

Appendix 1

'Saved' Herefordshire Unitary Development Plan Policies and proposals maps (including policies to be replaced by the Local Plan – Core Strategy)

The following policies will be “saved” until replaced by policies or proposals contained in the Hereford Area Plan, Bromyard Development Plan, the Minerals and Waste Local Plan or other Neighbourhood Development Plans.

Saved UDP Policies	Text
TCR1 Central shopping and commercial areas	The central shopping and commercial areas of Hereford and the market towns will be retained and protected as the prime focus for retail, leisure and commercial activity in order to ensure the continued vitality and viability of these city and town centres.
Hereford and Market Towns Proposals Maps	See attached maps at the end of this section of Appendix 1 (below).
S9 Minerals	<p>The sustainable and efficient use and management of minerals will be promoted by:</p> <ol style="list-style-type: none"> 1. conserving minerals as far as possible, whilst ensuring an adequate supply to meet identified needs; 2. aiming to maintain the County’s share of the regional production of aggregates and a landbank of permitted reserves, subject to environmental considerations; 3. ensuring that the impact of proposals for the winning, working, storage and transportation of minerals are kept to an acceptable minimum and can be mitigated to an acceptable extent; 4. ensuring the sensitive working, reclamation and after care of sites so as to protect or enhance the quality of the environment; 5. protecting areas of landscape or nature conservation value from minerals development, other than in exceptional circumstances; 6. preventing the unnecessary sterilisation of mineral resources; and 7. minimising the production of waste and encouraging the efficient use of minerals by promoting design solutions and construction methods which minimise mineral use, including the appropriate use of high quality materials and recycling of waste materials.
M2 Borrow pits	<p>Proposals for the development of borrow pits will be favourably considered if:</p> <ol style="list-style-type: none"> 1. granting planning permission would create significant environmental benefits which outweigh any material planning objections; 2. the borrow pit lies on or adjacent to the proposed construction scheme; and 3. the site can be restored to a state capable of beneficial afteruse

	without the use of imported material, other than that generated on the adjoining construction scheme.
M3 Criteria for new aggregate mineral working	<p>Planning applications for aggregate extraction will only be granted in exceptional circumstances, notably where the permitted aggregate reserves in the County prove insufficient to meet the County's sub-regional apportionment. In such cases planning permission for extraction will only be granted where the site is not affected by one or more primary constraints or two or more secondary constraints unless the adverse effects on the secondary constraints can be satisfactorily mitigated, or where the specialised nature of the mineral constitutes a material consideration sufficient to override the constraints, or there is no lesser constrained minerals bearing land elsewhere in the County.</p> <p>Primary Constraints</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance. <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. sites and species of local importance to nature conservation; 2. Groundwater Source Protection Zone 3 and Zones of Special Interest; 3. Land within or abutting a conservation area; 4. archaeological sites of lesser regional or local importance; 5. where the site does not have direct access to an 'A' or 'B' class road; 6. the development would have an adverse visual impact on the landscape character of the area; 7. best and most versatile agricultural land; and 8. ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints process, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <ul style="list-style-type: none"> • people and local communities; • natural and cultural assets; • the highway network and other public rights of way; • land stability; • public open space, and • air, soil and water resources. <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.</p>

