

Shaping our Place 2026
Local Development Framework

Preferred Options: General Policies: 2nd Tranche

October 2010



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SECTION ONE - INTRODUCTION

- 1.1 The Council has now analysed the results of the 'Place Shaping' consultation which took place in early 2010. In addition, emerging evidence based studies and reports have been taken into account to help develop the policy to this stage. This '**Draft General Core Strategy Policies Paper (2nd Tranche)**' is a follow-on consultation from the 'Place Shaping Paper'. It is one of two papers subject to consultation for the period up to 5th November 2010. The other paper also out for consultation is the Draft Preferred Option for Hereford paper. The policies in these papers will ultimately form part of the **Core Strategy**. A previous paper published in July consulted upon a number of other General Core Strategy policies.
- 1.2 The Core Strategy is a long term strategic planning document, which sets out the vision and objectives for the county and establishes the policy framework and the broad locations for development necessary to deliver them. Once adopted in 2011, the Core Strategy will set the guidelines for development of new homes, businesses, open space and other facilities across the county to 2026. Following on from this there will be the preparation of the Hereford Area Plan, and the Market Towns and Rural Areas Plan which will provide more detailed planning policy and allocations for Hereford, the market towns and the wider rural area.
- 1.3 This Paper addresses the preferred policy wording to guide development in the county up to 2026, and is divided into sections, each covering specific policy areas as follows:

2.0 The Economy

3.0 Sustainable Strategic Design

4.0 Tourism

5.0 Sustainable Water Management

6.0 Renewable Energy

7.0 Infrastructure Contributions

How to comment:

- 1.6 Your views are important to us to help further develop sound and robust planning policy for the county. Please complete the questions which are set out at the end of each policy section, for those areas for which you have a particular interest. The response form can be found in Section Three, at the end of this document.

Please complete and return your answers by **5th November 2010**

If you require more information, please contact us:

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ECONOMY

Introduction

- 2.1 Sustainable communities need economic growth to ensure they are active and thriving. Wealth underpins social and cultural activities and the conservation of our environment. Ensuring a strong and diverse economy will help give people in Herefordshire more opportunities for work within the county, which could reduce the number of people needing to travel outside of it, thus helping to reduce carbon emissions and increasing the well-being of Herefordshire residents.
- 2.1 The planning system plays a key role in contributing towards improving economic performance, and sustainable economic growth through flexible and pro-active policies aimed at supporting the start up and growth of businesses, attracting inward investment and increasing employment, particularly in deprived areas and in certain sectors.
- 2.3 Following the abolition of Regional Planning Bodies, the Government is offering local areas the opportunity to take control of their future economic development through Local Enterprise Partnerships (LEP). These will be partnerships between local authorities and businesses and will play a key role in promoting local economic development.
- 2.4 Herefordshire, together with Shropshire and Telford and Wrekin, have made a bid to establish a LEP with aim of creating the conditions for a strong, diverse and enterprising business base resulting in an increase in sustainable private sector jobs. The Herefordshire Economic Development Strategy was prepared in 2006 to address key economic challenges facing the county, it is the intention to review and update this strategy.

Strategy for the Herefordshire's Economy

Policy EC.1 – Economy

Herefordshire's economy will be developed and diversified; supporting enterprise and seeking to deliver sustainable economic growth and prosperous communities. In particular:

1. The role of Hereford City as the main business, service and visitor centre for the county will be maintained and enhanced through the expansion of the city centre as part of wider city regeneration;
2. The regeneration of the wider economy of the county's market towns, in order to support their viability as key service centres for the rural areas, will be prioritised by ensuring that they remain the focus for appropriate levels of new development;
3. The continuing development of traditional sectors of the economy, such as food and drink and including manufacturing, which represent a strength of the county's economic activity, will be encouraged;
4. Support will be given to initiatives and new development that relate to the diversification of the business base within the county, including the provision of knowledge intensive industries, green technologies and renewable energy;
5. Innovative changes in agriculture will be supported, where they assist in maintaining the viability of farming and other supporting rural

- businesses and where they will not have an irreversible adverse impact on the countryside;
6. Support will be given to the development of countywide sustainable transport and faster and more accessible ICT/Broadband infrastructure, in order to facilitate the generation and diversification of employment opportunities; and to improve accessibility to education and training opportunities;
 7. A range of appropriate employment sites will be provided across the county, reflecting local needs and market demand; and the county's highest quality employment land will be protected from alternative uses.
 8. Home-based business will be encouraged, through the development of business hubs, live-work schemes and through the adaptive design of residential development.
 9. Support will be given for educational developments throughout the county, to include the provision of higher education and skills development.
 10. Rural businesses will be supported, taking into account local demand, the ability to retain and grow employment opportunities and opportunities to reuse existing buildings and sites.
 11. Support will be given to the delivery of high quality, sustainable tourism, cultural and leisure developments, which are aimed at diversifying the local economy, benefiting local communities and visitors, and are sensitive to Herefordshire's natural and built environment qualities and heritage assets.

2.5 The county's narrow economic base makes it vulnerable in a number of ways and it is therefore important that planning policies are in place to enable the diversification of the county's economy to increase its resilience to variations in national and international economic circumstances. Average wages are consistently below both the regional and national average. More employment in the county is in declining sectors and less in growth sectors than the national economy. The business size profile is characterised by a few large employers, very few medium sized enterprises and a large numbers of small firms.

2.6 Manufacturing in Herefordshire is the second largest sector in terms of employment accounting for 14% of employees, similar to the West Midlands (13%) but more than across England as a whole (9%). Manufacturing includes production of food and beverages, which historically are important sectors for the county. In 2008, approximately 34% of employees in the county were employed in knowledge intensive industries. This proportion is much lower than the West Midlands region (44%) and across England as a whole (48%). Herefordshire is well placed to capitalise on the development of green technologies and the economic potential of various sources of renewable energy production, these sectors are likely to grow in importance through the lifetime of the plan.

