported for 2004.

8.6 The UDP figures for production are based on reserves of sand and gravel through until 2025 and crushed rock to 2044. Information on primary aggregate production for Mineral Planning Authorities (MPA's) is collected annually by each MPA from operating companies on behalf of the WMRAWP. This information is:

- (a) requested annually (by calendar year)

- (b) in arrears (the most recent figures available are 04/05, most recent request was for production in 2005 and is to be reported in 06/07)
- (c) provided on a confidential and voluntary basis. All returns are collected by MPA's and forwarded to the RAWP Secretary for agglomeration, in a way that protects commercial sensitivity, for subsequent publication in the RAWP annual reports (most recent report, 2004).

8.7 Primary extraction aggregates for Herefordshire for the period 04/05, i.e. sales of:

▪ Sand & Gravel	250,000 tonnes
▪ Crushed Rock	460,000 tonnes
▪ Total	710,000 tonnes

(Source: WMRAWP Annual Report 2004)

8.8 As sales of primary extraction aggregates in the County are relatively stable, follow national trends and have not been affected by any significant local developments, there is no reason to believe that the 2005 figures will be significantly different from those stated above.

Objective M(2)

To encourage the use of secondary aggregates and recycling.

8.9 UDP Policies relating to Objective M(2)

S9 Minerals

M6 Secondary aggregates and recycling

8.10 Targets M(2)

There are no specific targets and therefore no allocation apportionment set out in the UDP for the use of alternatives to naturally occurring aggregates or other minerals. However, policy M6 states that proposals for the production, processing, treatment and storage of such alternatives should be encouraged.

8.11 Core Indicators M(2)

(i) Production of secondary/recycled aggregates.

(ii) Secondary/recycled aggregates are produced in two general ways:

(The above includes sites with specific planning permissions for such production; and at 'other' sites where processing takes place in association with other recycling activities.)

As with previous years it is unknown as to how much aggregate is produced from secondary or recycled sources in the county.

Limitations in Minerals Information

8.12 Data gathering and its reliability has continued to be a problem at both regional and local level. It is hoped that a local level system of monitoring can be developed to assess general production levels as well as to inform future Development Plan Documents. This will enable an evidence base to be compiled to assess the effectiveness of policy use in meeting plan objectives as well as relevance towards future necessary Development Plan Documents. Future AMR's will report on these findings to inform any recommendations for change.

Section 9: WASTE

Objective W(1)

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

9.1 The aforementioned objective is broad and overarching, relating to all policies within the waste chapter of the Plan. The UDP sets out a number of additional more specific objectives in paragraph 12.2.2 that can be found in the adopted UDP available at the following link: http://www.herefordshire.gov.uk/docs/Forwardplanning/12_WASTE_.pdf

9.2 UDP Policies relating to Objective W(1)

- S10 Waste
- W1 New waste management facilities
- W2 Landfilling or landraising
- W3 Waste transportation and handling
- W7 Landfill gas utilisation
- W8 Waste disposal for land improvement
- W11 Development – waste implications

9.3 Targets W(1)

No specific targets are set in the UDP for the production, treatment or disposal of waste. However, the specific objectives outlined in paragraph 12.2.2 of the UDP provide an overview of how it is intended for waste management to be carried out over the Plan period.

9.4 Core Indicators W(1)

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

9.5 Core Indicators W(1)

- (i) Capacity of new waste management facilities by type:

Figure 17: New waste management facility planning permissions granted 2006 - 2007

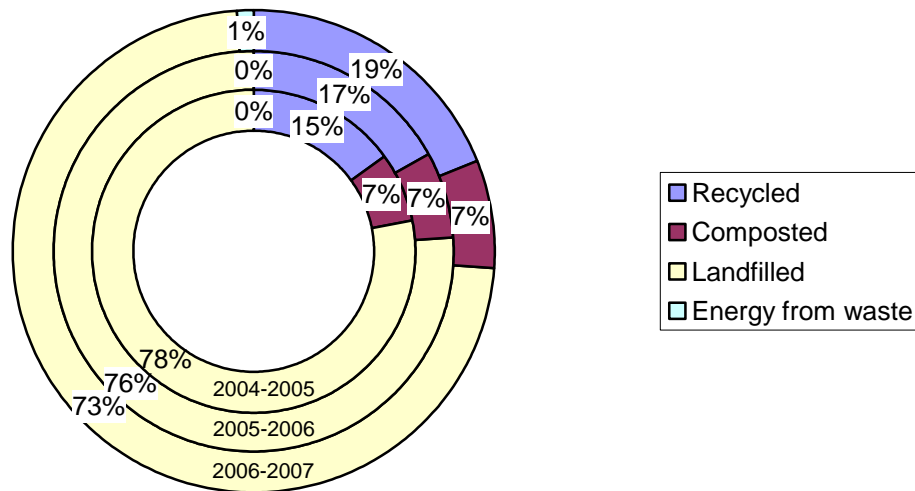
Address	Description	Wastes to be managed	Annual throughput capacity, (tonnes to nearest 1,000)
Stoney Street Industrial Estate Madley	Waste treatment (using autoclave) and recycling facility including construction of new building	Municipal arisings (MSW and Commercial waste)	100,000
Unit 11 Bromyard	Waste transfer station	Construction/Demolition	15,000

Industrial Estate, Bromyard		waste	
Unit 18 Thorn Business Park, Rotherwas	Extension to waste transfer station	Domestic trade / building and household waste	10,000
Pontrilas Timber Builders Merchants, Pontrilas	Biomass power generation plant	Woodchip	90,000
Litfield House Farm, Lyonshall, Kington	Clinical waste transfer station (Certificate of lawfulness for use of land)	Veterinary waste	<1,000
Ashe Farm, Much Birch	Waste transfer station	Plastic farm waste	No limit (plastic is collected and baled into 500-600kg bales)
Kinsham Farm, Kinsham	Waste Transfer Station	Agricultural plastic waste	400
Litfield House, Lyonshall	Incinerator (Certificate of lawfulness for use of land)	Domestic pets	<1,000
Total			217,400 (excludes the no limit authorised for plastic farm waste operation at Ashe Farm)

Limitations in waste information

- 9.6 The previous AMR underwent a trial to establish if additional information obtained from the Environment Agency for the number of Waste Management Licences (WMLs) issued in Herefordshire would increase the informative nature of the approach being tested. However, following a review of this approach for this AMR it was felt that by identifying those WMLs that had been issued by the Environment Agency, nothing additional was being given in terms of whether the UDP waste policies were achieving their target. Therefore this approach is no longer being maintained.
- 9.7 A feasibility study is being held with the Environment Agency to establish if they can provide a list of those WML applications they receive that have been deemed exempt from requiring a WML under the WML Regulations 1994. It is thought at this early stage, that this information (to be provided quarterly to the council) will assist in identifying those operations although exempt from WML requirements may still require planning permission. This will aid in capturing those operations that would ordinarily slip through the planning system. This identification process would then assist in achieving a number of the more specific objectives set out in the UDP paragraph 12.2.2. An update will be provided in subsequent AMRs.
- 9.8 Core Indicators W(1)
- (ii) Amount of municipal waste arising by management type and the percentage each management type represents of the waste managed:

Figure 18: Percentage trends of municipal waste by management type 2004-2007



9.9 Figure 18 represents the percentages of municipal waste, by waste management type in the county over the last monitoring period. Municipal waste recycled has increased on last year by 2% from 16,231t to 16,922t; composting has remained the same at 7%, increasing in tonnage marginally from 6,148t to 6,657t; and landfilled municipal waste has decreased by 3% (4,714t) from 70,602t to 65,888t. The policies over the past 3 years have seen a continued composting regime, although no improvement; a steady increase in recycling and decrease in landfill dependency, with new sources of energy capture being made from waste. However, greater improvement is still required to move away from the principal waste disposal method, landfill. (Source: Herefordshire Council Waste Management Section)

Shortfalls in Waste Information

9.10 Improvements over the short term were achieved and reported on in last years AMR and medium term improvements are moving in the right direction. Developing trend data by repeating and comparing figures over time for municipal waste management types is improving monitoring and interpretation. Although the WMLs information used last year did not perform as expected (see paragraph 9.6 above) a feasibility study is being developed (see paragraph 9.7 above) to look into those facilities that do not require a WML due to an exception rule, but may require planning consent. An update on these matters will be provided in subsequent AMRs.