<p>M4 Non-aggregate building stone and small scale clay production</p>	<p>Proposals for the extraction of non-aggregate building stone or clay will be permitted where:</p> <ol style="list-style-type: none"> 1. the need for the material for the preservation of local distinctiveness, particularly features of local historic or architectural interest, listed and vernacular buildings or archaeological sites, outweighs any material harm extraction might cause to matters of acknowledged importance; 2. the proposed workings are small scale; and 3. the proposal is limited to the production of non-aggregate materials.
<p>M5 Safeguarding mineral reserves</p>	<p>Proposals which could sterilise potential future mineral workings will be resisted in order to safeguard identified mineral resources. Where such development is proposed, the applicant may be required:</p> <ol style="list-style-type: none"> 1. to undertake a geological assessment of the site; and/or 2. to protect the minerals in question; and/or 3. to extract all or part of the mineral reserves as part of or before the other development is permitted. <p>In such cases mineral extraction will only be required when the need for the other development significantly outweighs the harm which extraction might cause to other matters of acknowledged importance.</p>
<p>M6 Secondary aggregates and recycling</p>	<p>The use of alternatives to naturally occurring aggregates or other minerals, including demolition and construction wastes, will be encouraged. Proposals for the production, processing, treatment and storage of such alternatives will be permitted as follows:</p> <ol style="list-style-type: none"> 1. for temporary periods where the development is ancillary to principal activities at a site, including the use of demolition waste arising from the redevelopment of previously developed land and buildings, or longer periods when the development will be limited to the life of a mineral working; or 2. permanently at a properly designed and permitted waste transfer station. <p>In all cases proposals must not have an unacceptably adverse effect on the environment or residential amenity.</p>
<p>M7 Reclamation of mineral workings</p>	<p>Mineral extraction proposals will only be permitted where the proposed site can be restored to an agreed and beneficial after use. Permission will only be granted where the proposed reclamation would be:</p> <ol style="list-style-type: none"> 1. in scale and character with the adjoining landscape and would make a positive contribution to meeting BAP targets; 2. capable of being completed within a reasonable timescale; and 3. sufficiently detailed to achieve the proposed after use and its after care for an appropriate period. Proposals for the long term

	management of the site may also be necessary.
M8 Minerals exploration	No further planning permissions will be granted for the extraction for aggregate purposes of granite from the Malvern Hills.
M9 Minerals exploration	Mineral exploration which is not permitted by Part 22 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) will only be permitted where it does not have an unacceptably adverse effect on the environment or local amenities. Where planning permission is granted conditions will be imposed to control the development in the interests of amenity and to ensure the reinstatement of the site to a state capable of beneficial after use, including the removal of all temporary and permanent works associated with the exploration.
M10 Oil and gas exploration and development	<p>Proposals for development associated with oil and gas exploration will only be permitted where:</p> <ol style="list-style-type: none"> 1. the proposed location is shown to be the most suitable having regard to geological, technical and environmental considerations in accordance with policy M3; 2. there are satisfactory arrangements for the disposal of waste materials and the avoidance of pollution; 3. the proposals are limited to a restricted and specified time period; and 4. there is a satisfactory scheme for landscaping and reclamation. <p>Proposals for the further evaluation and development of oil or gas fields will be expected to conform to all of the above and to demonstrate the development is part of a planned programme for the whole oil or gas field.</p>
S10 Waste	<p>The sustainable and efficient management of waste will be sought by:</p> <ol style="list-style-type: none"> 1. basing waste management decisions on the Best Practicable Environmental Option (BPEO) Assessment results, the principles of the waste hierarchy (including reduction and minimisation, re-use, recovery, recycling and landfill), the proximity principle, and regional local self-sufficiency. The BPEO for the three controlled waste streams is as follows: <p>Municipal Solid Waste: based on a minimum 33% recycling/composting and a maximum of 22% landfilling with any balance required being managed through a form of thermal treatment;</p> <p>Commercial and Industrial Waste: based on reducing landfill to 23%, increasing recycling to 73% and 4% dealt with by existing</p>

	<p>thermal treatment;</p> <p>Construction and Demolition Wastes: based on reducing landfill to 24% and recycling increased to 76%.</p> <p>An element of flexibility will be retained when considering applications for waste management facilities. Processes or technologies put forward as an alternative to those which comprise the BPEO for a particular waste stream will have to clearly demonstrate how the impact of that process or technology will be equal to or not significantly greater than those which have been modelled for the agreed BPEO;</p> <ol style="list-style-type: none"> 2. ensuring that the impact of proposals for the collection, storage, handling, treatment, disposal and transportation of waste can be mitigated to an acceptable extent, with particular attention paid to the impact on human health and the environment; 3. ensuring that sites can be reclaimed to a state that meets the required standard for their proposed after use; 4. making use of sustainable technologies wherever possible; and 5. ensuring that all development proposals give due consideration to the waste they will generate, in accordance with the above principles.
<p>W1 New waste management facilities</p>	<p>Planning applications for new waste management facilities which do not fall into Class B1 and B2 will only be permitted where the site is not affected by one or more primary constraints or two or more secondary constraints except where:</p> <ol style="list-style-type: none"> a. in the case of sites affected only by two or more secondary constraints, such constraints can be satisfactorily mitigated; b. or b. where the specialised nature of the facility constitutes a material consideration sufficient to override the constraints or there is no other lesser constrained land elsewhere in the County. <p>Primary Constraints</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance;

