

Core Strategy: Developing Options Analysis Schedules

March 2009

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Introduction

- 1.0 A Developing Options Paper was published and consulted upon in the summer 2008. This paper included a draft vision and objectives for Herefordshire 2026 and 4 possible spatial development options. It went on to outline a number of 'Place Shaping' options to address specific issues within Hereford, the market towns and the rural areas and finally a wide range of general policy options such as affordable housing, waste and flooding.
- 1.1 In order to gain opinions on the options a questionnaire was sent to all those registered on the LDF database and copies were made available on the website, at the roadshows and at Info centres and libraries across the County. A slightly amended version of the questionnaire was also sent to the Herefordshire Partnerships' citizen panel known as the 'Herefordshire Voice'. This panel is made up of 1100 representatives of the general public living in Herefordshire. More details on the consultation methods undertaken and the numbers of responses received can be seen in 'Consultation Statement Part 3' which is available on www.herefordshire.gov.uk/ldf or on request from the Forward Planning section.
- 1.2 A total of 62 questions were asked on the questionnaire, some 'tick box' asking people to choose one or more of the options and some 'free write' answers for people to express further views. Two reports have been produced to convey the findings of the 'Developing Option' consultation. The first entitled 'Core Strategy: Developing Options Results Report', highlights the results from the tick box answers on the questionnaire and a summary of the free write text responses. A copy of the 'Results Report' is available on the Forward Planning website (www.herefordshire.gov.uk/ldf).
- 1.3 This is the second report and contains a number of schedules summarising the responses to the free write text questions. These have been grouped and the number in brackets reflects the amount of times that comment was made. The schedules list the comments which were raised most often but it should be noted that the total number of comments made can be seen in the summary of questionnaire response section. The schedules also highlight some of the key stakeholder responses, the results of the sustainability appraisal and the relevant evidence base studies which need to be examined to further the Core Strategy.
- 1.4 The next stage of the Core Strategy will be to take the responses gathered for the consultations, the emerging evidence base and the results from the sustainability appraisal and Habitats Regulation Assessments and refine the vision and objectives, devise a preferred spatial strategy, formulate some further 'Place Shaping' options and preferred general policy options. It is anticipated that further public consultation will be undertaken in the summer 2009.

Do you think the vision is appropriate for Herefordshire?	Part: 1 Qu: 2
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Summary of Questionnaire responses

Q1: Do you think the Vision is appropriate for Herefordshire?

Number of respondents: 779
 Yes: 77%
 No: 23%
 Number of 'no options'/ answer not provided - 203

Therefore, received overwhelming support for the Vision.

Q2: If not appropriate, what changes would you suggest?

243 comments were made to this question suggesting ways in which the vision could be improved. These are detailed below.

Summary of questionnaire comments received

- Unrealistic or complicated or too costly (61)
- Too great an emphasis on Edgar Street Grid (46)
- Insufficient emphasis on infrastructure generally (19)
- Too much growth/housing (18)
- Weak economic section (17)
- More emphasis needed on cost of energy (17)
- Emphasis on transport generally (16)
- General support (16)
- Need more emphasis on market towns and rural areas (15)
- Protection of rural environment/quality of life (14)
- Emphasis on Outer Distributor Road is incorrect (14)
- Need more emphasis on public transport (13)
- More emphasis needed on climate change (11)
- More emphasis needed on local food production (11)
- Strap line wording needs amending to include three themes (10)

Summary of responses from Stakeholders

Government Office for the West Midlands: Anticipate that the vision will be further developed in the light of consultations and further stakeholder involvement.

Environment Agency: Refer to flood risk

English Heritage: Should include a clear strand on protecting and enhancing its historic environment resource and safeguarding and reinforcing the distinctive and valued character of its places and landscapes.

Natural England: Suggest alternative headline for vision and number themes

Campaign to Protect Rural England – Expresses concern at change to wording of key issues. Vision strapline is worthy but ungrammatical. Should have reference to character rather than communities. Should not be reference to Outer Distributor Road in vision, should be in later policy.

Friends of the Earth - Include the need for reductions in carbon emissions. Emphasise the importance of agriculture to Herefordshire's future. Remove reference to "the provision of a new Outer Distributor Road".

Outstanding issues:

Refer to regeneration of wider city centre in conjunction with Edgar Street Grid
Economic growth may not be achieved across whole plan period, will require flexibility
Greater reference to rural issues
Reference to reducing carbon emissions, cost of energy?
Outer Distributor Road reference, public transport
Strap line wording

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far?

Not Applicable

Other Evidence Base links to check:

Climate Change Background Paper (ongoing - expected Spring 2009)
Results of Vision Workshops (January 2009)
Transport Study (ongoing - expected Spring 2009)
Rural Proofing

What change needs to be made/where is the evidence leading:

Further development at workshops and rewrite to vision particularly to reflect Edgar Street Grid, economic section, rural issues, Outer Distributor Road reference and climate change
Prepare vision background paper.

Do you think the Objectives are appropriate for Herefordshire?	Part: 1 Qu: 4
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Summary of Questionnaire responses

Q3: Do you think the Objectives are appropriate for Herefordshire?

Number of respondents: 779
80% agreed objectives were appropriate for Herefordshire
20% disagreed
Number of no opinion / answer not provided: 203

Therefore, received overwhelming support for the appropriateness of the objectives

Q4: If not, what changes would you suggest?

209 comments were received to this question suggesting changes to the objectives which are detailed below.

Summary of questionnaire comments received

General Comments
Unrealistic (44)
Support (12)
Need greater emphasis on climate change etc (12)
Lacks local distinctiveness (9)

Objective 1
Too much growth (21)
Need greater emphasis on affordable housing (6)
Need to define settlements (5)

Objective 2
Need greater emphasis on infrastructure generally (9)

Objective 3
Need greater emphasis on education generally (5)

Objective 4
Need greater emphasis on public transport in rural and urban areas (7)

Objective 5
Reference to Outer Distributor Road is unnecessary (13)
Need greater emphasis on public transport (5)

Objective 6
Section on economic prosperity considered weak (5)
Need more emphasis on employment generation generally (5)

Objective 7
Omit reference to Edgar Street Grid (13)
Need more emphasis on rural areas (11)

Objective 8
Need more emphasis on tourism (5)

Objective 9
Need greater emphasis on design generally and sustainable design and construction (6)
Need more emphasis on climate change including carbon reduction (5)

Objective 10

Need greater emphasis on protecting the environment (9)

Refer to importance of agriculture/agricultural land (4)

Summary of responses from Stakeholders

West Midlands Regional Assembly: There is surprisingly little discussion of specific issues facing rural areas.

Environment Agency: Support.

English Heritage: Expected to see the inclusion of a specific objective for the historic environment and recommend specific wording changes.

Natural England: Broad support, but recommend specific wording changes.

Campaign to Protect Rural England – Objectives should relate more directly to Key Issues. Climate change should be an objective in its own right. Greater reference needed to affordable housing, local food production. Remove reference to Outer Distributor Road.

Wye Valley/Malvern Hills Area of Outstanding Natural Beauty: Objectives 9 and 10 should refer to Areas of Outstanding Natural Beauty.

Friends of the Earth: New overarching objective needed to reflect the reduction needed in carbon emissions and dependence on fossil fuel and how food security will be enhanced through sustainable development. Suggest other specific wording changes.

Outstanding issues:

Emphasis on climate change, rural issues, transport generally

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

SA:

There are possible conflicts in achieving sustainability for some of the objectives namely issues of traffic congestion, use of natural resources of energy, impact on climate change, flood risk, pollution and protection of environmental assets. The Core Strategy will need to address these conflicts.

HRA:

No assessment undertaken

Other Evidence Base links to check:

Climate Change Background Paper (ongoing - expected Spring 2009)

Results of Vision Amendments (January 2009)

Transport Study (Ongoing - expected Spring 2009)

Rural Proofing

What change needs to be made/where is the evidence leading:

Amend wording to Objectives in light of consultation, changes to Vision and evidence emerging from background studies

Are there any further major advantages or disadvantages to Option A?	Part: 2 Qu: 5/6
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Summary of Questionnaire responses

Q6: Do you agree that a strategic option with a focus on the economy is a realistic option for accommodating growth in the County?

Number of respondent: 748
 Yes: 74%
 No: 26%
 Number of no opinions / answer not provided: 234

Q5: Are there any further major advantages or disadvantages to Option A?

159 comments were made regarding Option A. Many of them not stating further advantages or disadvantages but general comments regarding the implementation of Option A.

Summary of questionnaire comments received

- Ignores the rural west and could possibly lead to rural deprivation (18)
- Need infrastructure improvements (16)
- Focus on economy, the rest will follow (12)
- Concern growth will affect character of settlements/County (12)
- Not enough emphasis on environment (9)
- Concentrates growth to east with better transport links and economic demand (8)
- Need to combine elements of all 3 options (8)
- Concern regarding effect on Area of Outstanding Natural Beauty (7)
- Need public transport improvements (7)
- Encourages use of private car and commuting (7)
- Not appropriate to rural areas/communities (7)
- Focus on brownfield land and reduce loss of agricultural land (7)
- More emphasis on affordable housing (7)

Summary of responses from Stakeholders

West Midlands Regional Assembly: Need to reject Option A to provide a balanced network of rural centres as this focuses on the eastern corridor and isolates the rural west. This is not in accordance with the principles of rural renaissance.

English Heritage: Advantage - continue to enhance Hereford's role as the County town. Disadvantage - focus growth to the east, underplaying the opportunities for strengthening cross-border economic links with Wales.

Natural England: Could increase traffic impact if employment growth is road based, if skills not available will encourage inward commuting. Hinterland clusters of businesses could serve Hereford and market towns. Past levels of growth in Ledbury are significant and scope in Bromyard is limited without affecting character. Emphasis on these places should be less than Hereford, Leominster and Ross-on-Wye.

Wye Valley/Malvern Hills Area of Outstanding Natural Beauty: Parts of both Areas of Outstanding Natural Beauty are found within this eastern corridor. The Area of Outstanding Natural Beauty designation could restrict the economic growth in and adjoining these areas and could conflict with their national importance for natural beauty and with the requirement that conservation of the natural beauty of the landscape and countryside be given great weight in policy and decision making.