Further Work

9.11 The monitoring of the LDF in the future is likely to include waste streams that go beyond municipal waste and will start to include industrial and commercial waste and demolition and construction waste with the possibility of reporting hazardous waste streams too, if necessary. This update is likely to be for the mid term and therefore subsequent AMRs will provide further details when necessary.

Section 10: DEVELOPMENT REQUIREMENTS

Objective DR(1): To avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk (PPS25).

10.1 UDP Policies relating to Objective

S2 Development Requirements

DR7 Flood Risk

10.2 Target

There are no specific UDP targets for development requirement policies, however the Plan is required through PPS25 to give priority in allocating or permitting sites for development in descending order of flood risk. There have been modifications to PPS25, however these have not been incorporated into the UDP or AMR. The following interprets those areas identified by the Environment Agency maps for zone 3a, 3b and 3c prior to these modifications and are also used in the UDP policies.

Zone 3a, developed areas – all land within settlement boundaries unless it forms a functional flood plain;

Zone 3b, undeveloped and sparsely developed areas – all land outside settlement boundaries unless it forms a functional flood plain; and

Zone 3c, functional flood plain – land within or outside settlement boundaries.

10.3 Core indicator DR1

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

- (i) Inappropriate development in the flood plain;
- (ii) Development that adversely affects water quality.

10.4 Core indicator DR1

- (i) Inappropriate development in the flood plain;

For the current monitoring year, one planning permission granted, contrary to Environment Agency advice.

Figure 19: Planning applications granted contrary to the advice of the Environment Agency on flood plain grounds

Planning Application Number	Location	Description	Date of Permission
DCNW2005/1819/F	Paytoe Lane, Leintwardine	Proposed Coach Hire Business	03/07/06
<p>Reason for granting consent: The advantages to the local community, especially in providing an operating base for the applicant who, in turn, provides a form of sustainable travel, which is locally in demand, was sufficient reason for the planning committee to outweigh the floodplain objections of the environment agency.</p>			

10.5 Core indicator DR1

(ii) Development that adversely affects water quality.

There were four planning applications in 2005-6 (the latest currently available information) that resulted in Environment Agency's (EA) objections regarding water quality, however through negotiation and prior to approval, conditions or other amendments were made to the applications that resulted in the EA objection to the application being withdrawn. Therefore, no planning permissions were granted contrary to Environment Agency advice on development that could adversely affected water quality.

Shortfalls in Development Requirements Information

10.6 As a new core indicator and due to the information provided at the regional level the Environment Agency records currently only show the previous reporting period and therefore the information on which the above is based upon and above does not show information for 2006/2007. It is hoped that future AMRs will report the latest information and an update on this will be provided in next years AMRs.

Section 11: NATURAL HERITAGE

Objective NHH (1)

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

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

11.1 UDP Policies relating to Objective NHH (1)

- S7 Natural and historic heritage
- LA5 Protection of trees, woodlands and hedgerows
- NC1 Biodiversity and development
- NC2 Sites of international importance
- NC3 Sites of national importance
- NC4 Sites of local importance
- NC5 European and nationally protected species
- NC6 Biodiversity Action Plan (BAP) priority habitats and species
- NC7 Compensation for loss of biodiversity
- NC8 Habitat creation, restoration and enhancement
- NC9 Management of features of the landscape important for flora & fauna

11.2 Targets NHH (1)

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

- safeguard international, national and local protected areas of nature conservation and geological importance, and species listed in the UK and local BAP 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 BAP for Herefordshire; 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
- (ii) 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 LBAP is being revised in three phases. The first of these was completed in the last reporting year and looked at lowland and woodland habitats, whilst phases two and three will be reviewed in the next monitoring round. Phase two is due to review upland and wetland habitats and phase three will cover

the remainder. The reviews are due to be completed in the short term and once complete will result in smart targets which will be more compatible with the emerging LDF. Further information on how the council is addressing biodiversity can be found in the draft Biodiversity Strategy 2007-2010 at: http://www.herefordshire.gov.uk/docs/Environment/Biodiversity_Strategy_110907.pdf

National UK Priority Habitats and Species Update

- 11.5 There are 156 Priority Species in the LBAP and of these 59 are also UK BAP priorities, approximately 18 of these are also legally protected under European and National law. A recent national review of priority habitats and species has resulted in a larger list being reported. In light of this update the LBAP priority Habitats and Species will be considered for review when appropriate.
- 11.6 Core Indicator NHH (1)
(i) change in priority habitats (by type)
Figure 20 shows a total gain of 1,445 square metres of lowland habitats such as grassland and orchards and a loss of 566 metres of hedgerow, whilst there was no net change in upland, woodland, or wetland habitats.
- 11.7 The losses in hedgerow were mainly due to the Rotherwas Access Road application, however the replanting and additional hedgerow will not be implemented until next year and hence will be reported in next years AMR.
- 11.8 Core Indicator NHH (1)
(i) change in priority species (by type)
Figure 21 shows there were no proposals that resulted in any notable change in priority species. The Conservation Section maintains an overview of proposals that affect priority species in order to assess any major changes in their populations. Proposals affecting priority species, namely bats, barn owls and great crested newts, were sought to mitigate against adverse effects such as providing roosting nests or replacement habitats. No monitoring on the impact of these works has been undertaken within the period in view of the nature and extent of where they occur.
- 11.9 Core Indicator NHH (1)
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.
Figure 22 shows Herefordshire's designated sites indicating their size in hectares for this monitoring period and includes 2005/2006 as a baseline to establish any change and therefore can be used to assess if we are moving in the desired direction of change as set out in the UDP. There have been planning applications in designated sites, but no changes to their areas or boundaries have been reported.
- 11.10 The Inspector in his report on the UDP objections recommended removing the Site of Interest for Nature Conservation (SINC) designation at Broomy Hill, Hereford of 1.6ha. The Council subsequently accepted this loss at the proposed modifications stage and the adopted UDP, March 2007 now reflects this change, as does Figure 22.