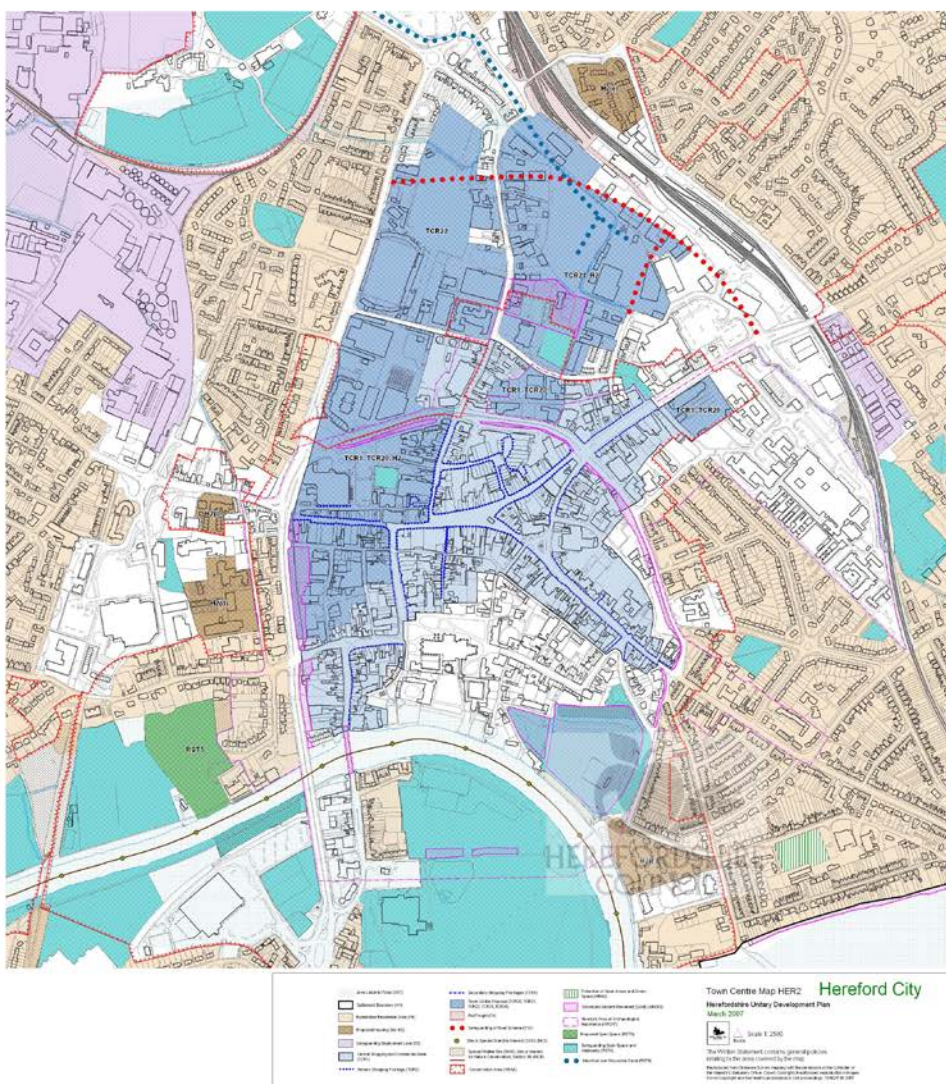
	<p>4. Groundwater Source Protection Zones 1 and 2.</p> <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. sites and species of local importance to nature conservation; 2. Groundwater Source Protection Zone 3 or Zones of Special Interest; 3. land within or abutting a conservation area; 4. archaeological sites of lesser Regional or Local Importance; 5. where the site does not have direct access to an 'A' or 'B' class road; 6. any adverse visual impact the development would have upon the landscape character of the area; 7. best and most versatile agricultural land; 8. ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <ul style="list-style-type: none"> • people and local communities; • natural and cultural assets; • the highway network and other public rights of way; • public open space; • air, soil and water resources. <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.</p>
W2 Landfill or landraising	<p>Proposals for new landfill or landraising facilities will only be permitted where:</p> <ol style="list-style-type: none"> 1. the proposals represent the BPEO; 2. alternative waste management facilities located closer to the waste arisings, within or outside the Plan area do not exist; and 3. the proposal does not conflict with the criteria as laid down in policy W1, or the proposals would achieve significant material planning benefits that outweigh material objections.
W3 Waste transportation and handling	<p>Development that is likely to give rise to the transportation and handling of waste materials will only be permitted where appropriate measures to protect the public and the environment can be implemented and enforced.</p>
W4 Temporary permissions	<p>Where doubts exist about the character or potential effects of waste treatment proposals, temporary planning permission may be granted subject to the location, nature and scale of the proposed development and provided that the proposal does not conflict with the criteria as laid down in policy W1, or that the proposal would achieve significant material planning benefits that outweigh material objections.</p>
W5 Waste	<p>Where development is not covered by the Waste Management</p>