Outstanding issues:

Devise a settlement hierarchy to support the option choice.
Inclusion of rural issues, especially avoiding rural deprivation in the west.
Ensure environmental issues particularly regarding character of rural settlements are taken into account.
Work with service providers and private suppliers to ensure infrastructure availability.

Other Evidence Base links to check:

Settlement Hierarchy Background Paper (ongoing - expected Spring 2009)
Strategic Housing Market Assessment 2008 (completed)
Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
Herefordshire Local Transport Plan 2 2006/7 – 2010/11 (completed)
Transport Study (ongoing - expected Spring 2009)
Herefordshire Economic Development Strategy (2006) (completed)
Herefordshire Community Development Strategy (2006) (completed)
Water Cycle Study (ongoing)
Strategic Flood Risk Assessment (completed)
Employment Land Review (ongoing - expected Spring 2009)
Characterisation Assessment (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

SA:

Overall this option was considered to be moving towards sustainability.
Advised measures taken to ensure rural west does not become deprived
Mixed use development maximized
Integrated public transport essential
Integrated green spaces will aid reduction in car use, cleaner air, less congestion
Assessment of landscape and historic character recommended.

HRA:

The main sites of concern under this Option are the River Wye and Wye Valley Woodlands and Bat sites due to the River Wye being at critical load and the proposed development in the south east of the County.

What change needs to be made/where is the evidence leading:

Investigate possible preferred option combining the elements of the all three strategic Options A-C.

Are there any further major advantages or disadvantages to Option B?	Part: 2 Qu: 7/8
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Summary of Questionnaire responses

Q8: Do you agree that a strategic option with a focus on society is a realistic option for accommodating growth in the County?

Number of respondent: 716

Yes: 76%

No: 24%

Number of no opinion / answer not provided: 266

Q7: Are there any further major advantages or disadvantages to Option B?

126 comments were made regarding Option B. Many of them not stating further advantages or disadvantages but general comments regarding the implementation of Option B.

Summary of questionnaire comments received

More emphasis needed on public transport especially rail (17)

Options too focused on existing settlements, concern regarding rural deprivation as a result (17)

More emphasis on economics and providing working opportunities (16)

Should combine elements of all three options (9)

Option shares growth across the county to areas with facilities/services (9)

Concern expanding settlements will destroy character (7)

Infrastructure improvements and updates required if option is to work (6)

Encourages the use of the private car thus congestion (6)

Unrealistic and too limited (6)

Option achieves/supports principles of Community Strategy, regeneration and social issues (5)

Should focus on market towns (5)

Summary of responses from Stakeholders

Natural England: A focus on 4 of the 5 market towns is one way of stimulating employment, investment and services in much of the county. Must provide for the County's identified needs/priorities for safeguarding and improving the quality of life, meet environmental standards, capacity and limits and drive the transition to a low carbon economy.

The choice of hinterland settlement will be very important to achieving the outcomes.

Option strongly aligns with most key issues for local people and three out of four themes of the Community Strategy. Favour sub-option i and ii. Need for integration between public transport and rail to avoid use of car.

Wye Valley/Malvern Hills Area of Outstanding Natural Beauty: Focussing growth on Hereford and Leominster may have the benefit of reducing the demand for development in Ledbury and Ross-on-Wye which may lead to lesser impacts on the Areas of Outstanding Natural Beauty. However, as part of a society focussed approach it is possible that development could also be directed towards these Area of Outstanding Natural Beauty towns as well as settlements such as Colwall with regards to character and environmental capacity.

Outstanding issues:

Improvements and integration in public transport network
Produce settlement hierarchy to support option choice
Need to ensure infrastructure availability by working with suppliers

Other Evidence Base links to check:

Settlement Hierarchy Background Paper (ongoing - expected Spring 2009)
Strategic Housing Market Assessment 2008 (completed)
Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
Herefordshire Local Transport Plan 2 2006/7 – 2010/11 (completed)
Transport Study (ongoing - expected Spring 2009)
Herefordshire Economic Development Strategy (2006) (completed)
Herefordshire Community Development Strategy (2008) (completed)
Water Cycle Study (ongoing)
Strategic Flood Risk Assessment (completed)
Employment Land Review (ongoing - expected Spring 2009)
Characterisation Assessment (ongoing)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

SA:

Overall this option is moving towards sustainability
Need to explain the meaning of 'sustainable settlement'
Mixed use schemes and appropriate design important
Need for improved public transport & infrastructure
Landscape Assessments recommended

HRA:

The main site of concern at this stage is the River Wye as impacts of growth on critical load are unknown.

What change needs to be made/where is the evidence leading:

Investigate possible preferred option combining the elements of the all three strategic Options A-C

Are there any further major advantages or disadvantages to Option C?	Part: 2 Qu: 9/10
<p>Summary of Questionnaire responses</p> <p>Q10: Do you agree that a strategic option with a focus on the environment is a realistic option for accommodating growth in the County?</p> <p>Number of respondent: 730 Yes: 75% No: 25% Number of no opinion / answer not provided: 252</p> <p>Q9: Are there any further major advantages or disadvantages to Option C?</p> <p>132 comments where made to Option C. Many of them not stating further advantages or disadvantages but general comments regarding the implementation of Option C.</p>	
<p>Summary of questionnaire comments received</p> <p>Need to integrate elements of other options (21) Environment must be the focus (16) Need more emphasis on sustainable issues (climate change, fuel poverty, carbon neutral, renewable energy) (15) Unclear as to how the map and option were devised, appears to only be based on landscape (11) Concern regarding development in flood plains (11) Improvements in public transport and infrastructure needed (9) Concern regarding the loss of greenfields and agricultural land (7) Tourism and facilities for tourism should be encouraged (7) Option takes account of environmental assets (5) Helps to preserve character of settlements and Area of Outstanding Natural Beauty (5)</p>	
<p>Summary of responses from Stakeholders</p> <p>Environment Agency: Support this option in principle given the protection and enhancement of all environmental assets. The Strategic Flood Risk Assessment should also be referenced. The creation of new and improved flood storage should also be included and reducing flood risk and environmental enhancements for climate change should be seen as a possible advantage within the option.</p> <p>English Heritage: Although inclusion of this option and its overall aspiration is welcomed, the extent to which the County's historic environment resource has been taken into account is unclear.</p>	

Natural England: Natural England strongly supports this option. A positive way of ensuring the value of the natural environment is fully recognised in spatial planning. Supporting and enhancing the environmental quality of Herefordshire will enable the development of a robust, sustainable economy with associated social benefits. Development beyond the County's environmental capacity will degrade the environment with economic and social implications.

National Trust: Concern regarding the influence environmental enhancement objectives would have on the spatial distribution of housing and employment growth. Environmental assets appear only to be related to the natural environment and not the historic. The historic environment needs to be considered too.

Wye Valley/Malvern Hills Area of Outstanding Natural Beauty: This option has a major advantage in relation to the Areas of Outstanding Natural Beauty. It steers major growth away from sensitive areas. Although some development at Ledbury and Ross-on-Wye and in smaller settlements may provide socio-economic benefits to the Area of Outstanding Natural Beauty this option gives priority to the environment and is supported by us.

Outstanding issues:

Ensure climate change and other sustainable issues are included
Ensure all environmental capacity is taken into account
Identification of areas of limited environmental value

Other Evidence Base links to check:

Climate Change Background Paper (ongoing - expected Spring 2009)
Characterisation Assessment (ongoing)
Landscape for Living project (completed)
Biodiversity Action Plan (completed)
Landscape Character Assessment (completed)
Settlement Hierarchy Background Paper (ongoing - expected Spring 2009)
Strategic Housing Market Assessment 2008 (Completed)
Strategic Housing Land Availability Assessment (ongoing - June 2009)
Herefordshire Community Strategy (2008) (completed)
Water Cycle Study (ongoing)
Strategic Flood Risk Assessment (completed)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

SA:

This option is moving towards sustainability on an economic front, neutral on social side and moving away on environmental theme although it has most potential to enable a sustainable County.

Adaptation to climate change should be considered and opportunities harnessed

More emphasis on climate change required.

Need to identify areas of County with limited environmental value

HRA:

The main site of concern at this stage is the River Wye as impacts of growth on critical are unknown.

What change needs to be made/where is the evidence leading:

Developing a preferred option which includes the important elements of the environment option.

Need to identify areas of County with limited environmental value

Are there any further major advantages or disadvantages to Option D?	Part: 2 Qu: 11/12
<p>Summary of Questionnaire responses</p> <p>Q12: Is a new/expanded settlement a realistic option for accommodating new growth?</p> <p>Number of respondents - 709 Yes 38% No 62% Number of no opinion/answer not provided: 273</p> <p>Q11: Are there any further major advantages or disadvantages to Option D?</p> <p>142 written comments to question 11 (further advantages/disadvantages to Option D). Most comments were negative with only about 11% providing positive reasons for this option. (see also related proforma regarding responses to question 13).</p>	
<p>Summary of questionnaire comments received</p> <p>Not an appropriate option for Herefordshire (36) A new settlement may compete with Hereford, the market towns and existing villages to their detriment (14) This option would not protect, regenerate or support existing settlements (13) This option could damage the environment and character of the County (11) Existing issues regarding infrastructure would not be resolved through this option, including roads, water supply and sewage capacity (10) No need for this level of housing, build to meet local needs (10) New settlement has the potential to be sustainable but only if planned with transport infrastructure (9) Option is not well defined and remains unclear as to whether this is realistic (7) Distribute housing more evenly across the County (7) Any proposal will need to plan for buildings to have a nil carbon footprint (5) New settlement for Herefordshire would be contrary to the Regional Spatial Strategy (5) Expansion of an existing settlement would be preferable to a new settlement (5)</p>	
<p>Summary of responses from Stakeholders</p> <p>West Midlands Regional Assembly: This Option would not be in general conformity with existing or emerging Regional Spatial Strategy.</p> <p>Environment Agency: Support option in principle with potential for a sustainable settlement meeting the Strategic Flood Risk Assessment and Water Cycle Study objectives. A further advantage would be to reduce flood risk if development is steered to area of low flood risk</p> <p>English Heritage: Difficult to determine whether this is a reasonable option without an indication of the scale of growth and its broad location. Challenge to build a settlement to complement the historic settlement pattern of the County and its present day functioning. Disadvantages include time between housing development and service/facilities provision.</p>	

Natural England: Option is contrary to Regional Spatial Strategy and will have an effect on natural resources such as landscape, water and flood plains. Emphasis could deflect from resolving key issues in other parts of the county and could alter historic character

Herefordshire Nature Trust: The trust does not think that Option D is a good option.