Figure 20: Change in Priority Habitats 2006-2007

						Conservation Planning Application Condition/Advice Implemented (Yes/No)
Lowland Habitats	DCSE2006/1944/F Brockhampton Ch.	Decided	45sqm. grassland		-45sqm grassland	Yes
Lowland Habitats	DCCE2006/2327/F Old School Lane	Decided		1400sqm grassland	+1400sqm grassland	Yes
Lowland Habitats	DCNE2006/2894/F Hillend	Decided		90sqm orchard	+90sqm orchard	Yes
Lowland Habitat Totals					+1445sqm	
Upland Habitats Totals					0	
Woodland Habitats Totals					0	
Wet Habitats Totals					0	
Other Distinct Habitats	DCNW2006/0535/H N of Eardisley	Decided	63m hedgerow	63m hedgerow	0	Not applicable
Other Distinct Habitats	DCNW2006/2396/H Orleton	Decided	18m hedgerow	18m hedgerow	0	Not applicable
Other Distinct Habitats	DCSE2006/3154/H Treworgan Farm	Decided	211m hedgerow	222m hedgerow	+11m	Not applicable
Other Distinct Habitats	DCCE2006/3337/H Dinedor Cross	Decided	184m hedgerow	124m hedgerow	-60m	Not applicable
Other Distinct Habitats	DCCE2006/3945/H Watery Lane, Hereford	Decided	600m hedgerow		-600m	Not applicable
Other Distinct Habitats	DCCE2007/0074/H Bullinghope	permission given	320m hedgerow		-320m	Not yet
Other Distinct Habitats	DCNC2007/0628/H Ullingswick	Decided	20m hedgerow		-20m	Not applicable
Other Distinct Habitats	DCCE2006/1110/F Whitestone Business Park	Decided		188m hedgerow	+188m	Yes
Other Distinct Habitats	DCCW2006/1148/F Fromington Nursery	Decided		70m hedgerow	+70m	Yes
Other Distinct Habitats	DCNC2006/1962/F Hazeldene	Decided	45m hedgerow		-45m	No
Other Distinct Habitats	DCNE2006/2894/F Hillend	Decided		210m hedgerow	+210m hedgerow	Yes
Other Distinct Habitats Totals					-566m	

(Developed using LBAP)

Figure 21: Change in Priority Species 2006-2007

							Conservation Planning Application Condition/Advice Implemented (Yes/No)
Lowland Habitat	Adder					0	
	Barn Owl	DCSW2006/3273/F Coed Lank	Decided	0	0	0	Yes
	Pink waxcap					0	
	High-brown fritillary					0	
	Tree sparrow					0	
Woodland Habitats	Upland oak woodland					0	
	Wood white					0	
	Grizzled skipper					0	
	Bats					Not available	
	Peal-bordered fritillary					0	
Wet Habitats	Water vole					Not available	
	White clawed crayfish					Not available	
Other Distinct Habitats	Noble chafer					0	
	Carder bumblebee					0	
	Black poplar					0	
	Dormouse					0	

(Developed using LBAP)

Figure 22: Change in area of sites designated for their intrinsic environmental value

Designated Sites	Planning Application Number and Site Address	Status of Application	Proposed Loss of Designated Site Area	Proposed Gain of Designated Site Area	Proposed Net Change of Designated Site Area	Conservation Planning Application Condition/Advice Implemented (Yes/No)	2005/2006 Hectares Baseline	2006/2007 Total Net Change of Designated Site Area (baseline minus net change)
Special Areas of Conservation	None						1,119	
Sites of Special Scientific Interest	None						5,060	
National Nature Reserves	None						216	

Special Wildlife Sites	None						18,862	
Sites of Importance for Nature Conservation	Broomy Hill (identified in the deposit draft UDP)	Deleted from adopted UDP following recommendation from the Inspector	1.6ha	0	-1.6ha	N/A	88	86.4ha
Local Nature Reserves	None						243	
Totals							25,588	25,586.4

(Developed using LBAP)

Limitations in Natural Heritage Information

11.11 The Herefordshire Biological Records Centre reported last year on the limitations on species information and this advice is still relevant for this reporting period. In brief, reporting on changes in Priority Species continues to be problematic due to difficulties in obtaining and maintaining robust records-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.

11.12 Only on a small proportion of planning applications are sought advice upon biodiversity and priority habitats and species and are reported in the above tables (approx 250 applications a year compared with 4000 that are received). This is an inaccurate record of how many applications, if approved, are affecting biodiversity and priority habitats and species in particular. Furthermore, it is worth noting that the hedgerow regulations that the data collection is based on do not include all hedgerows. For example, garden curtilage hedgerows are not included.

Further Work

11.13 Additional work is planned in time for next year to help provide a more comprehensive approach in terms of monitoring all applications for any potential impact on biodiversity; habitats and species in particular, and hence aid implementation of a monitoring system to inform an appropriate person to the commencement of developments that affect biodiversity. This is a medium term challenge that is being looked at as part of monitoring for the emerging LDF. Progress on this will be reported on in future AMRs.

11.14 The Green Infrastructure Study which is currently being developed as part of the LDF process and evidence base is likely to provide significant information which could potentially feed into future AMRs and address the issues raised in this section. Figure 23 provides a brief update on additional monitoring requirements for habitats and species from last years AMR and indicates where further work is still needed.

Figure 23: Additional Monitoring Requirements for Priority Habitats and Species

		2006/2007 update
Council Conservation Section and HBRC in liaison with partners including Natural England and Herefordshire Nature Trust to produce and implement plan to gather new priority habitat and species data through survey.	Review resources required and produce plan for subsequent implementation by 2007.	No baseline data on priority habitats however quantifiable data is underway and on going. An audit on missing data is complete, while SSSIs are to be reviewed first followed by SWSs (starting from 1990's). One third of data on species has been gathered but no baseline is available.
Council GIS, Conservation Section and HBRC to ensure that priority habitat and selected species data, when available, is plotted onto the Council's IT systems.	Ongoing.	Green Infrastructure study may be able to provide a significant amount of data previously difficult to obtain.
Council to promote existence of Biodiversity Supplementary Planning Guidance (updated November 2005).	Promotion strategy is now in place. Training sessions for development control officers has been implemented and a standard presentation has been developed for groups outside the council.	A strategic approach is needed here with contributions from Herefordshire Partnership.
Planning Department to devise a form for Planning Officer to complete and send to Conservation Section when a planning permission is granted that will result in a loss to a priority habitat or species and/or when planning conditions specified by Conservation Section to protect these features are not applied.	Due to a lack of staff resources a system was unable to be put in place in 2006. It is now proposed for 2007.	A basic manual method has been devised and is operational in the Conservation Section. Improvements could be made.
Review the procedure for consultation on when development commences on sites containing priority habitats and species to be forwarded to Planning Ecologist.	Bat site information available to DC planning registration as at 2006. However, not a full range of habitats and species are notified.	Continued resource issues make this a medium term project. However, is likely to be addressed through the LDF process and evidence base.
Conservation Section to liaise with Development Control to consider option for amending current planning application form to request information concerning priority habitats and species from applicants.	Planning application form under review nationally, implementation and review locally when guidance available.	Guidance on One AAP, the new national planning application form, is available. However, it continues to be a medium term project as the LDF process gets underway.

(Update Source: Forward Planning Monitoring Meeting 002 of 25/04/07)

11.15 Although progress has been made in obtaining monitoring information further work is still needed to ensure a successful monitoring regime in line with the council's section 28G duties. This will provide the necessary updates to any annual change in sites designated for their intrinsic environmental value. An update will be provided in subsequent AMR's.