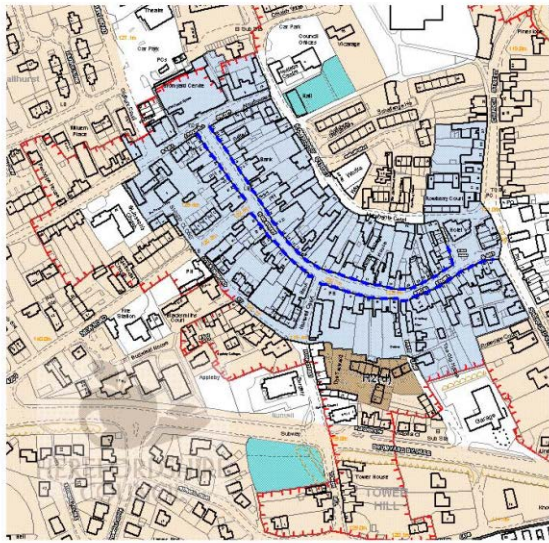
management licensing	Licensing process, or where it would be granted an exemption from the process, conditions will be imposed on any planning permission granted, in the interests of the protection of amenity and matters of acknowledged interest.
W6 Development in the vicinity of waste management facilities	Proposals for large scale development within 1 km of waste management facilities and for all development proposals within 250 metres of such facilities will only be permitted where the proposal would not: <ol style="list-style-type: none"> 1. unduly restrict or constrain the activities permitted at the waste management facility; or 2. create an unacceptable adverse impact on people, transportation systems or the environment arising through proximity to the facility.
W7 Landfill gas utilisation	The installation of landfill gas utilisation plant will be permitted where it represents the BPEO and there are no unacceptable adverse impacts.
W8 Waste disposal for land improvement	Proposals to deposit waste for land improvements, landscaping, screening or engineering purposes will only be permitted where: <ol style="list-style-type: none"> 1. the proposals represent the BPEO; 2. only inert waste is to be deposited; 3. only the minimal amount of waste necessary for the intended purpose is to be deposited; 4. the material planning benefits of the proposed development outweigh any material planning objections; 5. the proposals are comprehensive, detailed, practicable and adequate; and 6. the proposals conform to the criteria laid down in policy W1.
W9 Reclamation, aftercare and afteruse	Planning permission for waste management facilities and other waste related development will only be granted where there are satisfactory proposals for reclamation to a state that meets the required standard for the proposed after use.
W10 Time limits for secondary activities	Planning permission for ancillary development on or adjacent to a landfill site will be limited in duration to the operational life of that landfill site.
W11 Development – waste implications	Proposals which could generate significant volumes of waste will be required to submit a Waste Audit detailing: <ol style="list-style-type: none"> 1. the types and volumes of waste the development will generate during the course of construction, occupation, use, decommissioning and for the after use of the site; 2. the steps to be taken to ensure that the maximum amount of waste arising is incorporated within the development or through its use; 3. the steps to be taken to manage, recycle, or treat waste that

cannot be so incorporated;
 4. if disposed of elsewhere, the means of transport and distance to be travelled.