Campaign to Protect Rural England: Only if evidence emerges that accommodating housing growth in Hereford and the existing market towns is impractical or environmentally damaging would a case be made for a new settlement. Only acceptable if not environmentally damaging. Could be self-sustaining and have good transport connections.

National Trust: New and expanded settlements are potentially different in their environmental and social consequences and as a result the degree to which they might be considered a realistic option. An expanded settlement might be a realistic option.

Outstanding issues:

Whether, given non conformity with the existing Regional Spatial Strategy (and content of the emerging Phase 2 revision) and results of the Developing Option consultation, the option of a new settlement should be advanced any further?

Other Evidence Base links to check:

Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
Landscape Character Assessment (completed)

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

SA:

Neutral outcome as insufficient detail regarding location. Impact on economy & society of existing market towns would need to be carefully considered.

HRA:

Difficult to assess impacts as site of any proposed new settlement not defined.

What change needs to be made/where is the evidence leading:

At present there is no evidence to suggest that the new settlement option should be advanced.

Do you have any suggestions as to where a new or expanded settlement could be located?	Part: 2 Qu: 13
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Summary of Questionnaire responses

Q13. Do you have any suggestions as to where a new or expanded settlement could be located?

180 comments were made regarding this question suggesting a number of potential locations where respondents considered a new/expanded settlement could be located, suggesting criteria against which a location could be chosen or indicating why a new settlement should not be developed.

(see also related proforma regarding responses to question 11-12).

Summary of questionnaire comments received

No new settlement should be developed in the County (29).
The A49 corridor north of Hereford would be an appropriate location - eg Moreton-on-Lugg, Wellington, Dinmore (22).
Ross-on-Wye area (14).
Existing settlement with good facilities, infrastructure, public transport and employment opportunities (9)
Hereford (9)
Leominster (9)
Existing urban areas (7)
South/south west of Hereford with the ability to make use of the rail line eg Pontrilas, Ewyas Harold (7)

Summary of responses from Stakeholders

Natural England: Does not regard Herefordshire as an appropriate location for a new settlement. Depending on scale an expanded settlement could be located to east of Ross-on-Wye.

Outstanding issues:

(see also related proforma regarding responses to question 11-12)

Although a number of locations have been suggested for a new settlement no significant private sector developer or consortium have suggested a location or even that such a proposal is realistic in Herefordshire. Given that the involvement of such an organisation would be essential this adds to the evidence that such a proposal would not be appropriate for inclusion within the Core Strategy.

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Not applicable

Other Evidence Base links to check:

Strategic Housing Land Availability Assessment (Ongoing - expected June 2009)

What Options should be explored further/where is the evidence leading?

At present there is no evidence to suggest that a new settlement option should be advanced.

Is there anything else you would like to say about the strategic options, including any other options that we have not thought of?	Part: 2 Qu: 14/15
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Summary of Questionnaire responses

Q14: Which ONE strategic option do you think would be best for Herefordshire?

Number of respondents: 777
Option A – Focus on economy - 40%
Option B – Focus on society – 28%
Option C – Focus on environment – 28%
Option D – Focus on new or expanded settlement – 4%
Number of answers not provided: 205

Q15: Is there anything else you would like to say about the strategic options, including any other options that we have not thought of?

326 comments were made to this question, the detail of which can be seen below.

Summary of free-write questionnaire comments received

Not mutually exclusive options, preferred should be a combination of all three (90)
Public transport is key and improvements are required (31)
Document difficult to understand / more information needed / option to vague (21)
Focus on environment is paramount, should include all elements and be cross-cutting (19)
Infrastructure improvements needed (15)
Climate change/peak oil/ renewable energy/ CO² reduction important issues and should be addressed (13)
Principle focus should be on sustainability (11)
No need for new settlement (11)
Transport links inadequate (10)
Concern regarding vacant shops (10)
Should have option based on protecting historic character of county (10)

Summary of responses from Stakeholders

West Midlands Regional Assembly: Document difficult to follow. The four strategic options themselves provide a fairly narrow basis for developing a spatial strategy, but preferred probably a combination of all four. Focussing in themes, the paper misses opportunities to incorporate wider spectrum of issues. No reference to the Rural Regeneration Zone or its priorities. Need more on rural economy to help implement Regional Spatial Strategy policies RR2 (The Rural Regeneration Zone), PA14 (Economic Development and the Rural Economy) and PA15 (Agricultural & Farm Diversification).

Environment Agency: Would expect an option to ensure the sequential testing and phasing of sites based on flood risk and appropriate policy to require the use of Sustainable Urban Drainage Systems, flood risk reduction and enhancement. Would recommend that the Strategic Flood Risk Assessment is utilised to inform how future growth will be distributed. In the absence of the above evidence base we cannot make detailed comments at this time. We support the reference to the issues of climate change and environmental protection and enhancement as being 'critical to the development of any sustainable spatial strategy'.

English Heritage: It is likely that a combination of elements from each of the strategic options is most likely to address the widest range of issues and opportunities for accommodating new development across the county and meeting sustainable development objectives. Development should be informed by historic character of rural landscape, settlements and urban areas.

Natural England: The criteria for selection of 'hinterland settlements' (Option A) and sustainable settlements' should be explicit and subject to future Local Development Framework consultations. More information is required on the level of expansion.

Campaign to Protect Rural England: Do not consider the division into competing social, economic and environmental categories is either feasible or desirable. New development will be determined by a combination of economic demand, public transport viability and environmental constraints. Hereford and its hinterland may prove to be a more realistic location but this would be constrained by Regional Spatial Strategy to limit the city's share of housing growth to half of the total county target. In principle Option B is misconceived in that social deprivation will be best served by increasing the number of jobs. However, in practice this option seems to be about locating housing within accessible public transport zones. This is a strategy we would strongly support. Option C is confusing and not backed by evidence. No practical mechanisms for achieving enhancement are proposed. The new concept of 'high value/lesser for achieving quality environmental assets' shown on figure 3 appears without any background information whatsoever to explain or justify it.

Wye Valley/Malvern Hills Area of Outstanding Natural Beauty: Solution is likely to be a combination of the first three options, with the principal focus being on sustainability.

Herefordshire Nature Trust: Overall, the Trust is of the opinion that when making these decisions elements of Options A, B and C must be taken into account, though environmental issues must be cross-cutting.

Advantage West Midlands: Growth in the south and east corridors are viewed as a positive step. Supports Ross being considered for future growth due to location of motorway network and as an attractive market town. Model Farm has potential to deliver live work units and support rural diversification. There are also opportunities for locally based businesses operating around Ross's rural hinterland to relocate there as they expand.

Friends of the Earth: Option C should form the base map for Option B. The options should be taken together. The evidence base is lacking on key issues such as water, housing land availability and transport. The plan does not place sufficient emphasis on the problems of climate change and energy security.

Outstanding issues:

Development of Settlement Hierachy to support Option choice
Work with service providers and private suppliers to ensure infrastructure
Ensure climate change and sustainability issues are taken fully into account.
Investigate combination of the elements Options A, B & C.

Other Evidence Base links to check:

Settlement Hierarchy Background Paper (ongoing - expected Spring 2009)
Strategic Housing Market Assessment 2008 (completed)
Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
Herefordshire Local Transport Plan 2 2006/7 – 2010/11 (completed)
Transport Study (ongoing - expected Spring 2009)
Herefordshire Economic Development Strategy (2006) (completed)
Herefordshire Community Strategy (2008) (completed)
Water Cycle Study (ongoing)
Strategic Flood Risk Assessment (completed)
Employment Land Review (ongoing - expected 2009)
Characterisation Assessment (ongoing)
Climate Change Background Paper (ongoing - Spring 2009)

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Both options are considered neutral

What Options should be explored further/where is the evidence leading?

Investigate possible preferred option combining the elements of the all three strategic
Options A-C

Is there anything else you would like to say about the development of Hereford?

**Part: 3 Qu:
16/23**

Summary of Questionnaire responses

Q16 What role should Hereford have in the future?

Number of respondents: 732

Option 1 - Continue and enhance current role: 76%

Option 2 - Define a specific/specialist role: 24%

Number of no opinion/answer not provided: 250

Q17 How and in which direction should Hereford grow?

Allocated growth to the south:

Number of respondents: 360

Yes: 31%

No: 69%

Number of no opinion / answer not provided: 622

Allocate growth to the west:

Number of respondents: 352

Yes: 32%

No: 68%

Number of no opinion / answer not provided: 630

Allocate growth through a combination of areas to the south and west:

Number of respondents: 430

Yes: 59%

No: 41%

Number of no opinion / answer not provided: 552

Disperse the growth to a number of smaller areas in various locations around the city:

Number of respondents: 576

Yes: 81%

No: 19%

Number of no opinion / answer not provided: 406

Q18 Which type of employment should be Hereford's focus for growth?

Number of respondents: 811

Option 1 - A wide range of employment sectors: 47%

Option 2 - Encourage specialist areas: 25%

Option 3 - Diversify into new employment areas: 28%

Number of no opinion / answer not provided: 171

Q19 How do we want Hereford to improve as a centre?

Number of respondents: 805

Option 1 - Plan for whole town centre: 59%

Option 2 - Define specific 'quarters': 41%

Number of no opinion / answer not provided: 177

Q20 What range of shops should Hereford offer?

Number of respondents: 782

Option 1 - Protect the existing shopping provision of a range of smaller independent and specialist shops, whilst supporting the Edgar Street Grid development as a preferred location for larger units: 61%

Option 2 - Seek to increase the range and mix of retail unit sizes offered across the city including the Edgar Street redevelopment: 39%

Number of no opinion / answer not provided: 200

Q21 What new transport infrastructure is required in Hereford to accommodate growth and how will it be provided?

Number of respondents: 807

Option 1 - Deliver a blended package of transport and public transport improvements, including Outer Distributor Road: 79%

Option 2 - Develop a package of public transport measures to enable growth without the provision of an Outer Distributor Road: 21%

Number of no opinion / answer not provided: 175

Q22 If an 'outer distributor road' were to be built, would you favour a route to the east or west of the city?

Number of respondents: 728

East: 48%

West: 52%

Number of no opinion / answer not provided: 254

Q23 Is there anything else you would like to say about the development to Hereford?