Section 12: RENEWABLE ENERGY

Objective CFS (1)

Recognise the role of renewable energy and support it's environmentally acceptable use.

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

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

12.3 Local Indicators CFS (1)
 (i) Applications for renewable energy
 Figure 24 represents the applications received this reporting period for renewable energy schemes in Herefordshire. The figure is up on last year from 1 application to 5 applications, none of which had been started at the time of survey.

Figure 24: Renewable Energy Applications

Application Number	Development Proposal	Site Location	Status of Application
DCNC2006/1300/F	Erection of a wind turbine with a 5m rotor diameter approved 13 th June 2006	Bromyard Queen Elizabeth School	Approved, not started
DCNC2006/1720/F	Retrospective application for erection of electricity generating wind turbine approved 28 th Sept 2006	Ledwyche Farm Bleathwood	Approved, not started
DCCW2006/2845/F	Off Grid turbine on a small holding approved 18 th Oct 2006	Hawkersland Burmars Marden	Approved, not started
DCCW2006/3908/F	2m diameter wind turbine to provide electricity on small project by the Bulmer Foundation approved 7 th Feb 2007	Upper House Farm Westhope	Approved, not started
DCCW2007/0326/F	Lighting column including wind turbine and solar panel approved 29 th Mar 2007	Burghill School	Approved, not started

AMR Update

- 12.4 In last years AMR it was reported that one application was received for a wind turbine at Whitecross School, Hereford. The application was granted approval however the wind turbine had yet to become operational. Following a review it can be reported for 2006/2007 that the turbine is still to be erected and is therefore not operational. Future AMRs will provide an update.
- 12.5 It was reported last year that improvements were needed in the council's MVM system to monitor renewable energy planning applications. A system has still not been devised however, options are being considered to capture this more efficiently, possibly through the new national planning application form 1-APP. It therefore continues to be difficult to gather data effectively. Information in figure 24 above shows those applications approved for renewable energy developments, for this monitoring period.

Limitations and Further Work

- 12.6 The applications summarised in figure 24 above do not show the amount of energy that is proposed for production from the schemes. Progress on this is hoped to be short term and figures should be available for next years AMR. In addition, the collection of information upon the carbon dioxide savings would be advantageous but this is likely to be a long term aspiration and could be addressed through the LDF process. An update on progress on this issue will be provided in subsequent AMR's as necessary.

Appendix 1: Glossary

the Act: the Planning and Compulsory Purchase Act 2004.

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

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

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

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

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

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

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

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

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

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

Local Development Framework (LDF): the name for the portfolio of LDDs and related documents. It consists of *DPDs*, *Supplementary Planning Documents*, a *Statement of Community Involvement*, the *Local Development Scheme* and *AMR*. It

may also include *LDOs* and simplified planning zone schemes. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 2: Herefordshire's profile

Setting the Context for Policies of the UDP: Contextual Indicators

Regional Context

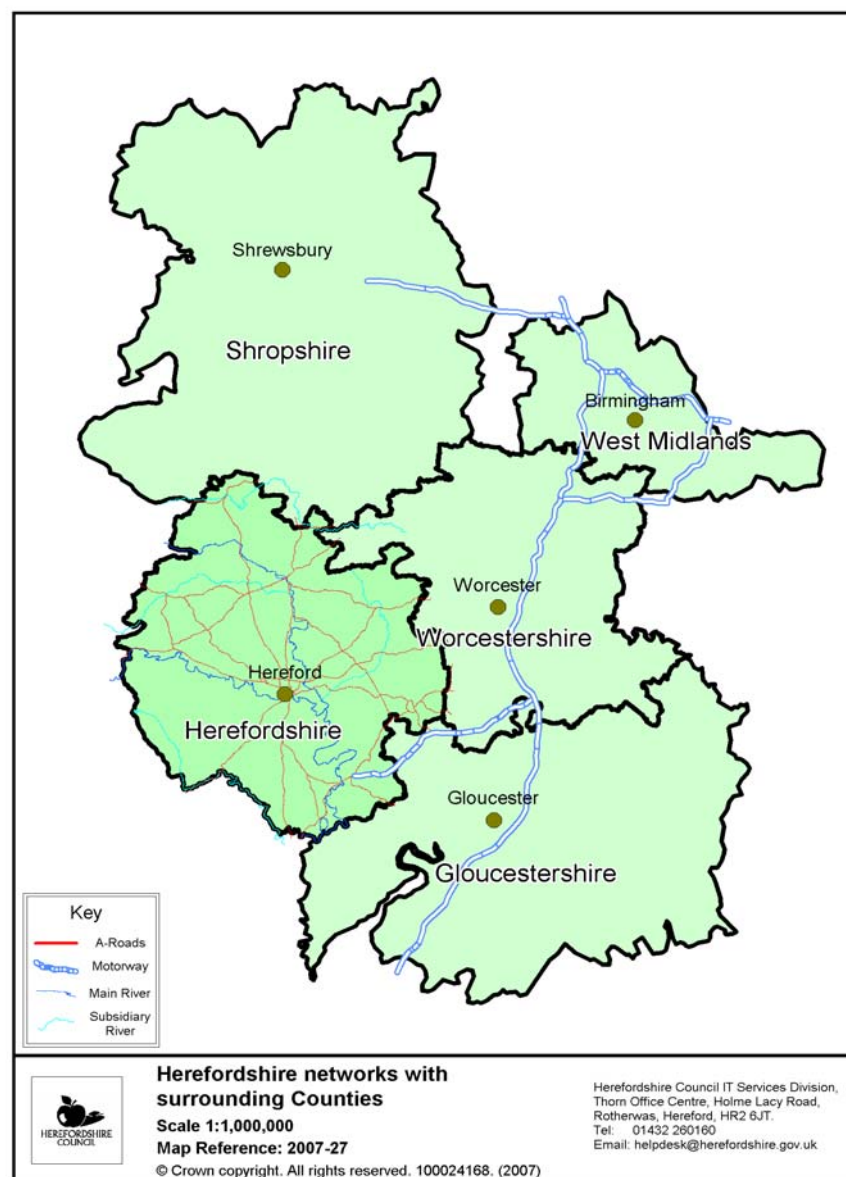
- 2.1 The UDP has been prepared in the context of the West Midlands Regional Spatial Strategy (formerly Regional Planning Guidance – RPG11). The West Midlands Regional Spatial Strategy (RSS) is part of the national planning system. Its main purpose is to provide a long term land use and transport planning framework for the Region. It determines (amongst other things) the scale and distribution of housing and economic development across the Region, investment priorities for transport and sets out policies for enhancing the environment. Also incorporated into the RSS is the Regional Transport Strategy.
- 2.2 The RSS has statutory status and all Local Development Plan Documents must conform to its principles, policies and proposals. The RSS was published in June 2004 by the ODPM (now DCLG). In approving the document, the Secretary of State identified a number of policy issues that needed to be addressed in revisions of the document. The revisions are being brought forward on a multi-track basis. The first phase focused on a 'Black Country Sub-Regional Study' an examination in public took place early in 2007 and the document will be finalised in 2008. Phase 2 commenced in November 2005 and included housing figures, employment land, transport and waste. A preferred option will be submitted to the Secretary of State late in 2007. Work on Phase 3 is beginning in 2007 and will be looking at: critical rural services, recreational provision, regionally significant environmental issues and provision of a framework for Gypsy and Traveller sites.
- 2.3 The Regional Economic Strategy produced in 1999 jointly by Advantage West Midlands (AWM) and the West Midlands Regional Assembly (WMRA) offers a 10 year vision for economic development, which is set within the overall framework of the RSS (formerly RPG11). The Strategy recognises the challenges and opportunities represented by areas such as Herefordshire and identifies actions such as workspace and infrastructure as key elements of local economic development. The Regional Economic Strategy is currently being updated and is expected to be published by the end of 2007.
- 2.4 Herefordshire's economic vulnerability is reflected in and recognised by its inclusion in a wide range of European, national and local funding and other initiatives. These include EU Objective 2, UK Government Single Regeneration Budget and Countryside Agency's Market Towns Initiative and AWM Regeneration Zone and Rural Development Programme. The UDP's overall development strategy was developed alongside the strategic approach being taken through Objective 2 and the Rural Regeneration Zone. Regeneration activity is to be concentrated in key locations with the greatest potential to create sustainable employment growth and maximise employment opportunities, to the benefit of the wider rural areas.