This policy will apply to:

- developments of more than 50 dwellings, even where these are developed piecemeal; or
- the development, redevelopment or refurbishment of sites where the floor space of the existing or proposed development amounts to 500 m2 or more; or
- major transport, leisure, recreation, tourist or community facilities; or
- developments which could attract a significant increase in the number of people visiting a site.





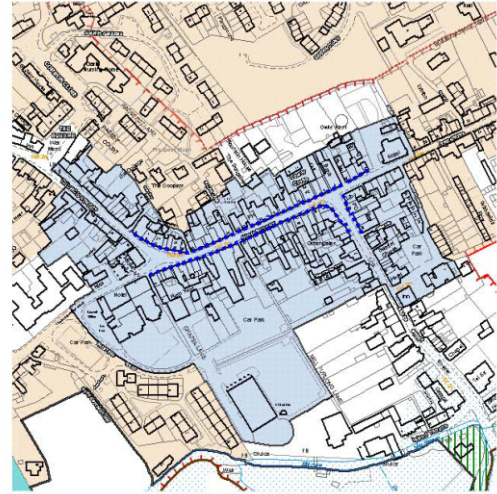
Inset Map BROM 2
Bromyard
 Herefordshire Unitary Development Plan
 March 2007

The Written Statement contains general policies relating to the area covered by the map.

Reproduced with permission from the Council of Herefordshire Unitary Development Plan. All rights reserved. Downloading and printing is prohibited without prior written permission. 03002-148-2007

- Settlement Boundary (H1)
- Established Residential Area (H1)
- Proposed Housing Site (H2)
- Central Shopping and Commercial Area (TCR1)
- Secondary Shopping Frontage (TCR4)
- Conservation Area (HBA6)
- Safeguarding Open Space and Allotments (RST4)

North
 Scale 1:2500



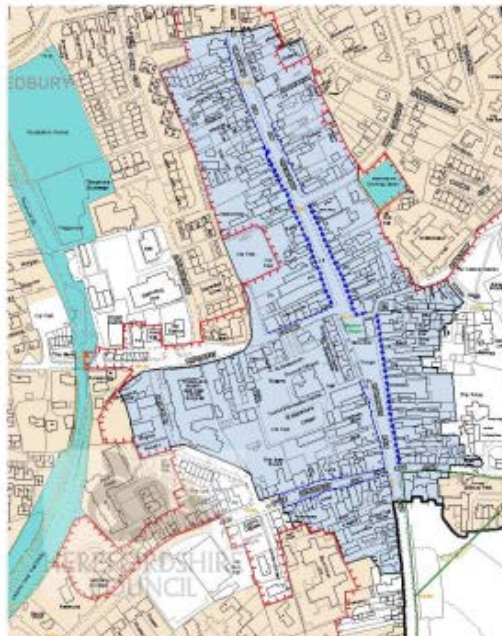
Inset Map KING 2
Kington
 Herefordshire Unitary Development Plan
 March 2007

The Written Statement contains general policies relating to the area covered by the map.

Reproduced with permission from the Council of Herefordshire Unitary Development Plan. All rights reserved. Downloading and printing is prohibited without prior written permission. 03002-148-2007

- Area Liable to Flood (DR7)
- Settlement Boundary (H1)
- Established Residential Area (H1)
- Central Shopping and Commercial Area (TCR1)
- Primary Shopping Frontage (TCR3)
- Special Wildlife Site (SWS), Site of Interest for Nature Conservation, Section 39, (NIC4)
- Conservation Area (HBA6)
- Protection of Open Areas and Green Spaces (HBA9)