- 2.7 Farming is an important activity in Herefordshire's local rural economy and has an important influence on both the economic fabric and local character of the county. Figures published in the national accounts suggest that the Gross Value Added (GVA) by the agriculture, forestry and fishing sector was around 7% (£196 million) of total GVA for Herefordshire in 2007. This is compared to just 1% for England and the West Midlands, highlighting the relative importance of the industry to Herefordshire's economy.
- 2.8 In 2009, there were 5.1 million visits to Herefordshire, which equated to 7,386 thousand visitor days in total the majority of these were from day visitors. The resulting expenditure was £415.8 million. Sustainable tourism based on the high quality environment, historic features and cultural heritage of the area is therefore particularly important.
- 2.9 In respect of transport some three quarters of respondents to a survey of Herefordshire employers felt that an effective transportation system was important for the delivery of goods and services. 23% of businesses experience problems as a direct result of the transport infrastructure in Herefordshire. The worst consequences were a loss of productivity (in man hours) and increased operating costs. In that respect improving transport accessibility is important for the economy, however this would need to be achieved through an integrated package of measures.
- 2.10 There are still a significant number of people who do not have access to broadband in Herefordshire. Dial-up connections are both slow and expensive; this impacts on the community (for instance, by leaving people isolated or unable to access important services on-line) and also the ability of local businesses to remain competitive. Overall 57% of Herefordshire's postcode areas have the potential for broadband up to 2 Mbps. However in 2008, 46% of rural areas were likely to receive no service or low broadband speed (up to 0.512 Mbps), compared to only 1% of urban areas. With this in mind, improving broadband speed and coverage is vitally important to the future economy of the county and recognised as an important element of infrastructure.
- 2.11 The economy of the whole county will benefit from the regeneration proposals for central areas of Hereford, and enable the town to provide a wide range of services and facilities for the rest of the county and beyond. By focussing other development at market towns they will continue to provide an important role in providing jobs and services for their rural hinterlands. The importance of employment provision in rural areas is also acknowledged with support given to the development of a range of appropriate rural businesses to help to diversify the rural economy.
- 2.12 The evidence set out in the Herefordshire Employment Land Study (2009 and update 2010), makes it clear that those sites identified as being of the highest quality employment land in the county (rated best and good), should be better protected from alternative uses, thus helping to ensure that the county remains a viable location for new and existing businesses.
- 2.13 Specific policies contained in the place- based and general policy sections of the Core Strategy deal with many of these matters in more detail.

Place Shaping Paper

2.14 The Herefordshire Core Strategy Place Shaping Paper was published for consultation in January 2010, and considered a preferred strategy and further options for the emerging Core Strategy. Views and comments were invited in order to help develop a planning strategy for the county up to 2026.

2.15 Key issues raised through the consultation include:

A need to -

- Provide greater emphasis on the economy
- focus on rural areas and agriculture;
- place more emphasis on tourism;
- develop quality visitor accommodation;
- maximise the benefits that the 'green' economy would bring to the county;
- to place more emphasis on jobs in sustainable local farming, in addition to diversification;
- provide better broadband connections to facilitate remote working;
- give more consideration to the issue of live/work units;
- provide more jobs in rural areas;
- provide specific policies relating to 'change of use;'
- to allow for business flexibility in the countryside, in order to allow them to develop and diversify;
- provide support for small businesses;
- include policies in the Core Strategy that recognise the role of agriculture, horticulture and forestry and the changes taking place within these industries;
- concentrate on the provision of technical colleges and vocational training;
- provide access to higher education facilities.

Evidence

2.16 The following documentation has been compiled as part of the evidence base and utilised in the formation of this policy. The evidence base will, where appropriate, be updated and utilised within the subsequent Hereford Area Plan and Market Towns and Rural Areas Plan.

National and local Policy Framework

- PPS1: Delivering Sustainable Development (2005)
- PPS4: Planning for Sustainable Economic Growth (2009)
- The Taylor Review (2008)
- PPS6: Planning for Town Centres (2005)
- PPS7: Sustainable Development in Rural Areas (2004)
- PPG13: Transport (2001)
- The Barker Review (2006)
- Planning White Paper (2007)

- Delivering Advantage: The West Midlands Economic Strategy and Action Plan (2004 – 2010)
- Connecting to Success: Consultation Draft. West Midlands Regional Economic Strategy (2007)
- Rural Renaissance: AWM's Rural Framework (2005)
- Rural Regeneration Zone Implementation Plan (2007-2010)
- Herefordshire Unitary Development Plan (2007)
- Herefordshire Economic Development Strategy 2005-2025
- Herefordshire Community Strategy (2006)
- The State of Herefordshire Report (2007)
- Herefordshire Local Economic Assessment (2010)

Evidence base studies

- Employment Land Review (2009)
- Employment Land Review Update (2010)
- Retail Study (2009)
- Waste and Minerals Study (2009)
- Renewable Energy Study (2010)
- Transport Study – Hereford Multi-Modal Model Report (2009)

Links to Core Strategy Objectives

2.17 The policy will help deliver the following strategic objectives 3, 6, 7, 8 and 9 as detailed in the Place Shaping Paper.

Unitary Development Plan (UDP) Policies to be replaced

2.18 The following UDP policies will be replaced by this policy:

- S4 – Employment

Delivery and Monitoring

2.19 This policy will be delivered by:

- LDF Implementation Plan;
- Preparation and implementation of the Hereford Area Plan DPD;
- Preparation and implementation of the Market Towns and Rural Areas Plan;
- Preparation and implementation of a Design Code Supplementary Planning Document; and
- The development management process.

2.20 The following indicators will be used to monitor the effectiveness of the policy:

- The amount of employment land commitments, completions and reallocations, as monitored through the council's annual Employment Land Survey;
- The amount of new employment development occurring in rural areas;
- New business registration rates;
- The number and type of visits to Herefordshire, and associated expenditure, as monitored by the State of Herefordshire Report.

- The number of people employed in the different tourism sectors as monitored by the State of Herefordshire Report.

Results of Sustainability Appraisal and Habitats Regulations Assessment

2.21 To follow

Your Views:

Do you agree with the preferred policies for the Economy?

Yes/No

If not, please explain which elements you don't agree with and why?

Please complete your answers at the back of this document

SUSTAINABLE STRATEGIC DESIGN

- 3.1 Herefordshire comprises of a variety of design characteristics that differ throughout the county from historic and modern urban forms of development to a wide ranging diversity of rural building styles such as the “Black and White Villages Trail” villages. Site specific design principles will be promoted in the Hereford Area Plan and Market Towns and Rural Areas Plan and can be shaped through consultation with local communities, parish councils, parish and town plans and design statements.

Policy LD.4 – Sustainable Strategic Design

Development proposals should aim to meet the highest design standards and will be expected to meet or exceed national design standards. Development proposals should:

1. Complement, be compatible with and where possible enhance the existing surrounding character and protect residential amenity,
2. Be highly permeable allowing easy access for all members of the community and facilitating a choice of transport modes,
3. Provide secure on-site vehicle and cycle parking which is well-integrated within new developments,
4. Give priority to the use of previously developed land and ensure that proposals make efficient use of land having taken into account the local context and site characteristics
5. Use adaptive and flexible designs to meet changes in demand throughout the lifetime of the development, including ensuring resilience to the impacts of climate change;
6. Incorporate energy efficiency measures and on-site renewable energy generation. In particular requiring that all new development, as a minimum, complies, with on-site or near site renewable or low carbon targets set out in national guidance.
7. Positively contribute to the creation of a safe environment for all members of the community.
8. Provide necessary improvements to existing infrastructure, utilities and waste management/recycling facilities where appropriate.
9. Accord with adopted Design Codes and related documents

Strategic development proposals, including those for the four urban growth locations of Hereford City and the preferred housing locations for the Market Towns, will be accompanied by location specific masterplans and/or design codes detailing the locally distinctive design principles being used.

A Design Code will be prepared as a Supplementary Planning Document to provide baseline standards across the whole County to expand on the design principles above and to provide a chain of conformity between masterplans, parish plans and village design statements which accord with the principles of the Core Strategy.