- 2.5 A Regional Housing Strategy was submitted to ODPM (now DCLG) in June 2005. It covers the period 2005-2021. Two primary aims of the strategy are; to give confidence to developers that the West Midlands is committed to develop and support vibrant housing markets within the context of the Urban and Rural Renaissance policies of the RSS; and to develop sustainable housing and sustainable communities. Both the UDP and the Council's Housing Strategy 2005/2008 have been developed against a background of joint working at Regional level, including the Regional Housing Partnership, the GOWM and Herefordshire Council's annual Regional Housing Strategy.

Geography

- 2.6 Figure 25 below shows the County of Herefordshire in relation to the region. Herefordshire covers an area of 217,973 ha.

Figure 25: Herefordshire geographic context with the West Midlands



- 2.7 The main geographical feature of the County is the River Wye, which enters Herefordshire near the Welsh town of Hay-on-Wye, flows east to Hereford

and then southwards, leaving the County at the Wye Gorge, downstream of Ross-on-Wye. Most parts of the County are drained by the Wye river system, although parts of the east and south east are in the Severn Valley and the north is drained by the River Teme, a tributary of the Severn.

- 2.8 The County's landscape is one of rolling hills and wide river valleys interspersed with small villages. The eastern edge of the County borders with Worcestershire that runs along the line of the Malvern Hills, which rise to over 400 metres above sea level. The Black Mountains in the south west of the County form another elevated area.
- 2.9 The City of Hereford is the major centre for civil and ecclesiastical administration, health, education and leisure facilities, shopping and employment. Five market towns surround the City at about 10-15 miles distant: Leominster to the north, Bromyard to the north east, Ledbury to the east, Ross-on-Wye to the south east and Kington to the west.

Population

- 2.10 A new method of apportioning international migrants to local authorities has meant that Herefordshire's population estimates for the years 2002 to 2005 have been revised downwards, whilst the 2006 mid-year estimate of 177,800 is one thousand lower than the original estimate for mid-2005 (*ONS Mid-Year Estimate 2006*). The revised Herefordshire estimate for mid-2005 is 177,300, which suggests that the county's population grew by 0.3% between mid-2005 and mid-2006. This revised estimate is 1,500 people (0.8%) lower than the original figure of 178,800.
- 2.11 The county is sparsely populated, with the fourth lowest county population density in England. Just below one-third of the population lives in Hereford City, about a fifth in the market towns and almost half in rural areas. Figure 26 below shows a breakdown of the County's population showing the number of people living in Hereford and the market towns, based on the 2001 Census information.

Figure 26: Herefordshire's Urban Population

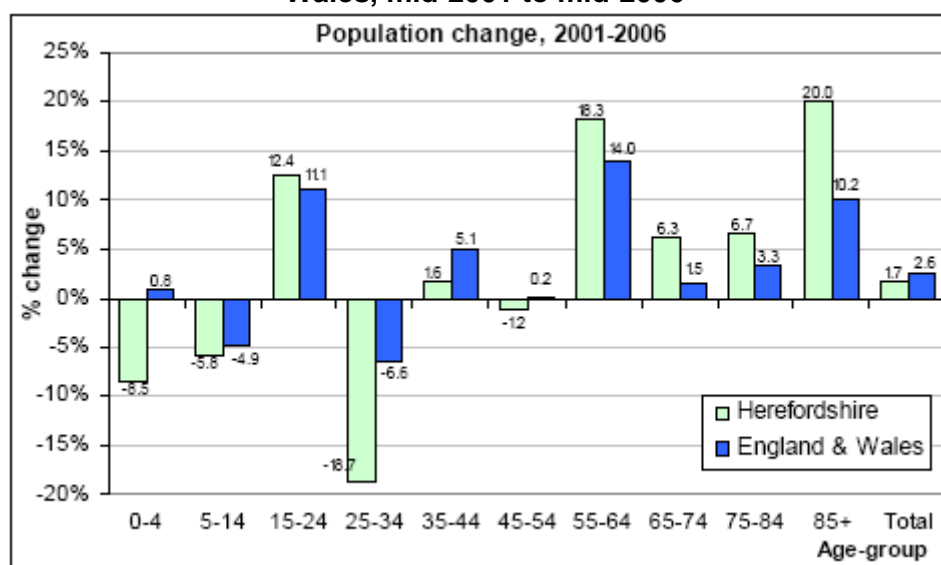
		-			Kington
54,850	11,100	10,100	8,850	4,150	2,600

(Source: 2001 Census)

- 2.12 The number of deaths per annum is currently about 2,000, whilst the annual number of births is lower at about 1,600. The Total Fertility Rates (i.e. the average number of children that would be born per woman if women experienced the age-specific fertility rates throughout their child-bearing lifespan) for the 2006 calendar year, as published by ONS are as follows; Herefordshire 1.86, which is slightly below the rate for England and Wales of 1.87; and further below the West Midlands regional rate of 1.96.
- 2.13 The population of Herefordshire grew by 1.7% between 2001 and 2006: an increase of 2,900 people from 174,900. The average annual rate of change suggests, this growth is just slightly below that of the population of England and Wales as a whole (2.6%).

- 2.14 Figure 27 below illustrates, there have however, been more dramatic changes within age groups. Changes have generally been in the same direction as nationally, except for the decreases in the number of under 5s and 45-54 year-olds in Herefordshire.
- 2.15 The increases in the numbers of people in the over-65 age groups in Herefordshire have however, been more than double the equivalent national increases. Most dramatically, the number of people aged 85 and over in Herefordshire has increased by 20.0%, which represents an increase of 800 people.
- 2.16 The number of 25-34 year-olds in Herefordshire fell by 18.7% (3,800 people) over the period – almost three times the national decrease. However, the largest absolute change in the county was an increase of 4,000 people in the 55-64 year-old age group.
- 2.17 The net effect of the changes within the working age population⁹ was an overall increase of 1,200 people of working age in Herefordshire between 2001 and 2006. This translates to a growth of 1.2%, although this is lower than the equivalent national increase (3.7%).

Figure 27: Population change (%) by age group in Herefordshire and England & Wales, mid-2001 to mid-2006



Source: Population Estimates Unit, ONS © Crown Copyright.