A total of 388 comments were received to this question, many of them commenting on Edgar Street Grid.

Summary of questionnaire comments received

Further growth is hindered by poor transport links. A new road is the vital first step before development (64)

Develop sustainable modes of transport (46)

Future role of Hereford (44)

Edgar Street Grid is not the best location for new shopping. Restrict Edgar Street Grid to a minimum and concentrate new development and growth and enhancement on original town centre (38)

Edgar Street Grid does not link and divides the town centre. Edgar Street Grid needs to be integrated with City Centre (26)

Edgar Street Grid needs to be reviewed/reconsidered/removed/alternative options (24)
Preserve Independent retailers, encourage small specialist shops, foster distinctiveness, and avoid dominance of national chains (22)
Suggested directions of housing growth for Hereford and market towns (20)
Concern over appearance and state of City Centre, Hereford losing its character and impact of further development (14)
Parking issues (13)
List of suggested Outer Distributor Road routes (11)
Design issues(11)
Integrate a mix of uses which promotes sustainability (9)
Diversification of the economy (8)

Summary of responses from Stakeholders

Civic Society – Outer Distributor Road should be completely around the city and go $\frac{3}{4}$ round – south, east, north to A438 west. Queries why north hasn't been highlighted. Hereford should expand north (mainly) west and south but with care. No choice to exclude Edgar Street Grid in questions. Concern the effect 'economic development' into the foreseeable future will have on Hereford and its landscape.

Hereford Labour Party – Housing requirement should be met by Edgar Street Grid, Hereford race course, Hospital farm sites. Park and Ride and second river crossing needed, railway station around Whitestone and second line to Ledbury. Concern over effect Edgar Street Grid will have on city centre shops. Prior to expansion the traffic infrastructure should be considered.

Federation of Small Business – Ensure Edgar Street Grid is much better integrated with the town centre than present plans suggest. Improving traffic flows in Hereford is a key to retail prosperity.

English Heritage – Continue to support the County town role of Hereford in providing a range of services and facilities but also developing its identified strengths. Queries if there is a evidence base on the historic environment. Priority given to the integration of Edgar Street Grid with the town centre. Outer Distributor Road should be pursued as a blended package of measures in response to growth pressures. Should be paralleled by measures to strengthen public transport and sustainable modes of transport.

Herefordshire Friends of the Earth - Q16/18/19/20 distorted by the inclusion of Edgar Street Grid and are not necessarily mutually exclusive. Core Strategy is flawed by having no overall policy on transport and retail. Policy on retail would determine whether Edgar Street Grid is needed and how to integrate into existing centre. An overall policy on transport would contextualise the promise to provide Outer Distributor Road as well as help to determine land uses and choose between development options.

Hereford City Council – A strategic plan for the City Centre should be put in place and implemented as a matter of urgency. Hereford needs to offer niche quality shopping. Existing centre should be valued and enhanced. Hereford remains the only community on A49 without a bypass and is essential for long term sustainability. Park and Ride would be good.

Pupils of Whitecross High School - Hereford's role should focus on its strengths. There was no consensus on the direction of growth in Hereford. Pupils wanted a wider range of shops in the town centre and considered a balance of new road and cycleways would ease Hereford's traffic issues.

National Trust – A new Outer Distributor Road for Hereford is a matter of strategic importance and should be considered in the Core Strategy. It is inappropriate for the Outer Distributor Road to feature in the vision and objectives because it is an aim rather than an objective and there are a number of unresolved questions relating to whether and where.

Herefordshire Nature Trust – Hereford has a number of watercourses and it is important that these remain open with no culverting. These will form the backbone of the green infrastructure and should have good buffer zones (around 25m) to allow species to live in, and move through the urban area.

Natural England – The underused and brownfield land and buildings should make a full contribution to the city's housing and economic regeneration needs. River Wye should be protected for the direct and indirect adverse effects of Hereford growth. Growth should enhance the values of the river and wider green infrastructure. Growth point status should assist in the integrated sustainable transport solutions to alleviate the city's congestion. Including beneficial actions such as rail freight and new stations.

The Bulmer Foundation – Hereford should develop its role as the centre of the County complementing the development of the County as a centre of excellence for SME's particularly in food, drink and sustainable technologies – and as a (green) tourist destination. Emphasis should be on encouraging thriving supportive communities and small companies to flourish and grow. Key priority should be to provide an infrastructure which encourages local purchase and consumption of County foods. Transportation is a key issue and support proposals to improve public transport, park and ride and enhance active transport

Hereford City Partnership – Enlargement of city centre will lift city's shopping offer but will have a drastic affect on footfall and traffic. Need to maintain Unitary Development Plan stance of planning for town centre as a whole. Retail and heritage quarters incorporate all necessary areas easily. Concern negative impact out of town retail could have. Need to balance housing and employment growth and opportunities for people to work locally so can walk, cycle or drive to work. Choice of site is immaterial as need the ability to be cater for housing, employment and be close to schools, shops and local services whilst protecting the environment. Advantage of greenfield sites is that have potential to provide additional facilities. If employment is to remain south of the river then consideration needs to be given to provision of local transport to Rotherwas. Support mixed unit sizes and frontages. Should be policy to limit the amount of existing shops which can relocate to Edgar Street Grid. Concern regarding location of car parking on Edgar Street Grid. Should consider the area of Berrington Street and Aubrey street for possible retail and leisure development as in the Unitary Development Plan. This would be a viable extension of the city. Need to implement traffic measures prior to development. Concern regarding effects on eastern part of the city due to lack of car parking. Support proposed transport hub near the railway station but this must be supported by Park and Ride and bus priority lanes.

Campaign to Protect Rural England - Maximise land use within the city boundary before extensions beyond. Minimise the loss of greenfield land and contribute to climate change policy by reducing the need to travel. Not convinced the Strategic Housing Land Availability Assessment identified full potential including homes above shops and believe the methodology is flawed. Transport study has not yet been produced so question is premature and unsound. Needs to be a shift in public transport and a need to mitigate climate change and rising fuel prices.

Advantage West Midlands – Need to improve the quality of retail offer in Hereford and Edgar Street Grid will be a major contribution to this and employment opportunities as well as complement the historic core and independent retail offer. Limited capacity for growth of office accommodation in Hereford. Support option 1 but will need further consideration and the provision of potential second river crossing.

Environment Agency – Note the comments regarding Edgar Street Grid and the flood alleviation scheme which should reduce flooding elsewhere in Hereford. Strategic policy options for Hereford will need to take into account Edgar Street Grid and the strategic flood risk consideration and surface water management plans.

Transition Hereford – Objective should be to become an inviting centre of social and commercial interaction. Should compete by expanding and enhancing rural/food connection combined with art civic learning and leisure services. Should be outlets for local traders and producers. Improve Buttermarket. Street layouts should favour pedestrians, cycling and those with mobility problems. The use of green technology should be required in all new developments. Affordable and sheltered housing provision should be placed in under occupied buildings.

Cycle Hereford – Would prefer to see option of blended transport improvements without Outer Distributor Road. Most trips could be cycled or walked within 10 minutes of centre. Local Development Framework should aim at increasing cycling targets. Housing, retail and employment policies should be supported by non-fossil fuel modes. Should be sustainable provision of car free developments at higher densities whilst maintaining open green, green and allotment spaces. Car-free developments and higher densities would underpin improved public transport systems.

Herefordshire Green Party – Support substantial improvements in cycling and pedestrian facilities and public transport which is flexible and integrated. Support the promotion of car sharing schemes.

Rail for Herefordshire – No space to comment on Edgar Street Grid. Concerned that Edgar Street Grid will not revive city centre or reduce congestion. Edgar Street Grid needs sustainable housing, the old businesses to be retained. No need for new retail centre. Disapprove of new road in front of railway station.

Voluntary Sector Assembly – Unsure whether Outer Distributor Road will meet future needs of county, better upgrade public transport in light of rise in oil prices. Outer Distributor Road may be better to the west as more major roads on that side. Large scale developments are more likely to be out of character with the city than small infill plots or areas of expansion.

Hereford Witness Service – More focus on river as an attraction. Concern regarding the potential over development of Hereford.

Hereford Access for all – Any scheme like Edgar Street Grid must make arrangements to divert heavy traffic away from the city. College need to cover sciences to attract new highly specialised industries to the County. Concern regarding the number of empty shops especially in winter. Need improved public transport especially rail. No new development will be viable without a new river crossing to the east of the city.

Workmatch – With an aging population, parking and access to the city is important.

Access for all – Q22 - West to avoiding damaging wildlife at the Lugg flats

Edgar Street Grid Company – Reference to Edgar Street Grid are welcomed. Important the development of Edgar Street Grid and planning policy dovetail. Edgar Street Grid Masterplan favours a quarter based approach but it is important that a holistic view is taken of the function of the whole centre and uses within it.

Outstanding issues:

Future role of Hereford
Justification and location for the Outer Distributor Road
Location of housing/employment sites
The integration of Edgar Street Grid and the City Centre
Delivery of Edgar Street Grid
Regeneration/Enhancement of the city centre
Development of sustainable modes of transport
Infrastructure needs/challenges
Diversification of the economy
Design
Parking issues
Flooding issues
Protection of the River Wye

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Q16 - Both Options were considered to be neutral but it was considered that Option 1 was slightly more sustainable. The HRA highlights that both Options are likely to place pressure on water and air quality.

Q17 - The SA considered that Options 1 & 3 were moving towards sustainability, Option 2 was neutral and Option 4 is moving away from sustainability. The HRA highlights that Options 1, 2 & 3 will have similar effects on air & water levels/quality and mineral extraction. However Option 4 would place greater pressure on resources.

Q18 - Options 1 & 3 were considered by the SA to be moving towards sustainability with Option 2 being neutral. HRA identifies that each Option would have an effect on emissions, water quality/levels & air quality. In addition, Option 2 could have eutrophication issues.

Q19 - Both Options were considered by the SA to be moving towards sustainability. Similarly the HRA concluded that both Options would enable reductions in air pollution levels but place pressure on water levels/quality and air quality.

Q20 - Both Options were considered to be neutral by the SA. The HRA highlights that both Options are likely to increase traffic emissions this affecting air quality.

Q21 - The SA considered Option 1 to be moving towards sustainability and Option 2 to be neutral. The HRA highlights that both Options could have an effect on air quality.