- 3.2 A number of statutory and non-statutory Government design guidance documents have been produced relevant to this policy. Development proposals should incorporate up-to-date Government guidance, such as the Code for Sustainable Homes, BREEAM and Building for Life principles, from the outset. Good design principles do not require new developments to replicate neighbouring properties nor do they seek to stifle innovation. New developments must be designed to protect and enhance local design characteristics and be able to meet current and future demands.
- 3.3 At the local level sustainable design techniques should build upon area-specific built and natural features. These locally distinct assets vary across Herefordshire and development proposals should respect them through the siting of development; its scale, height and massing; orientation; architectural styling and use of materials. New developments should assimilate into the existing built and natural environment and enhance community cohesion and maintain a sense of place.
- 3.4 Whilst the efficient use of land is to be encouraged the policy stops short of specifying a minimum density in all cases. A guideline figure of 30 dwellings per hectare (12 per acre) will be appropriate in most cases but will not be rigidly applied across the County in order to take account of local circumstances.
- 3.5 Development proposals that incorporate sustainable design principles from the outset can also contribute to decreasing crime and the fear of crime. A number of design techniques such as ensuring a high level of natural surveillance and clearly delineating public and private spaces, can aid the creation of a safer and more inclusive environment. Development proposals should incorporate national guidance on this regard¹ wherever appropriate.
- 3.6 Accessibility and permeability are fundamental to achieving sustainable development and must be carefully considered in all new developments. Development proposals must ensure that all members of society are able to access and egress new forms of development. Development proposals will be expected to have a well-designed layout that offers a high degree of permeability within the site and integrates with adjoining developments.
- 3.7 Secure and well-designed vehicle and cycle parking facilities should be incorporated with development proposals. On-street parking can have a detrimental effect on an area's aesthetic quality and can compromise the safety of cyclists and pedestrians. As part of creating a safe and inclusive society development proposals will be expected to provide secure parking facilities and minimise the level of on-street parking. Each development proposal will be evaluated on their own merits; however as a guideline figure development proposals should not exceed an average of 1.5 off-street car parking spaces per residential unit unless specific local circumstances dictate otherwise.

¹ Secured by Design, Association of Chief Police Offices, 2004 and 2010

- 3.8 At a national level new development should be designed to take into account the need to adapt to the impacts of climate change over the lifetime of the development. Consequently developments should allow for sustainable adaptations and conversions as this reduces future greenfield development pressures. Furthermore, new developments should incorporate energy efficiency measures from the outset. It is currently anticipated that the revisions to Part L of the Building Regulations, proposed for 2013, will set out minimum levels of decentralised energy use in new development. Development proposals will be expected, as a minimum to comply with any national targets.
- 3.9 All strategic developments identified in the Core Strategy will be required to have masterplans and / or site specific design codes. Within these documents details should be provided on how locally distinctive assets and features have been incorporated into the proposal.
- 3.10 This policy should not be read in isolation as design is an important aspect of all local distinctiveness policies. Further design requirements of development proposals are contained within Sustainable Water Management, Management of Flood Risk and policies referring to Open Space.

Monitoring

1. Number of developments meeting and surpassing national design standards.
2. Number of new parish and town plans.
3. Maintaining Herefordshire Council's County Site and Monuments Register.
4. Monitoring changes to historic landscapes.

Place Shaping Paper

- 3.11 A high level of support for the design policy direction was received from the Place Shaping Paper Consultation. Within the free write text responses, a number of issues were raised:
- Proposed level of growth will lead to an increase in crime irrespective of design principles.
 - Developers will continue to deliver current styles of development.
 - Protect the natural environment as well as the built environment.
 - Too restrictive and will stop innovation.
 - Greater reference to green infrastructure.
 - Design policy needs to be shaped by ongoing local and regional reports.
- 3.12 Summaries of key stakeholder responses are set out below

English Heritage: While in general support of the policy direction, English Heritage would like sustainable design to be included as a criteria for a wider suite of policies.

Natural England: Greater reference was recommended to the positive impacts of sustainable design can provide in mitigating the impacts of climate change.

West Mercia Police: No definitive answer was provided but West Mercia Police promote sustainable design principles incorporating best practice as highlighted within 'Safe Places' and 'Secured by Design'.

Hereford and Worcester Fire and Rescue Service: No definitive answer was provided but Hereford and Worcester Fire and Rescue Service advocate that the design policy should set out the need for highly accessible and permeable developments to allow sufficient access for the emergency services.

Town and Parish Councils: A high level of support was received from Town and Parish Councils during the consultation period. Comments were received stating the need for new developments to be sympathetically designed to mitigate their impacts upon neighbouring older properties.

National Trust: Supports the policy direction.

Sport England: Supports the policy direction.

Evidence Base and National Guidance

- Archaeology and Development SPD, January 2010
- Building Biodiversity into the LDF, December 2009
- Biodiversity SPG, 2004, updated 2009
- Conservation area appraisals, currently being compiled by Herefordshire Council's Conservation team.
- Green Infrastructure Study, April 2008
- Green Infrastructure Strategy, February 2010
- Hereford Town Centre Streetscape Design Strategy, April 2009
- Herefordshire Renewable Energy Study (draft), September 2010
- Historic Townscape of Central Herefordshire, March 2010
- Landscape Character Assessment SPG, 2004, updated 2009
- Open Space Study, November 2006
- Urban Fringe Sensitivity Analysis: Hereford and the Market Towns, January 2010
- Rapid Townscape Assessments
 1. Hereford, March 2010
 2. Ledbury, April 2010
 3. Ross-on-Wye, April 2010
 4. Bromyard, work being undertaken September 2010
 5. Kington, due 2010
- Planning Policy Statement 1: Delivering Sustainable Development, January 2005
- Planning Policy Statement: Planning and Climate Change, Supplement to Planning Policy Statement 1, December 2007
- Planning Policy Statement 3: Housing, November 2006
- Planning Policy Statement 4: Planning for Sustainable Economic Development, December 2009
- Planning Policy Statement 5: Planning for the Historic Environment, March 2010
- Planning Policy Statement 7: Sustainable Development in Rural Areas, August 2004
- Planning Policy Statement 9: Biodiversity and Geological Conservation, August 2005
- Planning Policy Statement 10: Planning for Sustainable Waste Management, July 2005
- Planning Policy Guidance 24: Planning and Noise, October 1994

Unitary Development Plan (UDP) Policies to be replaced

3.13 The role of the core strategy is to provide an overarching set of principles to shape future development proposals. Core Strategies should not repeat nor reformulate national policies. The following saved policies of the UDP will be superseded, either in their entirety or in part, by either the Core Strategy, policies on local distinctiveness or national planning guidance:

- S1 – Sustainable development
- S2 – Development Requirements
- DR1 – Design
- DR2 – Land use and activity
- H13 – Sustainable residential design
- H15 – Density
- E8 – Design standards for employment sites

Your views:

**Do you agree with the preferred policy for Sustainable Strategic Design?
Yes/No**

If not, please explain which elements you don't agree with and why?