North
 Scale 1:2500



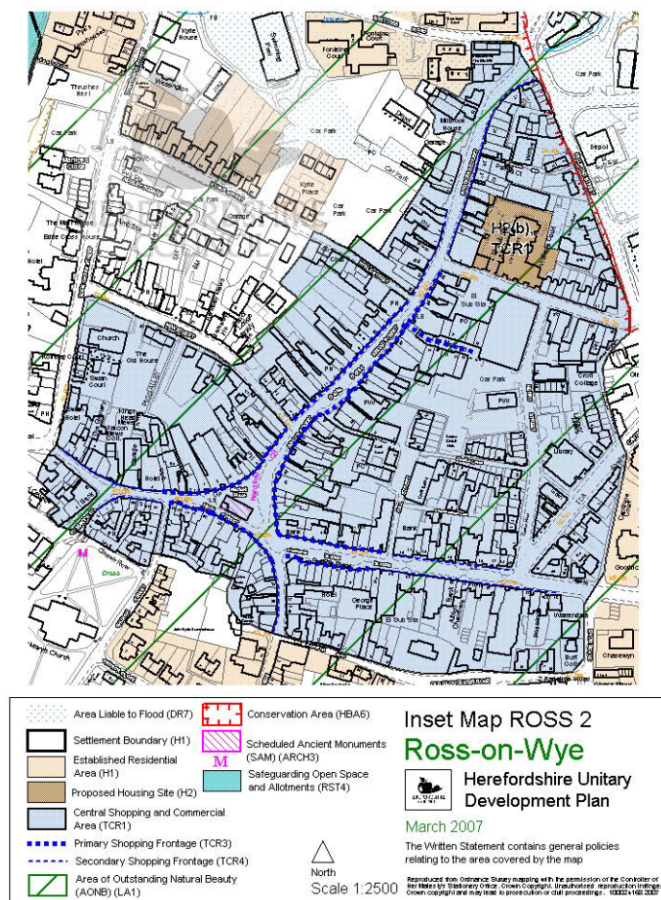
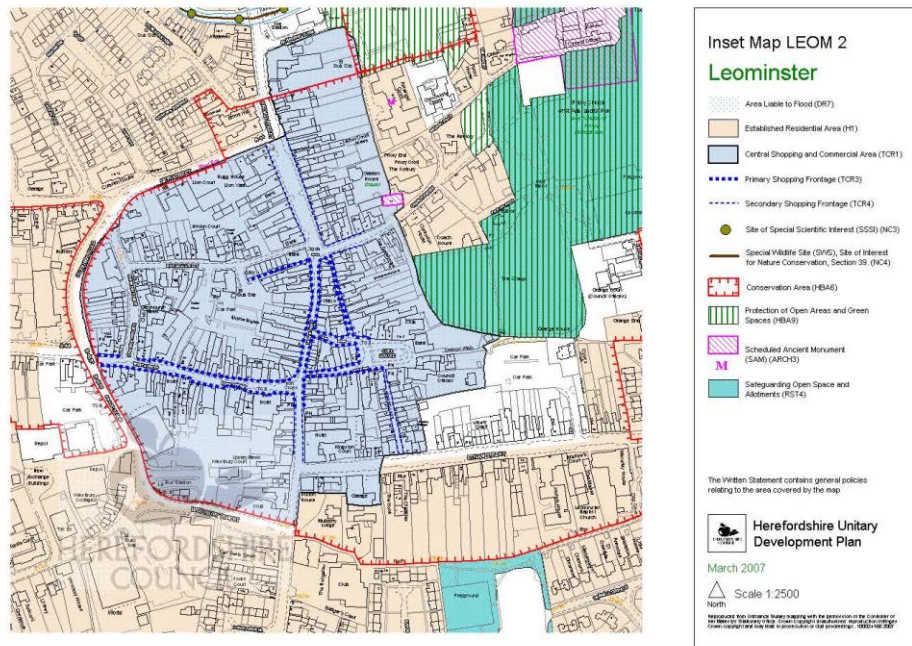
Inset Map LED 2
Ledbury

- Settlement Boundary (H1)
- Established Residential Area (H1)
- Central Shopping and Commercial Area (TCR1)
- Primary Shopping Frontage (TCR3)
- Secondary Shopping Frontage (TCR4)
- Safeguarding Mineral Reserves (MR)
- Area of Outstanding Natural Beauty (AONB) (S, A1)
- Conservation Area (HBA6)
- Safeguarding Open Space and Allotments (RST4)

The Written Statement contains general policies relating to the area covered by the map.