Q22 - Option 1 was considered to be neutral and Option 2 is moving away from sustainability. The HRA highlighted that either Option would have an effect on air quality, nitrogen enrichment and sedimentation issues.

Other Evidence Base links to check:

Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
Employment Land Review (ongoing - expected Spring 2009)
Herefordshire Economic Development Strategy (completed)
Herefordshire Community Development Strategy (2008) (completed)
Retail Study (ongoing - expected Spring 2009)
Edgar Street Grid studies (ongoing)
Herefordshire Local Transport Plan 2 2006/7 – 2010/11 (completed)
Transport Study (ongoing - expected Spring 2009)
Water Cycle Study (ongoing)
Strategic Flood Risk Assessment (completed)
Characterisation Assessment (ongoing)

What options should be explored further/where is the evidence leading?

To follow

Is there anything else you would like to say about the development of the market towns (general)?

**Part: 2 Qu:
24/31**

Summary of Questionnaire responses

Q24 What role should the market towns have in the future?

Option 1: To continue to plan for each town based on maintaining and enhancing their current roles, as providing multi-functioning roles for their rural hinterlands.

Number of respondent: 631

Yes: 96%

No: 4%

Number of no opinion / answer no provided: 351

Option 2: Develop each market town as a place with a specialist function / role that complements and doesn't complete with others or Hereford.

Number of respondents: 544

Yes: 56%

No: 44%

Number of no opinion / answer not provided: 438

Option 3: Develop better linkages between the market towns and Hereford in terms of location of services and transport links between them.

Number of respondents: 592

Yes: 93%

No: 7%

Number of no opinion / answer not provided: 390

Q30 How should we protect shops in the market towns?

Number of respondents: 775

Option1 - Define primary & secondary shopping frontages: 78%

Option 2 - Define primary frontages only: 6%

Option 3 - Allow market forces to prevail: 16%

Number of no opinion / answer not provided: 207

Q31 Is there anything else you would like to say about the development of the market towns?

302 comments were made to the market town question. Many of them were general comments with 74 being specific about one of the market towns, Question 25 – 29 are shown separately.

Summary of questionnaire comments received

Preserve/enhance historic areas/features/local character (19)
Reduce business rates/rents/cost (19)
Promote local shopping/greater selection of town centre (17)
Decisions on development needs greater care (17)
Reduce empty/food/charity shops (17)
Improve/maintain function of towns (16)
Preserve/provide more/convenient/free car parking (16)
Encourage/improve local shops/crafts (15)
Ensure good transport links between towns/Hereford (14)
Recognise role of towns (14)

Summary of responses from Stakeholders

Government Office for the West Midlands: It would be beneficial to set out the roles of market towns and their inter-relationships and their relationship with Hereford as the Core Strategy is developed.

West Midlands Regional Assembly: Useful background to each identified market town but this would be more contextual section of the paper. The question should relate to how the development of market towns can contribute to achieving a balanced network of service centres, along with smaller settlements.

Environment Agency: Sites should be brought forward and developed based on the lowest flood risk first. Whilst national policy continues to promote brownfield land in preference it should be noted that a more sustainable location may be available on greenfield land in flood zone 1.

English Heritage: Composite approach to offer the most sustainable approach. A range of services is required to serve its rural hinterland, improved linkages would facilitate a specialist function. The scale and distribution of development should be informed by an understanding of the implications for the historic assets of the towns their hinterlands and historic character and whether and indeed how change can be accommodated.

Natural England: Sustainability appraisal and strategic environmental assessment process should be used to evaluate the spatial options for market towns, and given weight in the decisions on the choice of growth directions, and on the proportions of the planned housing growth allocated to each town. The development process should ensure and enable high quality green infrastructure for the significant growth points and for the existing urban areas.

Campaign to Protect Rural England: Kington is physically unsuitable as a location for major housing expansion. Ledbury has already reached the natural limits to its growth. Some scope for growth to the north as well as the south of Leominster, the strategic Housing Land Assessment is flawed in this respect. Continue to resist out of town supermarkets where these would undermine existing centres. Housing growth should be matched with local employment growth with sound evidence for the level of jobs growth that is achievable and housing growth should not exceed this.

Friends of the Earth: Continue to plan for each town based on maintaining and enhancing their current roles as providing multi-functional roles for their rural hinterlands. Develop each market town as a place with a specialist function/role. Develop better linkages between the market towns and Hereford in terms of location of services and transport. There should be a mix of all these options.

Advantage West Midlands: Provision of employment land will need to be closely connected to future housing growth and appropriate service provision. Sustainability of remoter market towns such as Kington will depend on modest growth in housing and employment land, in order to maintain a critical mass to support local services. Housing capacity must be provided in a balanced fashion to ensure that the most appropriate and valuable employment sites are retained and protected.

Outstanding issues:

Protect existing town centres and retail in the market towns
Improve transport links between Hereford and the market towns
Explore the specific role of the market towns

Other Evidence Base links to check:

Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
Strategic Housing Market Assessment (completed)
Water Cycle Study (ongoing)
Strategic Flood Risk Assessment (completed)
Employment Land Study (ongoing - expected Spring 2009)
Characterisation Assessment (ongoing)
Retail Study (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

Q24 - Option 1 & 3 are considered to be moving towards sustainability and Option 2 as being neutral. The HRA highlights disturbance of designated sites and increase in air pollution as possible effects.

Q30 - The SA considered Options 1 & 2 as neutral and Option 3 as moving away from sustainability. The HRA highlighted air quality being effected by Option 1 & 2 with Option 3 also having an impact on water quality, nitrogen enrichment and soil erosion

What Options should be explored further/where is the evidence leading?

Continue the current roles of the market towns within improved links between Hereford and the rural hinterlands.

Continue the current policy stance of protecting town centres by the use of primary and secondary shopping frontage.

Is there anything else you would like to say about the development of the market towns (Leominster)?	Part: 3 Qu: 28/31
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Summary of Questionnaire responses

Q28: In which direction should Leominster grow?

Allocate land to the south or southwest in conjunction with an east-west link road

Number of respondents: 357

Yes: 71%

No: 29%

Number of no opinion / answer not provided: 625

Disperse the growth to a number of smaller sites in various locations around the town

Number of respondents: 337

Yes: 64%

No: 36%

Number of no opinion / answer not provided: 645

Limit further growth to that falling within the existing built-up parts of the town

Number of respondents: 311

Yes: 53%

No: 47%

Number of no opinion / answer not provided: 671

Q31: Is there anything else you would like to say about the development of market towns which were specific to Leominster.

15 comments were made specific to Leominster

General comments regarding development in market towns can be found on an additional proforma

Summary of questionnaire comments received

Suggested areas for expansion (6)

Public transport and other infrastructure improvements required (4)

Regeneration of town centre and other retail opportunities (3)

Concern about type of housing

Need to consider environment

Summary of responses from Stakeholders

Leominster Town Council - The development of housing in Leominster should be towards the south west. This would enhance the reasons for an east-west relief road.

Also see general market towns proforma

Outstanding issues:

Town centre regeneration
Possible need for link road
Identify specific role for Leominster

Other Evidence Base links to check:

Strategic Housing Land Assessment (ongoing - expected June 2009)
Employment Land Review (ongoing - expected Spring 2009)
Strategic Flood Risk Assessment (completed)
Characterisation Assessment (ongoing)
Water Cycle Study (ongoing)
Green Infrastructure Study (completed)
Retail Study (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

Q28 - The SA showed Option 1 as moving towards sustainability and Options 2 & 3 as neutral. The HRA highlighted Option 1 as having a neutral effect overall on air quality but having similar effects as Option 2 & 3 on water quality, water borne pollution and acidity of water.

What Options should be explored further/where is the evidence leading?

Further investigation/traffic study of the east-west link road
Explore further land to the south/south west of Leominster

Is there anything else you would like to say about the development of the market towns (Bromyard)?	Part: 3 Qu: 25/31
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Summary of Questionnaire responses

Q25: In which direction should Bromyard grow?

Allocate growth to the north

Number of respondents: 168

Yes: 38%

No: 62%

Number of no opinion / answer not provided: 814

Allocate growth to the south

Number of respondents: 166

Yes: 43%

No: 57%

Number of no opinion / answer not provided: 816

Disperse the growth to a number of smaller sites in various locations around the town

Number of respondents: 260

Yes: 78%

No: 22%

Number of no opinion / answer not provided: 722

Limit further growth to that falling within the existing built-up parts of the town

Number of respondents: 210

Yes: 59%

No: 41%

Number of no opinion / answer not provided: 772

Q31 – Is there anything else you would like to say about the development of market towns which were specific to Bromyard.

8 comments were made specific to Bromyard

General comments regarding development in market towns can be found on an additional proforma.

Summary of questionnaire comments received

Free car parking (2)

Improve signage

Town needs relief road to industrial estate

Improve Bromyard's communications with rest of County

Pressures on infrastructure

Parking problems lead to problems for retailers

Area suggested for inclusion in Settlement Boundary

Summary of responses from Stakeholders

Bromyard and Winslow Town Council - All market towns need their distinctive character to attract tourism and good hotels and restaurants are essential.

Also see general market towns proforma

Outstanding issues:

Infrastructure issues/capacity

Identify any specific role for Bromyard

Identify any housing/employment needs for Bromyard

Other Evidence Base links to check:

Strategic Housing Land Assessment (ongoing - expected June 2009)

Employment Land Review (ongoing - expected Spring 2009)

Strategic Flood Risk Assessment (completed)

Characterisation Assessment (ongoing)

Water Study (ongoing)

Green Infrastructure Study (completed)

Retail Study (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

Q25 - The SA highlights Options 1 & 2 as neutral and Options 3 & 4 are moving away from sustainability. The HRA raised issues of flooding, impacts on water levels/quality and run off.

What Options should be explored further/where is the evidence leading?