Please complete your answers at the back of this document

TOURISM, CULTURE AND LEISURE

- 4.1 Herefordshire is one of the most rural counties in England, with Hereford City as its main centre encircled by five historic market towns. The fine and varied landscape of the county includes two Areas of Outstanding Natural Beauty, the Malvern Hills and the Wye Valley. These assets mean that Herefordshire has a considerable potential for tourism.

Policy EC.2 - Tourism

Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental assets. In particular, the tourist industry will be supported by:

1. Recognising the unique historic character of Hereford City, the Market Towns as key visitor attractions and as locations to focus the provision of new tourist development;
2. Ensuring that cycling, walking and heritage tourism is encouraged, by facilitating the development of long distance walking and cycling routes and heritage trails;
3. Retaining existing and encouraging new accommodation and attractions throughout the county, to help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight;
4. Supporting the development of sustainable tourism and recreation opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, whilst ensuring that any development does not impact on environmental designations and the overall quality of the environment.

- 4.2 The Herefordshire economy relies heavily on tourism as one of its largest earning sectors of the economy; with the main attractions largely characterised by small, seasonal enterprises in family ownership. The tourist industry in Herefordshire helps therefore, to assist in the maintaining the rural economy, by encouraging and supporting the development of local businesses and thus promoting rural regeneration.
- 4.3 In 2009, there were 5.1 million visits to Herefordshire, an increase on 4.8 million in 2008. These equated to 7,386 thousand visitor days in total, of which 4,280 thousand of these were from day visitors. Expenditure in 2009 increased to £415.8 million compared to £411.5 million in 2008. Those staying in accommodation in Herefordshire (64%) spent the majority of this income (£266.6 million), 28% were from day visitors (£118.3 million) and 7% from those staying with friends and family (£30.8 million). 46% of this expenditure was in the food and drink sector (£121.3 million), followed by 24% on shopping (£62.8 million) and 12% on transport (£30.8 million). Of those employed in the different sectors within tourism in 2008, food and drink activities accounted for the greatest proportion (33%), followed by accommodation (22%) and shopping (16%). There has been little change in proportions employed in various tourism sectors between 2007 and 2009 (table.1 below).

- 4.4 Investment in Herefordshire's tourist economy could bring significant benefits to the county; however any tourism related development must be undertaken in a sustainable manner when considering potential impacts on the natural and historic environment, and in light of the effects of climate change. For example, much of Herefordshire's tourism is dependent on the private car, and thus the promotion of tourism in rural areas in particular may come at a high carbon cost. With this in mind, significant new development for tourist accommodation should be focussed in Hereford and the Market Towns.

Table. 1. Employment by Tourism Sector (full time equivalent)

Sector	2009	
	%	Numbers
Accommodation	22%	1,900
Food & Drink	33%	2,800
Recreation	7%	600
Shopping	16%	1,300
Transport	4%	300
Total direct employees	81%	7,000

Source: The State of Herefordshire Report (draft 2010)

Note: employee numbers rounded to nearest 100, percentages calculated on actual figures

Place Shaping Paper

- 4.5 The Herefordshire Core Strategy Place Shaping Paper was published for consultation in January 2010, and considered a preferred strategy and further options for the emerging Core Strategy. Views and comments were invited in order to help develop a planning strategy.

- 4.6 Key issues raised through the consultation include:

A need to -

- place more emphasis on tourism;
- develop quality visitor accommodation;
- to allow for business flexibility in the countryside, in order to allow them to develop and diversify;
- Improve facilities for walking, riding, cycling, canoeing and public transport;
- Encourage sustainable (green) tourism.

Evidence

- 4.7 The following documentation has been compiled as part of the evidence base and utilised in the formation of this policy. The evidence base will, where appropriate, be updated and utilised within the subsequent Hereford Area Plan and Market Towns and Rural Areas Plan.

National Policy Framework

- PPS1: Delivering Sustainable Development (2005)
- PPS4: Planning for Sustainable Economic Growth (2009)

- PPS7: Sustainable Development in Rural Areas (2004)
- Regional Spatial Strategy 11 (formerly RPG 11) for the West Midlands (2004)
- Draft RSS Phase 2 - Preferred Option
- Delivering Advantage: The West Midlands Economic Strategy and Action Plan (2004 – 2010)
- Connecting to Success: Consultation Draft. West Midlands Regional Economic Strategy (2007)
- Rural Renaissance: AWM's Rural Framework (2005)
- Rural Regeneration Zone Implementation Plan (2007-2010)
- Herefordshire Unitary Development Plan (2007)
- Herefordshire Economic Development Strategy 2005-2025
- Herefordshire Community Strategy (2006)
- The State of Herefordshire Report (2007)
- Herefordshire Local Economic Assessment (2010)

Evidence base studies

The State of Herefordshire Report 2009
 The State of Herefordshire Report (draft 2010)
 The Green Infrastructure Strategy 2010

Links to Core Strategy Objectives

4.8 The policy will help deliver the following strategic objectives 8, 9 and 12 as detailed in the Place Shaping Paper.

Unitary Development Plan (UDP) Policies to be replaced

4.9 The following UDP policies will be replaced in whole or part by this policy:

- S8 - Recreation, sport and tourism
- RST1 - Criteria for recreation, sport and tourism development
- RST2 - Recreation, sport and tourism development within Areas of Outstanding Natural Beauty
- RST6 - Countryside Access
- RST7 - Promoted recreational routes
- RST8 - Waterway corridors and open water areas
- RST12 - Visitor accommodation
- RST13 - Rural and farm tourism development

Delivery and Monitoring

4.10 This policy will be delivered by:

- LDF Implementation Plan;
- Preparation and implementation of the Hereford Area Plan DPD;
- Preparation and implementation of the Market Towns and Rural Areas Plan;
- Preparation and implementation of a Design Code Supplementary Planning Document; and
- The development management process.

4.11 The following indicators will be used to monitor the effectiveness of the policy:

- The number and type of visits to Herefordshire, and associated expenditure, as monitored by the State of Herefordshire Report.
- The number of people employed in the different tourism sectors as monitored by the State of Herefordshire Report.

Results of Sustainability Appraisal and Habitats Regulations Assessment

4.12 To follow

Your Views:

Do you agree with the preferred policies for Tourism, Culture and Leisure?

Yes/No

If not, please explain which elements you don't agree with and why?

SUSTAINABLE WATER MANAGEMENT

Introduction

- 5.1 Changes occurring to the climate mean that we are likely to experience an increase in the intensity, severity and frequency of extreme weather events such as droughts, storms and floods, which could dramatically impact on the way we need to manage water and runoff in the development of sustainable communities.