Employment

- 2.18 The Labour Force Survey measures the number of residents in an area who are employed both within and outside the County. The number of Herefordshire residents in employment in 2003/2004 was 87,000 (reported in last years AMR in error as 81,000). This comprised 78.6% of the population of working age, higher both in the West Midlands region (73.4%) and nationally (74.3%), and also higher than most neighbouring counties. (Source: *Herefordshire Economic Assessment 2005-2007*)
- 2.19 The narrow economic base inherited from pre-industrial times largely persists in Herefordshire. Whilst it can be argued that Herefordshire still has a dependency on food production and processing and rural resource

management, where previously administrative services and tourism have also been evident, the potential economic vulnerability has resulted in a decrease in these areas. With continued diversification in Hereford and the market towns into more specialised manufacturing and service sectors (including wholesale retail and repair services and health and social work) these are now the sectors employing the most people in Herefordshire.

- 2.20 Outside agriculture, more employment is in declining sectors and less in growth sectors than the national economy, partly reflecting the prevalence of small-scale farming. The business size profile is characterised by a few large employers, mainly in the food processing sector, very few medium sized enterprises and a great number of small firms.
- 2.21 Figure 28 below shows a breakdown of employment by sector using Annual Business Inquiry (ABI) data, the latest for which was 2004, released in 2005. Due to the way that this data is collected the table excludes information on the self-employed. The wholesale, retail and repair trades sector employs the most people in Herefordshire (20% of all employees, followed by manufacturing (17%) and health and social work (14%). These three sectors account for 51% of employees. This pattern is broadly similar to that in the West Midlands region, which used to employ most people in manufacturing, but which has seen a change over recent years.
- 2.22 As previously stated, the data collected does not include self-employed people. At the time of the 2001 census there were 17,119 people self-employed in Herefordshire (20% of the working population), an important factor in Herefordshire since more people are self-employed here than in other areas. Furthermore, the ABI underestimates the number of employees working in the agriculture, hunting and forestry sector as farmers are classed as proprietors (self-employed) rather than employees.

Figure 28: Employment by Sector (excluding self employed)

				England
				%
Agriculture, hunting and forestry	4,091	5.9	0.8	0.8
Electricity, gas & water supply (primary)	100*	0.1	0.5	0.4
Mining & quarrying (primary)	100*	0.1	0.1	0.1
Manufacturing industries	11,685	17.0	16.6	11.9
Construction	4,136	6.0	4.3	4.4
Transport, storage & communications (distribution, transport etc.)	2,794	4.1	5.4	6.0
Wholesale and retail trade and repair trades (distribution, transport etc.)	13,679	19.9	18.5	18.1
Hotels & restaurants	4,164	6.0	6.2	6.8
Real estate, renting & business activities	6,671	9.7	14.2	16.5
Financial intermediation (business & other services)	813	1.2	3.0	4.1
Other community, social & personal service activities (business & other services)	2,829	4.1	4.5	5.1

Education (public sector)	6,103	8.9	9.6	9.1
Health & social work (public sector)	9,512	13.8	11.3	11.3
Public administration & defence; compulsory social security (public sector)	2,204	3.2	4.9	5.3
Total employees	68,906			

**Figures are rounded to the nearest 100. (Source: ABI 2004 full & part-time employees)*

2.23 Statistics collected for the purposes of the Herefordshire Economic Assessment 2005-2007 and the Quarterly Economic Report 2005 show that unemployment rates in Herefordshire increased by 7% from 1,459 in October 2004 to 1,563 in October 2005. Both the West Midlands (16%) and Great Britain (8%) saw increases in October 2005 from October 2004 figures. Herefordshire's unemployment remains lower than the region (by 1.5%) and nationally (by 2.3%).

2.24 Further data from the Herefordshire Partnership November Quarterly Economic Report 2005 indicates that Herefordshire has annual gross median earnings of £18,312.57; lower than the region which is at £20,987.50; and nationally at £22,749.93. In addition, employees in the County work longer hours than their regional and national counterparts.

Housing

2.25 The 2001 Census classified housing tenure into four categories: owned outright, buying, rented privately and rented from local authority/housing association. Figure 29 shows the percentage of households with different types of tenure in the County as compared to the region and to England and Wales. Herefordshire has a higher proportion of houses which are owned outright – this would be expected to follow from the County's age distribution, with its higher than average number of older people (particularly the over 60's) who are likely to have paid off a mortgage.

2.26 The proportion of socially rented properties in Herefordshire is lower than the average. Since November 2003 when the Council transferred its housing stock, all the socially rented units are rented from Registered Social Landlords (RSL's) (housing associations). Although 26 RSL's have a presence in the County it is primarily 6 RSL's whom between them, own the bulk of Herefordshire's social housing. Most social housing is found in Hereford and the market towns, but four rural parishes (Colwall, Kingstone, Credenhill and Weobley) had over 100 units of social housing (in 2001) and 51 parishes has 20 units or more. *(Source: Herefordshire Economic Assessment 05-07)*

Figure 29: Housing Tenure

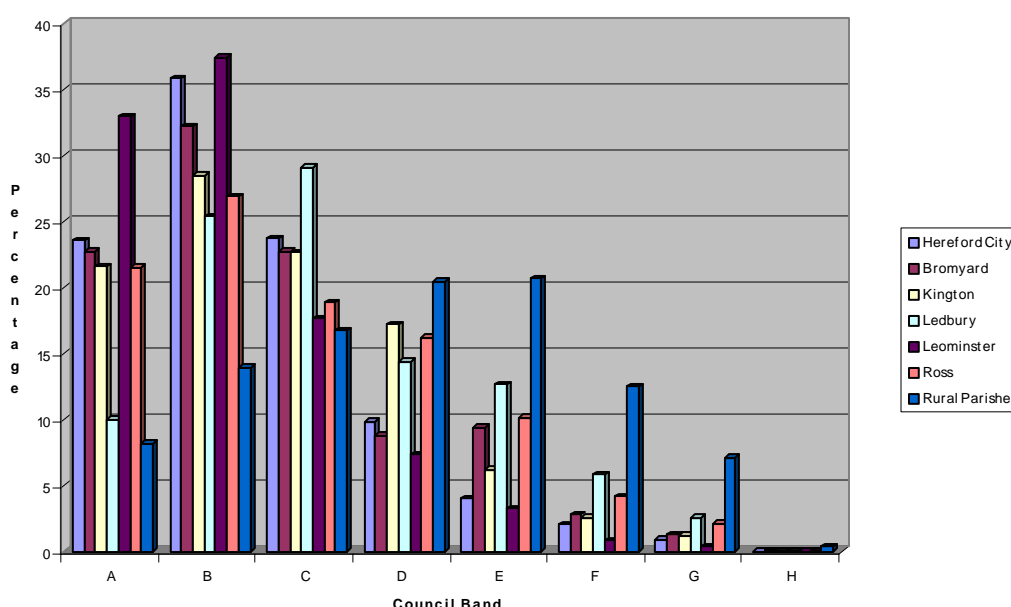
			England & Wales
Owned outright	36%	30%	29%
Owned with a mortgage or loan	35%	39%	39%
Shared ownership (i.e. part rent / part mortgage)	0.86%	0.67%	0.64%
Socially rented from a Housing Association or from the Council	15%	21%	19%
Privately rented or 'other' (includes tied homes)	13%	10%	12%

(Source: 2001 Census)

2.27 The Herefordshire Partnership November Quarterly Economic Report November 2005 contains further information on a study by the Joseph Rowntree Foundation (JRF) on house price to income ratio estimates for young households. The study focused on households with one or two adults in work, for relatively inexpensive homes on the open market. Herefordshire was 5.51, the second highest in the West Midlands, after South Shropshire at 5.53. (Source: State of Herefordshire Report 2007)

2.28 The distribution of council tax bands was not available for 2005/2006, however figure 30 illustrates this contextual indicator for this reporting period 2006/2007. Leominster has the most percentage of properties in band A; Hereford City follows Leominster very closely in band B; Ledbury has the most properties in band C; property bands D, E, F and G are highest in rural parishes, whilst band H is generally even between urban and rural locations. Of all the Council bands, the greatest number of properties falls within Band B.