Investigate the need for further housing/employment in town

Identify any specific role for Bromyard

Investigate smaller sites around the town

Is there anything else you would like to say about the development of the market towns (Kington)?	Part: 3 Qu: 26/31
Summary of Questionnaire responses	
Q26: In which direction should Kington grow?	
<p>Limit any further growth to that falling within the existing built up parts of the town or allocated limited employment and housing growth to a number of smaller sites in various locations around the town.</p>	
<p>Number of respondents: 571 Limited: 38% Dispersed: 62% Number of answers not provided: 411</p>	
Q31 – Is there anything else you would like to say about the development of market towns which were specific to Kington.	
<p>4 comments were made specific to Kington</p>	
<p>General comments regarding development in market towns can be found on an additional proforma.</p>	
Summary of free-write questionnaire comments received	
<p>Lack of employment causes need to travel elsewhere Why is Kington protected in comparison to other market towns Town is physically unsuitable as a location for major development Kington is mainly an area of self-employed/small businesses</p>	
Summary of responses from Stakeholders	
<p>Kington Rural and Lower Harpton Group Parish Council: No point in developing housing when car parking in towns is overlooked.</p>	
<p>Also see general market towns proforma</p>	
Outstanding issues:	
<p>Investigate the need for further housing/employment in Kington Identify any specific role for Kington</p>	

Other Evidence Base links to check:

Strategic Housing Land Availability Assessment (ongoing - expected June 2009)

Employment Land Review (ongoing - expected Spring 2009)

Strategic Flood Risk Assessment (ongoing)

Characterisation Assessment (ongoing)

Water Cycle Study (ongoing)

Green Infrastructure Study (Completed)

Retail Study (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

Q26 - The SA considered Option 1 as neutral and Option 2 as moving towards sustainability. The HRA highlights Option 1 as potentially placing pressure on Open Spaces and Option 2 as potentially effecting water supply and sewage treatment.

What Options should be explored further/where is the evidence leading?

Limited allocation in Kington

Is there anything else you would like to say about the development of the market towns (Ledbury)?	Part: 3 Qu: 27/31
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Summary of Questionnaire responses

Q27: In which direction should Ledbury grow?

Allocate growth to the northwest on land currently proposed for employment land

Number of respondents: 276

Yes: 51%

No: 49%

Number of no opinion / answer not provided: 706

Allocate growth to the west, on the western side of the by-pass

Number of respondents: 292

Yes: 38%

No: 62%

Number of no opinion / answer not provided: 690

Disperse growth to a number of smaller sites in various locations around the town

Number of respondents: 336

Yes: 71%

No: 29%

Number of no opinion / answer not provided: 646

Limit further growth to that falling within existing built up parts of the town

Number of respondents: 301

Yes: 59%

No: 41%

Number of no opinion / answer not provided: 681

Q31 – Is there anything else you would like to say about the development of market towns which were specific to Ledbury.

21 comments were made specific to Ledbury

General comments regarding development in market towns can be found on an additional proforma

Summary of questionnaire comments received

Suggested areas for growth (8)

Suggested areas where growth would be inappropriate (5)

Maintain character and promote well designed developments (2)

Summary of responses from Stakeholders

Ledbury Town Council: Encourage development south of Ledbury between the Gloucester and Dymock roads. Principle not to breach the by-pass in Ledbury needs to be reviewed. Land to the South of the town, offers benefits. The options paper presents land to the West of Ledbury as being suitable for development. It may be that other options are realistic and appropriate. Currently the land to the west offers good quality environmental and recreational space. Any development of the canal could offer tourist/recreational potential to the town. This water space will be enhanced if it is free from development. Area on the northern side of Ledbury has a number of industrial units contained within it. This area is appropriate for light industry. Extend by-pass to the North under the railway viaduct to link with the Bromyard Road

Ledbury and District Civic Society: Cap business rates for small business enterprises.

Also see general market towns proforma

Outstanding issues:

Identify any specific role for Ledbury

Highlight possible need for housing/employment in Ledbury

Other Evidence Base links to check:

Strategic Housing Land Assessment (ongoing - expected June 2009)

Employment Land Review (ongoing - expected Spring 2009)

Strategic Flood Risk Assessment (completed)

Characterisation Assessment (ongoing)

Water Cycle Study (ongoing)

Green Infrastructure Study (completed)

Retail Study (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

Q27 - The SA considered Option 1 as moving towards sustainability, Option 2 as moving away and Options 3 & 4 as neutral. The HRA highlighted water quality, water borne pollution, run off, air quality and soil erosion as potential issues.

What Options should be explored further/where is the evidence leading?

Investigate the need for further housing/employment in the town.

Identify any specific role for Ledbury

Is there anything else you would like to say about the development of the Market Towns (Ross-on-Wye)?

**Part: 3 Qu:
29/31**

Summary of Questionnaire responses

Q29: In which direction should Ross-on-Wye grow?

Allocate significant growth to the north

Number of respondents: 273

Yes: 36%

No: 64%

Number of no opinion / answer not provided: 709

Allocate significant growth to the southeast

Number of respondents: 281

Yes: 47%

No: 53%

Number of no opinion / answer not provided: 701

Allocate significant growth to the southwest

Number of respondents: 262

Yes: 22%

No: 78%

Number of no opinion / answer not provided: 720

Disperse growth to a number of smaller sites in various locations around the town

Number of respondents: 350

Yes: 76%

No: 24%

Number of no opinion / answer not provided: 632

Limit further growth to that falling within existing built up parts of the town

Number of respondents: 309

Yes: 58%

No: 42%

Number of no opinion / answer not provided: 673

Q31 – Is there anything else you would like to say about the development of market towns which were specific to Ross-on-Wye.

27 comments were made specific to Ross-on-Wye

General comments regarding development in market towns can be found on an additional proforma.

Summary of free-write questionnaire comments received

Reservations about growth (3)
Concern over growth to the south west and north west (3)
Appropriate that Ross-on-Wye is identified for housing growth (2)
Land to the south-east presents new residential/road link (2)
Support new/existing town businesses (2)

Summary of responses from Stakeholders

Wye Valley Area of Outstanding Natural Beauty: Concerned over the potential expansion of Ross-on-Wye to the north west and south west. These would lead to major encroachments into the Area of Outstanding Natural Beauty.

Pupils of John Kyrle High School: Pupils felt Ross-on-Wye should continue with its multi-functional role. It was considered that the south west would be the preferred growth area but were concerned regarding further development in Ross-on-Wye. Any development should be eco-friendly.

Ross Community Development Association: Supermarkets should be encouraged to return to town centres.

Ross and District Civic Society: Reservations about growth in the built up areas and beyond. If growth is to occur in smaller sites around the town, then sites would have to be carefully selected.

Also see general market towns proforma

Outstanding issues:

Identify any specific role for Ross-on-Wye
Possible housing/employment needs for Ross-on-Wye

Other Evidence Base links to check:

Strategic Housing Land Assessment (ongoing - expected June 2009)
Employment Land Review (ongoing - expected Spring 2009)
Strategic Flood Risk Assessment (completed)
Characterisation Assessment (ongoing)
Water Cycle Study (ongoing)
Green Infrastructure Study (completed)
Retail Study (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Q29 - The SA shows Option 1, 2 & 4 are moving towards sustainability and 3 & 5 are neutral. The HRA highlights water supply, quality and air borne pollution in all Options both with Option 5 having a lesser effect.

What Options should be explored further/where is the evidence leading?

Investigate the need for further housing/employment in the town
Identify specific role for Ross-on-Wye

Is there anything else you would like to say about development in the rural areas?	Part: 3 Qu: 32/36
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Summary of Questionnaire responses

Q32 How should the rural areas grow, including the market towns and all settlements outside of Hereford?

Number of respondents: 798

Option 1: - Growth in Hereford market towns with rural settlements limited to affordable housing meeting local needs only: 27%

Option 2: - Growth in Hereford, market towns and a limited number of sustainable rural settlements, the rest of the rural areas limited to affordable housing to meet local need: 35%

Option 3: - An equal distribution to market towns and sustainable rural settlements: 30%

Option 4: - The majority of growth to go to sustainable rural settlements: 8%

Number of no opinion / answer not provided: 184

Q33 Depending on the level of growth in rural areas, how can development in rural settlements be distributed?

Number of respondents: 801

Option 1 - Limit to brownfield land using criteria policy: 64%

Option 2 - Growth including greenfield land to retain/provide new rural services/facilities: 36%

Number of no opinion / answer not provided: 181

Q34 How should we encourage the diversification of the rural economy?

Number of respondents: 428

Option 1 - Limit in rural areas to farm diversification and small employment sites: 66%

Option 2 - Criteria policy to enable new employment opportunities: 34%

Number of no opinion / answer not provided: 45

Q35 How should we protect our rural facilities?

Number of respondents: 684

Option 1: - Develop more robust criteria based policies to protect and/or increase the provision of small-scale, rural services/facilities, including retail in adjoining settlements

Yes: 95%

No: 5%

Number of no opinion / answer not provided: 298

Option 2: - Identify particular settlements outside of the market towns and Hereford as local service centres and use criteria based policies to promote/protect facilities/services

Number of respondents: 448

Yes: 69%

No: 31%

Number of no opinion / answer not provided: 534

Option 3: - Do nothing and allow market forces to prevail

Number of respondents: 490

Yes: 20%

No: 80%

Number of no opinion / answer not provided: 492

Q36: Is there anything else you would like to say about the development in the rural areas?

240 comments were received to this question. 86 of which were general.

The general consensus within the comments was that rural settlements should retain their local distinctiveness and protect the existing services and facilities whilst promoting sustainability.

Summary of free-write questionnaire comments received

Protect the countryside and local distinctiveness by preventing large development in unsustainable rural locations and promote brownfield land use. (57)

Protect local rural facilities and local food produce, and encourage rural/farm shops in good locations (53)

Recognise rural need and support existing communities (44)

Increased need for affordable housing (23)

Promote the economy and encourage local businesses (22)

Improve public transport (22)

Encourage diversification and support farmers (15)

Promote traditional rural qualities and agricultural practices (11)

Highway infrastructure improvements (10)

Summary of responses from Stakeholders

West Midlands Regional Assembly: The approach to service provision for rural areas and access to these facilities should be directly related to the development of the settlement hierarchy and reflect the need to create a balanced network of service centres. As the Core Strategy progresses to Preferred Options stage it would be advisable for it to take account of emerging research on critical rural services being developed as part of the Regional Spatial Strategy Phase 3 revision.

English Heritage: The Core Strategy will need to balance the needs of diversifying the rural economy with protecting and enhancing the quality of the rural landscape and its settlements – including its historic environment. A criteria based policy to aid the diversification of the rural economy and capitalising on the County's strengths must reflect this environmental imperative and establish a robust policy framework for ensuring that new activities respect the environment quality of the area but also seek to enhance it.