Policy WM.1 – Sustainable Water Management

Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk, to avoid an adverse impact on water quality and quantity, to protect groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:

1. Development proposals are in accordance with the tests contained in National Guidance, and have regard to the Strategic Flood Risk Assessment (SFRA) for Herefordshire;
2. Sustainable drainage measures are incorporated within new and existing developments wherever possible, as a means to manage surface water run-off. All developments should aim to achieve a reduction in the existing runoff rate, where it is appropriate, feasible and practical. Proposals should be supported by either a Surface Water Management Statement or Plan, depending on the scale of the development.
3. Water conservation and efficiency measures are included in all new developments; and where possible, through a retrofitting process in existing developments;
4. It is demonstrated that there is adequate infrastructure in place to deal with the treatment of waste water for any major development;
5. Innovative sustainable drainage measures, such as water harvesting, are supported, where it can be demonstrated that there will be no unacceptable adverse landscape impact.

- 5.2 Changes in rainfall patterns, land management and land use, combined with more frequent occurrence of extreme weather events will present increased flood risk. Although flooding cannot be wholly prevented, its impacts can be avoided or reduced through good planning and management. To this end the susceptibility of land to flooding is a material consideration when assessing planning applications. The Government's objectives for development and flood risk are set out in Planning Policy Statement 25 (PPS25): Development and Flood Risk.
- 5.3 The primary aim of a SFRA is to that planning policies and development land allocations will not increase the risk of flooding both within the development and the surrounding area; and to identify and promote measures that will minimise flood-risk and/or enhance flood resilience from strategic developments to the local level, particularly with regard to future development and existing critical infrastructure. The Strategic Flood Risk Assessment (SFRA) for Herefordshire refines the county's flood risk areas by taking into account other sources of flooding, future climate change impacts such as rising sea levels, and other strategies such as the Wye and

Usk Catchment Flood Management Plan and the River Severn Catchment Flood Management Plan (CFMP).

- 5.4 The Government's view is that the key to the consistent and successful implementation of Sustainable Drainage Systems (SuDS) for all development sites is the inclusion of a sustainable drainage policy within local development documents. In areas of intense development or locally complex drainage issues, such as at Hereford or Leominster, will be necessary to formulate a Surface Water Management Plan.
- 5.5 Developers will need to clearly demonstrate that surface water management issues will be managed as part of the development process in Herefordshire; and as a means to support this, further guidance on the design of sustainable developments, to include surface water management and water efficiency will be provided in Herefordshire Council's Design Code Supplementary Planning Document.
- 5.6 In order to conserve water resources and move towards water neutrality a variety of measures can be considered involving agricultural consumption and the business sector including a combination of:
 - modest reductions in overall per capita consumption;
 - retro-fitting of water efficiency measures in existing properties;
 - variable or block tariffs;
 - increased metering of households;
 - widespread implementation of the Code for Sustainable Homes;
 - reduced demand for agricultural water by improved efficiencies; and
 - encouraging the development of winter storage reservoirs
- 5.7 Although not all of these initiatives are within the remit of the Herefordshire Local Development Framework, ongoing partnership agreements with the Environment Agency, Welsh Water and Severn Trent through the planning process can be used to promote such activities.
- 5.8 Agricultural water use lies largely outside planning control. However, as one of the largest uses of water resources in the county, it is an issue that needs to be taken into account in the LDF.
- 5.9 Licensed agricultural water use accounts for some 61% of all licenses in Herefordshire. As a County with a substantial agricultural base, this water use is vital to the local economy. For agriculture, the potential impact of climate change on increased demand is expected to be high, and irrigation requirements could increase dramatically. In light of water resource constraints, the Environment Agency has a stated objective of promoting 'winter water harvesting' through increased use of agricultural reservoirs. These types of schemes however can be difficult to implement due to landscape and other environmental impacts which may deter investment in the necessary water infrastructure.

- 5.10 Herefordshire is considered to be currently under moderate water stress and facing decreases in river flow by as much as 80% during summer months by the year 2050, under the UKCIP High Emissions scenario predictions. This decrease in river flow will not only create a problem of water shortage, but will also have adverse effects on water environments where the discharge of treated wastewater effluent into rivers with low flows means that less dilution takes place than would be the case under normal conditions.
- 5.11 This is a significant concern when considering that Herefordshire supports the greatest length of river designated for its conservation value of any county in England - the River Wye. Furthermore, the quality of water and its availability are closely linked, meaning that lower quality as a result of contaminants, would result in less water available for abstraction; which could have implications for new development; in particular the provision of new housing. Mineral workings can also have a significant impact on water resources, as can agricultural developments such as the large scale installation of polytunnels.
- 5.12 Through the England Catchment Sensitive Farming Delivery Initiative, measures are currently being undertaken to reduce diffuse pollution for the whole of Herefordshire County. This involves the management of land in a way so as to ensure that emissions of pollutants are kept at levels consistent with the ecological sensitivity and uses of rivers, groundwater and other aquatic habitats, both in the immediate catchment and further downstream – in accordance with the Water Framework Directive. Management approaches necessary to combat diffuse agricultural pollution can often also assist in the reduction of flood risk.

Place Shaping Paper

5.13 The Herefordshire Core Strategy Place Shaping Paper was published for consultation in January 2010, and considered a preferred strategy and further options for the emerging Core Strategy. Views and comments were invited in order to help develop a planning strategy for the county up to 2026.

5.14 Key issues raised through the consultation include:

A need for -

- Greater focus on agricultural practices which contribute to increased flood risk
- More flood defences needed and the maintenance of existing defences
- To avoid housing development in flood risk areas
- Need to encourage the use of SuDS, and for them to be adequately managed
- Greater enforcement, especially with respect to developers
- The use of trees as a means to mitigate flooding
- Ensure that new development is built in such a way so as to not increase flood risk - enforce sustainable design
- Encourage development of Surface Water Management Plans
- Flood risk criteria in policy should be flexible around local circumstances
- Must look at adapting to climate change, not just mitigating against it

Evidence

5.15 The following documentation has been compiled as part of the evidence base and utilised in the formation of this policy. The evidence base will, where appropriate, be updated and utilised within the subsequent Hereford Area Plan and Market Towns and Rural Areas Plan.

National Policy Framework

- PPS1: Delivering Sustainable Development (2005)
- Directive 2000/60/EC – The Water Framework Directive
- PPS4: Planning for Sustainable Economic Growth (2009)
- PPS7: Sustainable Development in Rural Areas (2004)
- The Barker Review of Land Use Planning (2006)
- The Pitt Review – Lessons learned from the 2007 floods (2008)
- Planning White Paper (2007)
- Regional Spatial Strategy 11 (formerly RPG 11) for the West Midlands (2004)
- Draft RSS Phase 2 - Preferred Option
- Rural Renaissance: AWM's Rural Framework (2005)
- Rural Regeneration Zone Implementation Plan (2007-2010)
- Herefordshire Unitary Development Plan (2007)
- Herefordshire Economic Development Strategy 2005-2025
- Herefordshire Community Strategy (2006)
- The State of Herefordshire Report (2007)
- Herefordshire Local Economic Assessment (2010)
- Wye and Usk Catchment Flood Management Plan (Scoping Report 2007)
- River Severn Catchment Flood Management Plan (2009)
- Flood & Water Management Act 2010

Evidence base studies

- Strategic Flood Risk Assessment (March 2009)
- Water Cycle Study (Sept 2009)

Links to Core Strategy Objectives

5.16 The policy will help deliver the following strategic objective 11 as detailed in the Place Shaping Paper.

Unitary Development Plan (UDP) Policies to be replaced

5.17 The following UDP policies will be replaced:

- DR6 – Water Resources
- DR7 – Flood Risk

Delivery and Monitoring

5.18 This policy will be delivered by:

- LDF Implementation Plan;
- Preparation and implementation of the Hereford Area Plan DPD;
- Preparation and implementation of the Market Towns and Rural Areas Plan;

- Preparation and implementation of a Design Code Supplementary Planning Document; and
- The development management process.