Figure 30: Distribution of Council Tax Bands in Herefordshire 2006/2007



Skills

2.29 Figure 31 and 32 provide data on levels of literacy and numeracy in Herefordshire compared with regional and national statistics. The results are grouped into low, lower and very low. These categorisations are those used by the Basic Skills Agency. 'Low' means on the borderline of functional literacy and numeracy. Those falling within this category may need little, if any instruction to reach the national average. 'Lower' denotes those who have some skills, although these may be weak. This group of adults may have difficulties in coping with at least some of the everyday literacy and numeracy requirements. 'Very Low', most adults in this group need intensive instruction to bring them up to the basic level.

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

Figure 31: Estimated Numeracy Levels Locally, Regionally and Nationally

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

(Source: Basic Skills Agency 2001)

2.31 In Herefordshire the five areas with the highest levels of poor literacy are Belmont (36%), Merbach and Castle (both 35%), St. Martins (32.5%) and Golden Cross (31.7%). According to the West Midlands Household Survey 2002, 93% of respondents in Herefordshire have neither numeracy nor a literacy deficiency. This compares favourably with the average for the region, which was 89%. (Source: Herefordshire Economic Assessment 2005-2007)

Figure 32: Estimated Literacy Levels Locally, Regionally and Nationally

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

(Source: Basic Skills Agency 2001)

Deprivation

2.32 The Index of Multiple Deprivation 2004 from ODPM is used widely to identify areas of deprivation. Deprivation levels have been calculated by combining a number of indicators across seven domains into a single score and rank for each Super Output Area in England. The seven domains are income;

employment; health and disability; education; skills and training; barriers to housing and services; living environment deprivation and crime.

- 2.33 When looking at the overall IMD there are 7 SOAs in Herefordshire within the 25% most deprived in England; 6 of these are in Hereford (centre and south of the River Wye) and 1 in Leominster. 2 of these areas also fall within the 20% most deprived in England: the area in Leominster and 1 in Hereford City. (Source: *State of Herefordshire Report, 2007*)

Environment

- 2.34 Herefordshire contains a wealth of listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas. These add to the special built quality and environmental character of many areas of the County and their protection and enhancement is recognised as an important ingredient for economic and neighbourhood renewal. Figure 33 provides a breakdown of the numbers of such historic environments.

Figure 33: Herefordshire's Historic Environment

			Conservation Areas
≈5,918	24	262	64

(Source: ≈English Heritage & Herefordshire Council)

- 2.35 Herefordshire is considered to be the West Midlands' most rural county and boasts a quality of landscape that is nationally acclaimed. Herefordshire has two landscape areas of national significance, the Wye Valley Area of Outstanding Natural Beauty (AONB) in the south and Malvern Hills AONB in the east. Both are supported by management plans, which seek to conserve landscape character through various forms of land management. The UDP, through its policies, looks to complement the management plans, reconcile development needs and visitor pressure with the conservation of the AONB's landscape and natural resources, and restore vulnerable and degraded landscapes when opportunities arise.
- 2.36 The UDP policies have been informed by a systematic assessment of landscape character, rather than reliance on local designations to give added protection to important areas of landscape not covered by national designations. The countywide landscape character assessment undertaken by Herefordshire Council will be instrumental in the determination of development proposals. Policies ensure that development proposals throughout the County will need to clearly demonstrate that their design and layout incorporate opportunities to conserve, restore and enhance distinctive landscape character and, where necessary and appropriate, any prominent landscape features. Proposals must also pursue environmental and maintenance arrangements to ensure environmental benefits are maintained over time.
- 2.37 Herefordshire is host to many important habitats and species. The importance of the nature conservation and geological resources is reflected in the number and variety of international, national, and local designated sites. Figure 34 identifies the types and numbers of such designations across Herefordshire.

Sites of Importance for Nature Conservation (SINCs) continue to be represented and have the same level of protection as Special Wildlife Sites (SWSs).

Figure 34: Conservation Designations in Herefordshire

						Regionally Important Geological Sites (RIGS)
4	77	3	709	56	7	117

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

- 2.38 Herefordshire also contains areas of archaeological importance. It is recognised that archaeological remains are a valuable but fragile part of our heritage; once destroyed they can never be replaced. Maintaining this resource is an important part of the Council's commitment to conservation. The UDP's policies aim to protect and enhance archaeological sites and their wider settings. In addition to a large number of nationally designated Scheduled Ancient Monuments, the county also contains non-scheduled but nationally important archaeological sites and those of regional and local importance. Such areas are afforded protection through UDP policies.
- 2.39 The archaeological importance of Hereford city centre was recognised by the designation in 1983 of a large part of the central area as an Area of Archaeological Importance (AAI). Designation confers on developers and their agents the duty of giving prior notification of new proposals to Herefordshire Council, which has a statutory right to enter the site to make records concerning all development.
- 2.40 The council are also striving to improve geological diversity, known as geodiversity, through developing a Geodiversity Action Plan (GAP). The consultation phase of the GAP for Herefordshire was completed in March 2007. Funding was obtained from the Aggregates Levy Sustainability Fund through Natural England, to carry out an audit of geodiversity sites in Herefordshire in 2007-8 and this is currently underway. An update on this will be provided in the next AMR.

Appendix 3: Local Development Framework preparation

Monitoring the Local Development Scheme

Introduction

- 3.1 This section reports on progress in achieving the timetable and milestones set out in the Council's Local Development Scheme (LDS). The relevant version of the Scheme is that operative from January 2007.
- 3.2 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. Where slippage in the original timetable is identified, this is explained and an indication of the revised programme given. Timetable revisions will be incorporated in the annual review of the LDS.

Unitary Development Plan

- 3.3 In 2006-2007 work continued to progress the Unitary Development Plan to adoption, forming the main priority focus for resources. The Inspector's Report was received in March 2006 and Proposed Modifications were placed on public deposit in September. The Plan was adopted in March 2007. A subsequent High Court challenge was made to the allocation of land at Bullinghope for residential development. This legal procedure is underway.

Statement of Community Involvement

- 3.4 The Statement of Community Involvement was adopted in March 2007, ahead of the scheduled date of May 2007.

Core Strategy

- 3.5 Work on the Core Strategy began as planned in September 2006. Early consultation on issues to be addressed was undertaken in June 2007, with a more formal consultation on this aspect in September 2007, in line with the LDS programme. The LDF Task Group, comprising Cabinet members and Partnership representatives, was established in summer 2007 to drive the Core Strategy forward and ensure alignment with Community Strategy and Local Area Agreement priorities.