Natural England: Need to refer back to spatial vision, use Unitary Development Plan as basis for settlement hierarchy, develop policy through Development Plan Documents. Need to monitor impacts of new development on landscape types and biodiversity through improved indicators.

Campaign to Protect Rural England: Small businesses that need to be in rural areas encompass much more than just farming.

National Farmers Union: Planning for similar distribution of growth between the market towns and rural settlements seems to be the most flexible approach. Redundant farm buildings and yard areas should be classified as brownfield sites in order to facilitate housing and employment development in rural areas. A new policy option should be developed that supports a wide range of farm diversification projects and also fosters and supports a wide range of new rural businesses.

Wye Valley Area of Outstanding Natural Beauty: Within the Areas of Outstanding Natural Beauty there are opportunities for rural diversification both within settlements and on farms in terms of scale, numbers, mix, etc. . . within smaller settlements, in order to support local communities and provide for sustainable communities - economically, socially and environmentally. The issue of maintaining and enhancing 'social capital' should not be underestimated.

Outstanding issues:

Protect the countryside and maintain its local distinctiveness
Ensure sustainable development
Improve public transport network
Protect local rural facilities and support traditional agricultural practices
Recognise rural need
Increase affordable housing in rural areas
Promote local rural economy and encourage new businesses

Other Evidence Base links to check:

Settlement Hierarchy Background Paper - (ongoing - expected Spring 2009)
Strategic Housing Market Assessment 2008 (completed)
Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
Herefordshire Local Transport Plan 2 2006/7 – 2010/11 (completed)
Herefordshire Economic Development Strategy (2006) (completed)
The Community Strategy for Herefordshire (2006) (completed)
Green Infrastructure Study (completed)

What is the Sustainability Appraisal / Habitat Regulation Assessment telling us so far:

Q32 - Options 1 & 2 are moving towards sustainability and Options 3 & 4 are neutral. The HRA highlights water levels and quality as issues for all the Options, a possible reduction in air pollution under Option 1 and increases in air pollution under Option 3 & 4.

Q33 - The SA highlights Option 1 as neutral and Option 2 as moving towards sustainability. The HRA highlights water quality, water levels and air quality being affected by both Options.

Q34 - Options 1 & 2 are both considered to be moving towards sustainability. It was considered difficult to assess the HRA impacts of Option 1, but Option 2 highlighted pressure on water supply, levels and quality and air quality.

Q35 - Options 1 & 2 were considered to be moving towards sustainability and Option 3 as moving away. The HRA highlighted effects on water quality affected by Option 1 and air quality being affected by all the Options.

What Options should be explored further/where is the evidence leading?

Q32 - Smaller scale developments to enhance the rural distinctiveness and protect the countryside. Recognise the rural need for affordable housing and support the existing communities within rural areas. Need to ensure sustainable settlements by improving public transport for increased accessibility

Q33 - Promote brownfield for small scale development, however there is also a need to recognise the rural need and support the existing communities within sustainable settlements.

Q34 - Improvements to rural enterprise and encourage local business. Also promote traditional rural qualities and agricultural practices and support farm diversification.

Q35 – Protect and enhance rural local facilities, supporting rural/farm shops in or adjoining rural settlements, and promote the economy and rural enterprises.

Is there anything else you would like to say about sustainable communities?

**Part: 3 Qu:
37/43**

Summary of Questionnaire responses

Q37 – How can Herefordshire increase its usage of renewable energy sources?

Option 1: - Highlight specific technologies and locations in Herefordshire where renewable energy sources could be promoted.

Number of respondents: 693

Yes: 93%

No: 7%

Number of no opinion / answer not provided: 289

Option 2: - Set targets and design requirements for the inclusion of energy from renewable sources within new developments of a particular scale.

Number of respondents: 599

Yes: 82%

No: 18%

Number of no opinion / answer not provided: 383

Q38 – How should Herefordshire manage the waste it produces?

Option 1: - Identify locations where specific waste management facilities will be required.

Number of respondents: 606

Yes: 94%

No: 6%

Number of no opinion / answer not provided: 376

Option 2: - Provide a set of generic criteria in a policy for new waste management facilities which would be used to judge planning applications against.

Number of respondents: 485

Yes: 81%

No: 19%

Number of no opinion / answer not provided: 497

Option 3: - Revise a policy whereby all new development of a certain size will need to be accompanied by a new local waste facility being built or contributed to.

Number of respondents: 612

Yes: 85%

No: 15%

Number of no opinion / answer not provided: 370

Q39 – How should Herefordshire address any additional mineral reserves requirements?

Option 1: - Identify the current and required land bank of permitted mineral reserves to meet the needs of Herefordshire up until 2026.

Number of respondents: 182

Yes: 92%

No: 8%

Answer not provided: 215

Option 2: - Identify areas of mineral extraction, enable greater flexibility and safeguarding potential mineral reserves.

Number of respondents: 186

Yes: 90%

No: 10%

Answer not provided: 211

Option 3: - Provide a set of generic criteria, which would be used to judge planning applications for new mineral extraction.

Number of respondents: 184

Yes: 92%

No: 8%

Answer not provided: 213

Q40 – How should flooding issues in Herefordshire be addressed with the increasing needs for future development?

Development of flood risk areas:

Number of respondents: 781

Option 1: - Devise policy based on PPS25 (Flood Risk) and Strategic Flood Risk Assessment: 26%

Option 2 -Adopt stricter policy, only develop in areas of no known flood risk: 74%

Design of development:

Option 1: - Introduce built or natural design approaches to tolerate or adapt to flooding

Number of respondents: 541

Yes: 82%

No: 18%

Number of no opinion / answer not provided: 441

Option 2: - Ensure all new development includes methods to collect store and reuse rainwater.

Number of respondents: 685

Yes; 97%

No: 3%

Number of no opinion / answer not provided: 297

Option 3: - Work with developers to determine the most appropriate design solutions with regards to reducing flooding risk at the application stage.

Number of respondents: 651

Yes: 91%

No: 9%

Number of no opinion / answer not provided: 331

Q41 – How can we balance the growing needs for water and the special conservation status of the rivers Wye and Lugg?

Option 1: - Ensure that all new development incorporates water saving and efficiency measures linked to the code for Sustainable Homes requirements

Number of respondents: 598

Yes: 96%

No: 4%

Number of no opinion / answer not provided: 384

Option 2: - Incorporate phasing proposals to enable necessary new infrastructure to be put in place prior to the commencement of the new development

Number of respondents: 496

Yes: 94%

No: 6%

Number of no opinion / answer not provided: 486

Option 3: - Require developments over a certain threshold to contribute to incorporating water saving and efficiency measures into existing properties.

Number of respondents: 470

Yes: 86%

No: 14%

Number of no opinion / answer not provided: 512

Option 4: - A combination of Options 1, 2 and 3

Number of respondents: 647

Yes: 93%

No: 7%

Number of no opinion / answer not provided: 335

Q42 – How can we make Herefordshire distinctive in terms of design?

Number of respondents: 754

Option 1: - Revise locally distinctive design policy: 34%

Option 2: - Integrate design elements into place shaping and general policies: 54%

Option 3: - Rely on regional plan: 13%

Q43: Is there anything else you would like to say about sustainable communities?

There were 199 comments to this question. The details of which can be seen below

Summary of questionnaire comments received

Improve quality of sustainable design and construction (through design policy) (32)
Promote sources of alternative/renewable energy (20)
Improvements needed in waste management including more recycling (25)
Promote water/energy saving measures and management (16)
Retain, improve and develop more community services and facilities (13)
Maintain the distinctive character and diversity of Herefordshire (8)
Encourage pedestrians and cyclists, provide more public transport (8)
Need more affordable housing especially in rural areas (7)
Need policy for energy efficiency and reductions in CO² (7)

Summary of responses from Stakeholders

Government Office for the West Midlands: Identify broad locations for waste and minerals using generic criteria.

Environment Agency: Appropriate waste storage and management can prevent risks to groundwater. Manage mineral extraction to minimise impact on groundwater quality. Section 106 for tangible benefits. Promote water/energy saving measures and management.

Need to look at holistic river catchment management ie. Catchment Management Strategies

English Heritage: Take into account English Heritage's guidance on renewable technologies and its policy statement on mineral extraction. Improve quality of sustainable design and construction (through design policy)

Natural England: Consider the merits of a local design panel. Need policy for energy efficiency and reductions in CO². Minimise energy wasted through existing housing stock.

Access for all: Financial help for voluntary organisations. Need for affordable housing. Need for conditions requiring energy saving measures. Encourage green spaces and promote walking and cycling.

The Bulmer Foundation: Support proposals for a county-wide plan for the use of renewable sources. Incorporate natural waste management, i.e. composting, biodigesters, water purification systems. Support small-scale mineral extraction. Examine natural flood management and river catchment projects. Support development of local design and construction policy. Opt into Sustainable Communities Act. Need sustainable transport.

Herefordshire Friends of the Earth: Need section on sustainable development with overarching policy on sustainable development. Flaw in treating some aspects of development under place shaping, some under policy options, and some under both. New policy needed on development and climate change. Section 106 to control commercial waste. Development options are being selected in advance of evidence. Minimum 5-star standard should be adopted from the Code for Sustainable Homes.

Campaign to Protect Rural England: Does not offer options for solving the key issue of reducing waste generation. As the waste study is not completed it is premature and unsound. Design requirements may inhibit provision of lower cost housing. Policy should reflect the Code for Sustainable Homes.

Outstanding issues:

Need a definition of 'sustainable communities'
Need to consider whether to opt into the 'Sustainable Communities Act'
Need to promote education in sustainability
Need to ensure highways infrastructure is in place before development
Improvements needed in public transport
Need section on sustainable development with overarching policy on sustainable development
Section 106 to be used for tangible benefits

Other Evidence Base links to check:

Climate Change Background Paper (ongoing - expected Spring 2009)
Strategic Housing Land Availability Assessment (ongoing - expected June 2009)
West Sub-regional Housing Market Assessment (completed)
Herefordshire Housing Needs Assessment (ongoing)
Water Cycle Study (ongoing)
Strategic Flood Risk Assessment (completed)
Green Infrastructure Study (completed)
Waste and Minerals Study (ongoing - expected Spring 2009)
Landscape Character Assessment (completed)
Biodiversity Supplementary Planning Guide (completed)
Characterisation Assessment (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Q37: SA

Both Options are seen as moving towards sustainability.