5.19 The following indicators will be used to monitor the effectiveness of the policy:

- The number of planning permissions with an outstanding objection from the Environment Agency on the basis of increasing flood risk
- The number of developments relating to agricultural water harvesting

Results of Sustainability Appraisal and Habitats Regulations Assessment

5.20 To follow

Your Views:

Do you agree with the preferred policies for Sustainable Water Management?

Yes/No

If not, please explain which elements you don't agree with and why?

Please complete your answers at the back of this document

RENEWABLE ENERGY

Introduction

- 6.1 The Climate Change Act (2008) makes the UK the first country in the world to have a long term legally binding commitment to cut green house gas emissions. The UK Renewable Energy Strategy (RES) (2009) sets a target for 15% of the UK's energy to come from renewable resources by 2020, which represents a seven fold increase from 2008.
- 6.2 The RES identified that the planning system is key to a swifter delivery of renewable energy. The RES builds upon planning policy statement 22 (PPS22): planning for renewable energy (2004), which requires regions to set targets in their regional special strategies based upon environmental, economic and social impacts. Prior to its revocation, the West Midlands Regional Spatial Strategy stated that the West Midlands Region should aim to contribute as far as possible towards the achievement of the national energy target – 10% of electricity produced from renewable energy by 2010, with an aspiration to double renewables' share of electricity between 2010 and 2020
- 6.3 Although the Regional Spatial Strategies have now been revoked by the new Government, the national requirement to reduce carbon emissions remains and therefore the development of robust policies for Herefordshire is required.

Policy EN.1 – Renewable energy

In order to help achieve renewable energy targets the development of renewable energy schemes in Herefordshire will be encouraged. In particular:

1. Priority areas, as the focus for wind, solar and hydro schemes, will be identified through the preparation of Hereford Area Plan and Market Towns and Rural Areas Plan. Where proposals are advanced for such schemes there will be an expectation of significant community involvement;
2. The increased use of biomass energy sources will be encouraged, particularly promoting co-operative biomass facilities capable of meeting local energy demands, recognising that a balance may need to be found between the production of renewable energy crops and the production of food;
3. In areas of high population densities or higher heating demands, such as Hereford and the Market Towns, the development of biomass powered combined heat and power (CHP) plants will be encouraged;
4. Proposals for renewable energy installations must include adequate infrastructure to enable the energy produced to be connected to the national grid unless it can be demonstrated that energy generation would be used on-site;
5. Renewable energy proposals should not:
 - a) adversely affect the integrity of environmentally sensitive areas and/or national or international designations;
 - b) have a significant detrimental effect upon the landscape character;
 - c) significantly impact upon the amenity of neighbouring residents, or
 - d) result in the permanent loss of the best and most versatile agricultural land where land of a lower value is available.

- 6.4 Carbon emissions in Herefordshire are well above the national and regional average; with Herefordshire residents on average producing more carbon emissions per head of population (9.1 tonnes) than the UK average (8.5 tonnes). Much of the difference results from increased use of road transport in the county, as a result of its rural nature. In an attempt to mitigate this situation, an ambitious Local Area Agreement Target has been set, to reduce carbon emissions per head of population across the county by 13.1%, in the 3 years from April 2008 to March 2011.
- 6.5 Due to the level of growth planned for Herefordshire over the period to 2026, there is an opportunity to align planning policy to promote developments which use renewable and low carbon energy technologies. The nature and type of developments will define what, and how, technologies can be deployed; however the development of policies on the use of renewable energy can encourage a longer term view to reducing carbon emissions - for example through designing developments that can eventually be linked into combined heat and power systems.
- 6.6 Farms in the rural community are ideally placed to implement a range of renewable energy technologies including wind, solar and small scale anaerobic digestion (AD). In particular, Herefordshire's Renewable Energy Study (2010) has identified biomass as a major opportunity for renewable energy generation in the county; not only for the purpose of reducing the county's CO₂ emissions, but also in the diversification of the rural economy. AD and related technologies also have a role to play in dealing with the County's waste as is recognised in the related waste management policies.
- 6.7 The Renewable Energy study has also highlighted the important role that 'community owned' energy generation, including wind, hydro and AD energy, could play in reducing CO₂ emissions and in increasing the capacity available for installed low carbon and renewable energy systems. One of the key challenges facing renewable energy provision in the UK is the extent to which communities accept proposals in their local area. Therefore encouraging community/cooperative participation in such projects will not only help to meet local renewable energy targets and national commitments, but can potentially generate significant revenue for communities - particularly those in rural areas.
- 6.8 The mitigation and adaptation of current and future impacts of climate change has become a central agenda for the Government; and renewable energy is increasingly seen as an essential component of a sustainable future. The LDF can make a significant contribution to protecting people and the environment from the potential adverse effects of climate change by controlling the type and location of new development. Spatial planning is an important influence in the way developments of renewable and low carbon energy technologies are delivered on the ground. It provides a way of ensuring that large scale energy schemes such as wind-farms are built in the most appropriate locations and with the maximum level of social, economic and environmental sensitivity. Policies for the promotion and use of renewable and low carbon energy technologies will thereby contribute to reductions in CO₂ emissions.

Place Shaping Paper

- 6.9 The Herefordshire Core Strategy Place Shaping Paper was published for consultation in January 2010, and considered a preferred strategy and further options for the emerging Core Strategy. Views and comments were invited in order to help develop a planning strategy for the county up to 2026.
- 6.10 Summaries of key stakeholder responses are set out below;
- Promote sustainable transport measures
 - Avoid the use of wind turbines, with respect to the impact on landscape
 - Protect local distinctiveness when considering renewable energy
 - Welcome renewable energy projects in the countryside, including wind turbines
 - Identify suitable locations for renewable energy generation
 - Protect carbon sinks
 - Encourage energy crops
 - Promote energy efficiency/conservation
 - Ensure all new building is of high, energy efficient and sustainable design in line with the Code for Sustainable Homes
 - Promote decentralised energy and combined heat and power (CHP)
 - Look at developing heat from waste for significant housing development
 - Encourage community renewable energy projects
 - Encourage the use of a range of renewable energy methods
 - Develop an infrastructure charge which applies to water and sewage
 - Ensure policy is specific, robust and flexible - with targets for renewable energy
 - Look also at climate change adaptation

Evidence Base

- 6.11 The following documentation has been compiled as part of the evidence base and utilised in the formation of this policy. The evidence base will, where appropriate, be updated and utilised within the subsequent Hereford Area Plan and Market Towns and Rural Areas Plan.