Herefordshire Unitary Development Plan
 March 2007
 Scale 1:2500
 North

Reproduced with permission from the Council of Herefordshire Unitary Development Plan. All rights reserved. Downloading and printing is prohibited without prior written permission. 03002-148-2007



Saved Unitary Development Plan Policies (2007) to be replaced by the Local Plan - Core Strategy

The following table sets out the policies of the Herefordshire Unitary Development Plan which have been replaced by the policies of the Core Strategy

Core Strategy Policy	Saved UDP Policy	Title
SS1, SS7	S1	Sustainable development
SS1, SD1, ID1	S2	Development requirements
SS1, SS2, SS3	S3	Housing
SS5	S4	Employment
E5, E6	S5	Town centres and retail
SS4	S6	Transport
SS6	S7	Natural and historic heritage
OS1, OS2, OS3, E4	S8	Recreation, sport and tourism
SC1	S11	Community facilities and services
SD1	DR1	Design
SS7, SD1	DR2	Land use and activity
SS4, HD3, SD1, MT1	DR3	Movement
SS6, SS7, SD1-SD4, OS1	DR4	Environment
ID1	DR5	Planning obligations
SS6, SS7, SD3	DR7	Flood risk
SS7, SD3	DR8	Culverting
SS6, SS7, SD1	DR9	Air quality
SS6, SS7, SD1	DR10	Contaminated land
SS6, SS7, SD1	DR11	Soil quality
SD1	DR12	Hazardous substances
SS6, SD1	DR13	Noise
SS6, SD1	DR14	Lighting
SS2, HD1, HD2, HD4, HD5, HD6, BY1, BY2, KG1, LB1, LB2, LO1, LO2, RW1, RW2	H1	Hereford and the market towns: settlement boundaries and established residential areas
	H2	Hereford and the market towns: housing land allocations
RA2 - Settlement boundaries may be carried	H4	Main villages: settlement boundaries

forward through Neighbourhood Development Plans or other Development Plan Documents		
RA1, RA2 and future Neighbourhood Development Plans/other Development Plan Documents	H5	Main villages: housing land allocations
SS2, RA1, RA2	H6	Housing in smaller settlements
SS2, RA3	H7	Housing in the countryside outside settlements
RA4	H8	Agricultural and forestry dwellings and dwellings associated with rural businesses
SS2, H1-H4, MT1, OS1, OS2, SD1	H9	Affordable housing
	H10	Rural exception housing
	H12	Gypsies and other Travellers
	H13	Sustainable residential design
	H14	Re-using previously developed land and buildings
	H15	Density
	H16	Car parking
	H17	Sub-division of existing housing
	H18	Alterations and extensions
	H19	Open space requirements
E1, HD7	E1	Rotherwas Industrial Estate
HD7,	E2	Moreton on Lugg depot, Moreton on Lugg
E1, E2, Place Shaping policy section and future Neighbourhood Development Plans/other Development Plan Documents	E3	Other employment land allocations
SS5, E2	E5	Safeguarding employment land and buildings

SS5, E1	E6	Expansion of existing businesses
SS5, E1	E7	Other employment proposals within and around Hereford and the market towns
SD1, E1	E8	Design standards for employment sites
SS5, RA6	E10	Employment proposals within or adjacent to main villages
	E11	Employment in the smaller settlements and open countryside
	E12	Farm diversification
	E13	Agricultural and forestry development
	E14	Conversions of large dwellings to employment uses
	E15	Protection of greenfield land
	E16	Intensive livestock units
	E17	Military development
E5, E6	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 (Classes A2 – A5)
	TCR7	Amusement centres
	TCR9	Large scale retail and leisure development outside central shopping and commercial areas
E1	TCR10	Office development
E2	TCR11	Loss of existing offices
SC1 and Figure 3.6	TCR13	Local and neighbourhood shopping centres
SC1, RA6	TCR14	Village commercial facilities
	TCR16	Garden centres
	TCR17	Farm shops
	TCR18	Petrol filling stations
HD2	TCR19	Hereford Livestock Market – relocation
	TCR20	Eign Gate regeneration area
HD2	TCR21	Canal basin and historic core
HD2	TCR22	Hereford United Football Club/ Merton Meadow
	TCR23	Civic quarter
E5	TCR25	Land for retail warehousing
SS5, OS2	TCR26	Land at Commercial Road
SS4, SD1,	T1	Public transport facilities