Planning obligations SPD

- 3.6 Work commenced in April 2006, with early initial consultation on options taking place in August 2006. Public participation was carried out in line with the LDS programme in March 2007. Adoption has been delayed beyond the planned date of July 2007 by the need to consider and address significant consultation responses and incorporate further information.

Edgar Street Grid SPD

- 3.7 This design framework for the regeneration of the Edgar Street Grid area of Hereford has been prepared in accordance with the LDS programme. Public consultation took place in May-July 2007, and the SPD was recommended for adoption at Planning Committee in September 2007.

Development Control Policies DPD

- 3.8 Work on this document began as scheduled in April 2007, after the end of the reporting period. Progress was initially affected by the diversion of staff resources into the Polytunnels SPD (see below). Subsequently, the scope and purpose of this document has been reviewed with the Government Office in the light of emerging experience and requirements. As a result, it has been decided to not proceed further with this DPD. The LDS will be revised accordingly. An alternative approach based on places is to be pursued.

Archaeology and Development SPD/Historic Landscapes SPD

- 3.9 Work on these documents began as planned in January 2007, although competing pressures within the conservation section have affected progress. Revised timetables will be incorporated in the LDS.

Model Farm, Ross-on-Wye SPD

- 3.10 Work began as planned in January 2007. The SPD is presently in abeyance pending the resolution of a planning application for the site.

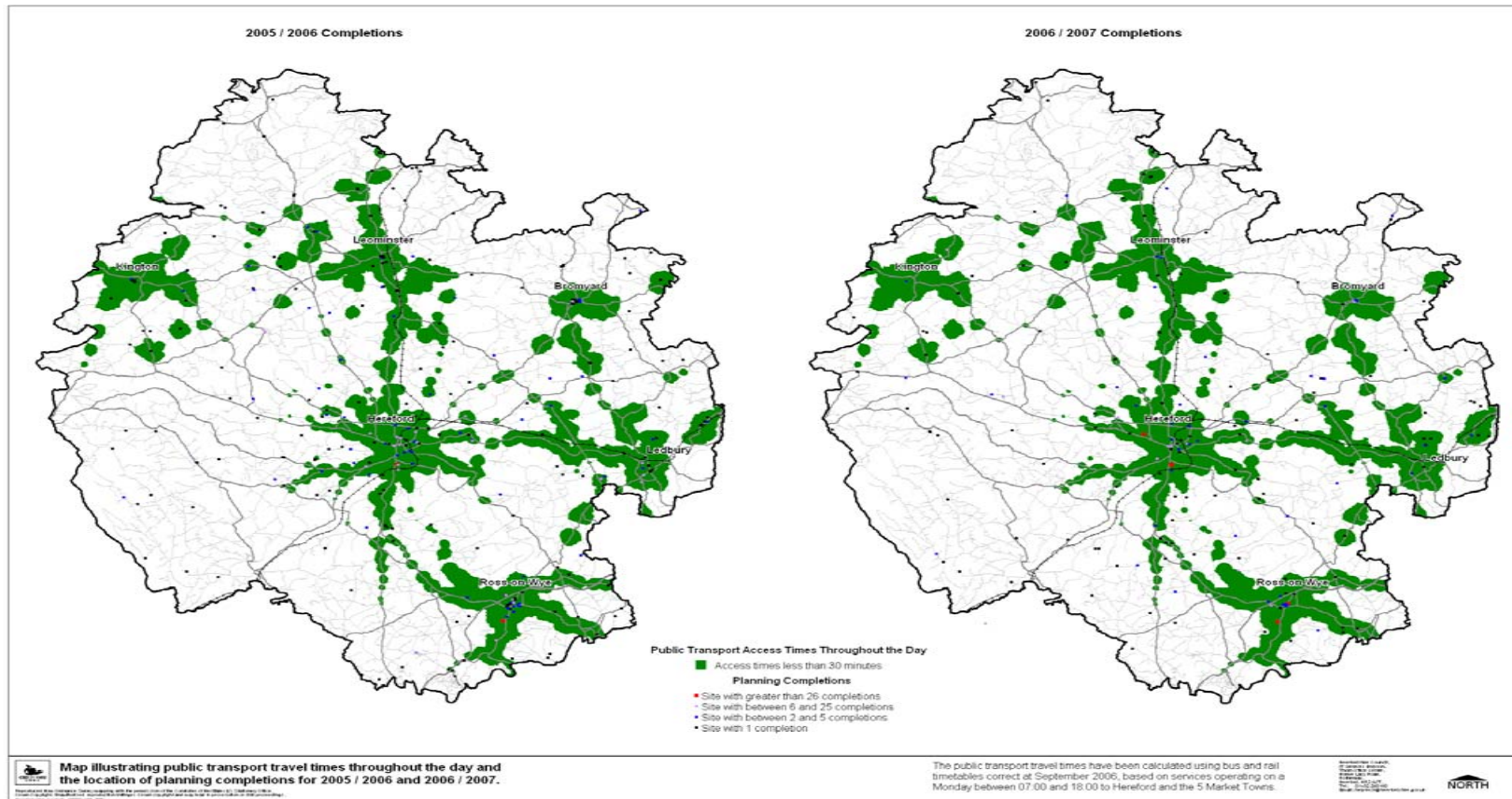
Polytunnels SPD

- 3.11 At the end of the reporting period, Cabinet resolved to prepare an SPD on the issue of polytunnels. An addendum to the Scheme was issued and progress on the document is proceeding according to this timetable.

Sustainability Appraisal

- 3.12 Throughout the reporting period, work was carried out to produce a General Scoping Report, providing an overall approach to the Sustainability Appraisal of the Local Development Framework. This work, including consultations with the statutory environmental agencies, was completed in June 2007.

Appendix 4: Dwelling Completions Comparison for 2005/2006 to 2006/2007



Appendix 5: Herefordshire Five Year Housing Supply April 2007

Introduction

- 5.1 The requirement is for the period beginning April 2007- end March 2012 and consists of:
- a. Housing requirement to meet the Unitary Development Plan (UDP) housing requirement up to 2011; and
 - b. One year of the current Regional Spatial Strategy (RSS) average annualised housing provision for Herefordshire as set out in Table 1 of the RSS¹.

Calculations

Figure 35: UDP housing requirement

1)	UDP Housing target 1996-2011	=12,200
2)	Completed dwellings 1996-2007	= 8,836
3)	Housing requirement 2007-2011	= 3,364
4)	Regional Spatial Strategy (RSS) average annualised housing provision for Herefordshire 2012	= 600
5)	Total requirement 2007-2012 (3 + 4)	= 3,964

Figure 36: Housing supply as of 1st April 2007

Dwellings with Planning permissions	Not started	1,865
	Under construction	696
UDP Allocated Housing sites (without planning permission)		1,606
Total supply 2007		4,167

- 5.2 Outstanding planning permissions within the County are considered to be available, suitable and achievable in terms of paragraph 54 of PPS3, while the UDP housing sites are proposed within a recently adopted document (March 2007) and there is no evidence at present to suggest that these sites will not be developed within 5-years.
- 5.3 Work on developing the evidence base for the Local Development Framework (LDF) includes the preparation of a Housing Land Availability Assessment (HLAA), which may identify additional land that could contribute to a five-year housing supply in future years.

¹ Note RSS Housing figures for Herefordshire are currently expressed as maxima (no minima is set).