National and Local Policy Framework

- Renewable Energy Strategy (2009)
- PPS1: Delivering Sustainable Development (2005)
- PPS7: Sustainable Development in Rural Areas (2004)
- PPG13: Transport (2001)
- PPS22: Renewable Energy
- Planning White Paper (2007)
- UK Low Carbon Transition Plan (2009)
- The Energy Act (2008)
- Climate Change Act (2008)
- West Midlands Regional Climate Change Action Plan (2007)
- Regional Sustainable Development Framework (RSDF)
- Connecting to Success – West Midlands Economic Strategy (2007)
- Evidence of Success – Developing the UK's first low-carbon economic strategy (2008)
- Regional Built Environment Standards
- West Midlands Regional Flood Risk Appraisal (2007)

- Draft RSS Phase 2 - Preferred Option
- Herefordshire Unitary Development Plan (2007)
- Herefordshire Economic Development Strategy 2005-2025
- Herefordshire Sustainable Community Strategy (2006)
- The State of Herefordshire Report (2007)
- Herefordshire's Local Area Agreement (2006-2009)
- Herefordshire's Climate Change Strategy & Climate Change Action Plan (2006)
- Herefordshire Council's Sustainability Strategy (2006 – 2009)
- Joint Herefordshire and Worcestershire Municipal Waste Management Strategy (2004-2034)
- Herefordshire Council's Carbon Management Action Plan (CMAP) (2005/6-2011/12)

Evidence base studies

- Strategic Flood Risk Assessment (2009)
- Minerals and Waste Planning Assessment (2009)
- Water Cycle Study (2009)
- Herefordshire Green Infrastructure Study (2008)
- Herefordshire Renewable Energy Study (2010)

Unitary Development Plan (UDP) Policies to be replaced

6.12 The following UDP policies will be replaced:

- CF4 – Renewable Energy

Links to Core Strategy objectives

6.13 The policy will help deliver the following strategic objectives 10 and 11, as detailed in the Place Shaping Paper.

Delivery and Monitoring

6.14 This policy will be delivered by:

- LDF Implementation Plan;
- Preparation and implementation of the Hereford Area Plan DPD;
- Preparation and implementation of the Market Towns and Rural Areas Plan;
- Preparation and implementation of a Design Code Supplementary Planning Document; and
- The development management process.

6.15 The following indicators will be used to monitor the effectiveness of the policy:

- CO₂ emissions per capita
- the ratio of renewable energy consumption and production to the total final energy supply and production

- The number of households heavily dependent on traditional fuel such as domestic oil and liquefied petroleum gas (LPG)
- The number of households registered for Feed in Tariffs (FITs)

Results of Sustainability Appraisal and Habitats Regulations Assessment

6.16 To follow

Your Views:

**Do you agree with the preferred policies for Renewable Energy?
Yes/No**

If not, please explain which elements you don't agree with and why?

INFRASTRUCTURE CONTRIBUTIONS

Introduction

- 7.1 New development can place additional demands upon physical, social and green infrastructure such as roads and sewers, community buildings and parks. It is a well established principle in national guidance that new development should contribute financially towards the provision of such infrastructure to ensure existing communities are not disadvantaged by any increased pressure on facilities from new development.
- 7.2 To address this issue, the last Government made provision for a Community Infrastructure Levy (CIL) to be introduced in Regulations that came into force in April 2010. Local authorities will be empowered to charge a levy or tariff on new developments to help finance the infrastructure needed to support growth. However, local authorities should have clear evidence about planned infrastructure, its cost, timing and other likely sources of funding to underpin their development strategies. This will be provided through an Implementation Plan which will stand alongside the Core Strategy and include an Infrastructure Delivery Programme. This will need to be accompanied by a Charging Schedule for how the levy is calculated which will be independently examined by a Planning Inspector and a list of community infrastructure projects that the Council has prioritised for the infrastructure levy to be spent on. The use of planning obligations (which Herefordshire has traditionally used) will still remain but will only relate to those infrastructure requirements required as a direct result of the development e.g. affordable housing and site-specific transport improvements. Presently, the Coalition Government are considering reviewing the Community Infrastructure Levy, but a tariff system of some kind is likely to remain. The Government is also considering the introduction of a “New Homes Bonus” or “Tax Increment Financing” to provide additional funds for infrastructure.
- 7.3 For the avoidance of doubt, infrastructure is defined as those physical, social and green infrastructure projects required as a result of growth in the county and includes housing, transport, recreation, community facilities including education and health, water and sewerage facilities, flood risk management, renewable energy generation, waste management, built environment improvements and green infrastructure.

Policy ID.1- Infrastructure Contributions

Provision for new and the maintenance of existing infrastructure, services and facilities to support development and sustainable communities will be achieved through a co-ordinated approach. This will include:

1. contributions towards strategic infrastructure from all new housing and retail development through a mandatory tariff (per dwelling) system;
2. S106 contributions for site specific infrastructure directly required in order for the development to be considered acceptable in accordance with national and local planning policies;
3. utilising Government funding sources;
4. linking with other public investment programmes e.g. health;
5. co-ordinating with the capital investment programmes of the gas, electric, telecommunications and water industries (utilities);
6. other new funding or innovative investment approaches.

Tariff contributions will be used to service the following essential strategic infrastructure as identified in the LDF Implementation Plan:

- a) physical infrastructure including improved bus, cycle and pedestrian routes, the construction of the Hereford relief road, the inner relief road, park and ride sites and transport hub, the construction of the Leominster southern link road, strategic sewerage; strategic flood defence, renewable energy generation, broadband provision
- b) social infrastructure including education, healthcare, emergency services, community facilities
- c) green infrastructure including play areas, parks, allotments and green spaces, cultural and sports facilities and habitat creation.

S106 contributions will be used to service site specific infrastructure requirements to include: affordable housing, water management including sustainable drainage, safe and sustainable access, essential utilities, on-site landscaping and maintenance payments. Supplementary Planning Documents will be prepared to establish the details of tariffs and contributions.

7.4 All new development can impact on existing services and facilities in its local area whether individually or cumulatively. This can have a direct impact on the need for new facilities whether locally or on a larger, strategic, scale. For example, new development on a single large site or on lots of smaller sites will have the same overall impact on the demands placed on the existing sewerage network. In this respect it is right to expect all new development to contribute to making communities safe, healthy and attractive places to live. This policy addresses this issue and will help to bring forward a whole range of other policies in this Core Strategy.

7.5 The policy proposes that only new housing and retail development is required to contribute to community infrastructure. This will be through a combined approach of using a non-negotiable tariff towards general community infrastructure and a system of planning obligations to bring forward affordable housing in conjunction with Policy AH1 and other site-specific requirements e.g. maintenance payments towards open space that are over and above normal on-site costs of developing the site.