MT1	T2	Park and ride
SS4, MT1	T3	Protection and development of the rail network
	T4	Rail freight
	T5	Safeguarding former railway land
SS4, SD1, MT1	T6	Walking
	T7	Cycling
SS4, MT1	T8	Road hierarchy
SS4, MT1	T9	Road freight
SS4, HD3	T10	Safeguarding of road schemes
MT1	T11	Parking provision
SS1, SD1	T12	Existing parking areas
SS4, MT1, SD1	T13	Traffic management schemes
	T14	School travel
	T15	Air transport facilities
	T16	Access for all
SS6, LD1 – LD4	LA1	Areas of Outstanding Natural Beauty
	LA2	Landscape character and areas least resilient to change
	LA3	Setting of settlements
	LA4	Protection of historic parks and gardens
	LA5	Protection of trees, woodlands and hedgerows
	LA6	Landscaping schemes
	NC1	Biodiversity and development
	NC3	Sites of national importance
	NC4	Sites of local importance
	NC5	European and nationally protected species
	NC6	Biodiversity Action Plan priority habitats and species
	NC7	Compensation for loss of biodiversity
	NC8	Habitat creation, restoration and enhancement
SS6, SD1, LD1	HBA1	Alterations and extensions to listed buildings
	HBA2	Demolition of listed buildings
	HBA3	Change of use of listed buildings
SS6, LD1, LD4	HBA4	Setting of listed buildings
Covered by other legislation	HBA5	Designation of conservation areas

SS6, SD1, LD1, LD4	HBA6	New development within conservation areas
	HBA7	Demolition of unlisted buildings within conservation areas
SD1, LD1, LD4	HBA8	Locally important buildings
SS6, OS3, LD1, LD2, LD3, LD4	HBA9	Protection of open areas and green spaces
SD1, LD1, LD2, LD4	HBA10	Shopfronts
RA5	HBA12	Re-use of rural buildings
	HBA13	Re-use of rural buildings for residential purposes
SS6, LD4	ARCH1	Archaeological assessments and field evaluations
	ARCH2	Foundation design and mitigation for urban sites
	ARCH3	Scheduled Ancient Monuments
	ARCH4	Other Sites of National or Regional Importance
	ARCH5	Sites of Lesser Regional or Local Importance
	ARCH6	Recording of archaeological remains
	ARCH7	Hereford AAI
LD4	ARCH8	Enhancement and improved access to archaeological sites
SS6, OS2, E4	RST1	Criteria for recreation, sport and tourism development
SS6, OS2, E4, LD1	RST2	Recreation, sport and tourism development within Areas of Outstanding Natural Beauty
OS1-OS3, SD1	RST3	Standards for outdoor playing and public open space
	RST4	Safeguarding existing recreational open space
	RST5	New open space in/adjacent to settlements
	RST6	Countryside access
LD3, OS1, OS2, E4	RST7	Promoted recreational routes
LD3, E4	RST8	Waterway corridors and open water areas
E4	RST9	Herefordshire and Gloucestershire Canal
SS6, SS7, OS2	RST10	Major sports facilities
SS6, E4, SD1, LD1, RA5, RA6	RST12	Visitor accommodation
	RST13	Rural and farm tourism development
	RST14	Static caravans, chalets, camping and touring caravan sites
ID1 SD1, SD4 SS6, SD1, LD1,	CF1	Utility services and infrastructure
	CF2	Foul drainage
	CF3	Telecommunications
	CF4	Renewable energy

SS6, SS7, SD2	CF5	New community facilities
SC1	CF6	Retention of existing facilities
SC1, SD1	CF7	Residential nursing and care homes