- 7.6 Development in this context constitutes change of use, conversions and subdivisions where new residential or retail floor space is being created. It does not apply to householder applications for extensions to existing dwellings.
- 7.7 The policy only requires contributions from new residential and retail development. This is because early indications from the Economic Viability Study, currently being undertaken, are that the economic conditions for attracting new employment generating development in Herefordshire are such that “charging” a tariff on such developments would render them uneconomic to set up in the first place.
- 7.8 The tariff contributions will be set in a Charging Schedule which will be produced to run alongside the Core Strategy as a separate stand alone document that can be updated. The type of infrastructure that the tariff will be used to service will be set out in an Infrastructure Delivery Programme which will form part of the Implementation Plan which details how the core policies and proposals in the Core Strategy will be delivered and monitored. A list of prioritised Infrastructure Projects, which the Council have committed to, will be advertised on the Council’s website. This list will have been verified in terms of achievability and phasing of delivery through the Economic Viability Study which will ensure that a balance is struck between the required infrastructure projects and the ability of the strategic sites to be delivered by the development industry.
- 7.9 Monies received in respect of the tariff and planning obligations will be monitored and reported on through the LDF Annual Monitoring Report. Joint working with internal and external delivery partners will be necessary to keep the Charging Schedule and Implementation Plan up to date and relevant.
- 7.10 The requirement for S106 planning obligations will be set out in a Supplementary Planning Document to accompany the Core Strategy and area development plan documents.

Alternative Options not taken forward

Not to have CIL/and or Planning Obligations

- 7.11 This proposal was considered but rejected as unreasonable. Historically, Herefordshire has negotiated developer contributions from new developments through S106 planning obligations set out in a Supplementary Planning Document supporting Unitary Development Plan Policy DR5. This approach was supported in national guidance in Circular 5/05. However, the last Government felt that the use of planning obligations to obtain contributions towards community infrastructure was not being consistently used across different local authorities. Therefore, a new system was needed to afford greater transparency and distinguish between what infrastructure is required in relation to bringing forward a specific site and what is required to contribute to wider community infrastructure needs. Hence a new tariff system (CIL) was introduced to be used instead of obligations for pooled contributions for infrastructure (S106 planning obligations still applying to site specific matters). The above policy will implement the new system for developer contributions. It is not obligatory to require contributions towards infrastructure but it is in line with the vision and objectives on social progress and the spatial strategy

of the Core Strategy to provide for the necessary community infrastructure in association with new development and accords with national guidance.

Have a different charge for different uses

7.12 This option was considered unrealistic given the economic situation in the County. Early indications of the Economic Viability Study are that it would be unviable in terms of attracting new employment generating development into the County to levy any form of charge on new employment uses. It would deter such uses from setting up in the first place here. A standard charge will be levied on all new housing and retail development only for simplicity purposes.

Have different charges in different areas

7.13 This option was considered but viewed as unrealistic because of the fact that current CIL regulations do not allow for area specific variations to the tariff other than those based on economic values e.g. house prices. It is considered that any variation in values in the County is likely to be too small to warrant a different charge in different areas. It would also be very complicated to set different charges in different parts of the County.

Make gains from contributions locally specific and community led

7.14 This option is taken into account in the policy in part as the contributions from planning obligations will inherently be locally focused. The contributions from any tariff will be allocated according to a prioritised list of infrastructure needs as set out and agreed in the LDF Implementation Plan. It is unrealistic to expect all contributions to go to a local area when the impact of new development can be felt in a wider than just local area.

7.15 The Implementation Plan itself has been developed through information received on infrastructure requirements from consultation responses and issues raised through consultation. More locally specific Implementation Plans will be developed as part of the Hereford Area Plan and the Market Towns and Rural Areas Plan.

Key Evidence

Affordable Housing Viability Study
Economic Viability Study (ongoing)

Delivery and Monitoring

7.16 The policy will be delivered through the:

- Market Towns and Rural Areas Plan and the Hereford Area Plan as well as policies in the Core Strategy
- The development management process
- Partnership working with infrastructure providers
- Developer contributions on-site and by commuted sums through Section 106 agreements and through a new community tariff
- An Infrastructure Delivery Group to administer project proposals and propose priorities.

7.16 The following indicators will be used to monitor the effectiveness of the policy:

- Progress against programmes and projects identified within the LDF Implementation Plan
- Developer contributions received to be reported in the Annual Monitoring Report.

Place Shaping Paper

7.17 The majority of respondents to the Place Shaping Paper consultation supported the approach of the Infrastructure Delivery policy. Within the free write text responses the main issues raised were:

- The policy needs clarification regarding the types of infrastructure required and information on the transparency of the process
- CIL and planning obligations would be too onerous and impact on viability and or quality of developments
- Focus needs to be on issues like affordable housing and not a new road
- Should not apply to businesses
- Infrastructure gains should be locally-specific and community led
- Needs to tie in with phasing

7.18 These issues have been addressed in the preferred policy option or as part of options not taken forward.

Key stakeholders comments:

Welsh Water - Support

West Mercia Police - Police infrastructure and that of other emergency services should be provided as part of CIL

Natural England - Need to ensure new road infrastructure does not get all the money when green infrastructure is essential too. Houses should be phased to bring forward Park and Ride and the transport hub first.

English Heritage - Policy should allow for developer contributions to support environmental enhancements in addition to housing and transport.

Malvern Hills AONB - Developer contributions towards improvements required due to increased recreation pressure in AONB from growth.

CPRE - Should include phasing element requiring infrastructure to be in place in early stages of development.

National Farmers Union - Could stifle development in rural areas

Key Evidence

- Herefordshire LDF Economic Viability Study (2010) – outstanding
- Hereford Relief Road Study of Options 2010
- Herefordshire Renewable Energy Study (2010)

UDP policies to be replaced

7.19 Policy DR5: Planning Obligations

Links to Core Strategy Objectives

7.20 This policy will address objectives 1,2,3,5,6,7,8,10,11 and 12.

Results of Sustainability Appraisal and Habitats Regulations Assessment

7.21 To follow

Your views:

Do you agree with the preferred policy for Infrastructure Delivery?

Yes/No

If not, please explain which elements you don't agree with and why?

Please complete your answers at the back of this document

SECTION THREE – CONSULTATION QUESTIONS AND RESPONSE FORM

Please complete any sections for which you have particular interest.

When the relevant parts of the table are completed, this page can be detached and sent to the contact details below.

Do you agree with the preferred policies for:	Yes/No?	If not, please explain which elements you don't agree with and why?
The Economy		
Sustainable Strategic Design		
Tourism		
Sustainable Water Management		
Renewable Energy		
Infrastructure Contributions		

Please ensure you complete the following table:

LDF reference number: (if you have one)	
Name: Organisation (if applicable)	
Address	
Postcode:	
E-mail:	
Telephone number:	

Thank you for taking the time to complete these questions.

Please post it (no stamp required) to:

Local Development Framework
Licence No. – RRJX-TLSH-SCYH
Freepost, Forward Planning
Herefordshire Council
PO Box 4
Plough Lane
Hereford HR4 0XH

Your response can also be
faxed to:

01432 383031