HRA:

Impact on sites is likely to vary with site location. Impacts may affect water and air quality.

Q38: SA

All Options are considered neutral as insufficient information/evidence is available

HRA:

Impact on sites is likely to vary with site location. Impacts may affect air quality through transport, soil structure through cooling waters and so on.

Q39: SA

Options 1 & 2 are moving towards sustainability.

HRA:

Impacts on sites is likely to be localised and may include water quality, soil structure, flood defence, air quality and disturbance.

Q40a: SA

Option 1 is seen as moving towards sustainability.

HRA:

Sequential approach is likely to enable better management of flooding concerns on sites such as water levels and quality and soil erosion.

Q40b: SA

All Options are seen as moving towards sustainability

HRA:

Option 1 is likely to be most effective at safeguarding designated sites including impacts on water levels, water quality and soil erosion.

Q41: SA

Option 1 is seen as the most sustainable, Option 2 the least.

HRA:

Option 4 is seen as the most favourable regarding least impact on designated sites.

Q42: SA

Options 1 & 2 were seen as the most sustainable, with Option 3 the least.

HRA:

Options 1 & 2 are favoured. Impacts could relate to air pollution, water level & quality, run off, nitrogen enrichment, sedimentation, erosion, disturbance and flood defence.

What Options should be explored further/where is the evidence leading?

Q37. - Promote sources of renewable energy and to look at energy and water saving measures. Promote reduction in CO²

Q38. - To improve the management of waste and recycling. Investigate natural waste management. Need further information from Waste Study.

Q39. - Await further details from Minerals Study

Q40. - To look at natural flood management schemes on a catchment-wide basis

Q41. - Need to investigate water saving methods and a policy which combines elements of the three options outlined

Q42. - To devise a local design policy incorporating all aspects and sustainable construction.

Is there anything else you would like to say about diversifying and strengthening the economy?	Part: 3 Qu: 44/48
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Summary of Questionnaire responses

Q44 What type of employment sites should we provide?

Option 1: Locate on purpose built estates

Number of respondents: 537

Yes: 60%

No: 40%

Number of no opinion / answer not provided: 445

Option 2: Locate on a number of small sites to meet needs

Number of respondents: 622

Yes: 87%

No: 13%

Number of no opinion / answer not provided: 360

Option 3: Expand existing employment areas

Number of respondents: 544

Yes: 83%

No: 17%

Number of no opinion / answer not provided: 438

Option 4: Encourage mixed use schemes

Number of respondents: 568

Yes: 86%

No: 14%

Number of no opinion / answer not provided: 414

Option 5: Locate as part of urban extension

Number of respondents: 461

Yes: 60%

No: 40%

Number of no opinion / answer not provided: 521

Q45 Should we protect existing employment land?

Number of respondents: 807

Option 1: Protect all employment land from development for other uses – 29%

Option 2: No protection, allow market forces to prevail – 11%

Option 3: Revise criteria policy to protect employment sites on their merits at time of application – 60%

Number of no opinion / answer not provided: 175

Q46 How can we improve the skills base in the County?

Option 1: Create university style campus

Number of respondents: 633

Yes: 76%

No: 24%

Number of no opinion / answer not provided: 349

Option 2: Support new & extended school/college facilities

Number of respondents: 639

Yes: 93%

No: 7%

Number of no opinion / answer not provided: 343

Option 3: Allow market forces to prevail

Number of respondents: 492

Yes: 40%

No: 60%

Number of no opinion / answer not provided: 490

Q47 How can Herefordshire's tourism and culture sector grow?

Option 1: Limit growth to protect environment

Number of respondents: 515

Yes: 27%

No: 73%

Number of no opinion / answer not provided: 467

Option 2: Strongly promote growth across Herefordshire

Number of respondents: 665

Yes: 88%

No: 12%

Number of no opinion / answer not provided: 317

Option 3: Focus tourism on key assets

Number of respondents: 557

Yes: 66%

No: 34%

Number of no opinion / answer not provided: 425

Option 4: Focus tourism on areas with public transport

Number of respondents: 639

Yes: 85%

No: 15%

Number of no opinion / answer not provided: 343

Option 5: Focus on 'green tourism'

Number of respondents: 639

Yes: 85%

No: 15%

Number of no opinion/answer not provided: 343

Q48 Is there anything else you would like to say about diversifying and strengthening the economy?

There were 228 comments received to this question, 97 of which were general comments regarding economy of Herefordshire. The details of which can be seen below.

Summary of questionnaire comments received

Promote and advertise the historic and environmental assets of the County (25)

Improve road system and car parking (19)

Improve facilities for walking, riding, cycling, canoeing and public transport (17)

Protect the environment of the County (13)

Support a wide variety of employment sectors including IT based industries, tourism and food and drink (10)

Higher Education in the County of some form (10)

Encourage sustainable (green) tourism (9)

Provide support for small businesses (7)

Provide quality accommodation and service, investment required (7)

Attract businesses with a requirement for graduates (7)

Summary of responses from Stakeholders

Natural England: Need more emphasis on agricultural and forestry based ventures

Campaign to Protect Rural England: Support for Higher Education provision but concerned about student clusters – student housing should be dispersed across Hereford City

Advantage West Midlands: Anticipate that employment provision will be balanced with the right mixture of housing to ensure areas remain attractive as places to work and live.

Reference to flexible working practices and the West Midlands Economic Strategy – advocates a market-led approach to delivering tourism growth and a visitor economy

Chamber of Commerce: Should include options for diversifying the rural economy through live work development etc – this would help to create jobs in rural communities

Pupils of Whitecross High School, Hereford: Wish to see a wide range of employment types/opportunities throughout the County and a University in Hereford.

Pupils of John Kyrle High School, Ross-on-Wye: Pupils wished to see a wide range of employment opportunities plus eco-friendly courses and a University.

Outstanding issues:

A comprehensive package of transport measures is required in order to ease traffic congestion on the A49 and thus unlock growth

Herefordshire needs a wide variety of employment sectors

Greater support for small businesses

Upgrade the inadequate local public transport infrastructure

Development Plan must include options for sustainable agriculture and forestry

Other Evidence Base links to check:

Retail Study (ongoing - expected Spring 2009)

Waste and Minerals Study (ongoing - expected Spring 2009)

Herefordshire Employment Land Review (ongoing - expected Spring 2009)

Transport Study (ongoing - expected Spring 2009)

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Q44: SA

All Options are considered to be moving towards sustainability

HRA:

Impacts of more employment land include air quality, water levels and quality. Air quality impacts could be less under Option 4.

Q45: SA

Options 1 & 3 are neutral as more information from the Employment Land Study are needed.

Option 2 is considered to be moving away from sustainability as it may result in a lack of employment land.

HRA:

No known impacts on designated sites.

Q46: SA

Options 1 & 2 are considered to be moving towards sustainability, Option 3 is neutral depending on implementation.

HRA:

Any development could impact on air quality, water levels and quality.

Q47: SA

Options 3-5 are considered to be moving towards sustainability, whereas Options 1 & 2 are neutral for economic and social concerns respectively.

HRA:

Impacts may be localised and affect disturbance pressures and air quality. Option 1 will have the least impact.

What Options should be explored further/where is the evidence leading?

Q44: Investigate providing a range of employment sites creating for needs of all types of employment opportunities

Q45: Seek to devise a criteria based policy to protect employment land at planning application stage.

Q46: - Investigate potential for University and policy to support expansion/new educational facilities

Q47: Devise policy to promote tourism across the County in line with a comprehensive tourism strategy

Is there anything else you would like to say about housing provision?	Part: 3 Qu: 49/54
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Summary of Questionnaire responses

Q49 How should we address the need for affordable housing in the County?

Option 1: Increase percentage of affordable housing required on housing sites

Number of respondents: 544

Yes: 61%

No: 39%

Number of no opinion / answer not provided: 438

Option 2: Lower the size threshold for affordable housing particularly in rural areas where most housing is completed on smaller sites

Number of respondents: 482

Yes: 65%

No: 35%

Number of no opinion / answer not provided: 500

Option 3: A combination of Options 1 & 2

Number of respondents: 565

Yes: 74%

No: 26%

Number of no opinion / answer not provided: 417

Option 4: Identify settlements/areas where new housing development is limited to affordable housing only.

Number of respondents: 491

Yes: 51%

No: 49%

Number of no opinion / answer not provided: 491

Q50 Should we continue with settlement boundaries?

Number of respondents: 276

Option 1 - Devise criteria policy: 51%

Option 2 - Continue to define settlement boundaries: 49%

Answer not provided: 121

Q51 What level of density targets should Herefordshire set?

Number of respondents: 823

Option 1 - Single standard density across the County: 6%

Option 2 - Apply different standards to different parts of County: 32%

Option 3 - Determine density for each site based on character of surrounding area 62%

Answer not provided: 159

Q52 What types and mix of housing does Herefordshire need?

Option 1: Allow a market led approach

Number of respondents: 472

Yes: 40%

No: 60%

Number of no opinion / answer not provided: 510

Option 2: Ensure all schemes have a mix of housing types in accordance with up to date housing needs information

Number of respondents: 586

Yes: 80%

No: 20%

Number of no opinion / answer not provided: 396

Option 3: Devise a policy which gives priority to specific housing types

Number of respondents: 618

Yes: 74%

No: 26%

Number of no opinion / answer not provided: 445

Q53 How should we make provision for the needs of Gypsies and Travellers?

Option 1: Develop Countywide criteria based policy

Number of respondents: 628

Yes: 82%

No: 18%

Number of no opinion / answer not provided: 354

Option 2: Identify areas/locations where sites would be unacceptable due to environmental constraints

Number of respondents: 545

Yes: 83%

No: 17%

Number of no opinion / answer not provided: 437

Option 3: Provide an indication of specific areas where sites are needed

Number of respondents: 493

Yes: 68%

No: 32%

Number of no opinion / answer not provided: 489

Q54 Is there anything else you would like to say about housing provision?

223 comments were received to this question, the details of which can be seen below

Summary of questionnaire comments received

Provide affordable and social housing where a proven need exists (29)

Housing policies that respond to local demand initially (19)

A mix of housing is required tailored to that locality based on robust forecasting (13)

All housing and estates should be more eco-friendly (12)

Avoid poor design and cheap construction (11)

Village and town services and facilities and infrastructure need improvement if housing is increased (11)

Gypsy and Traveller sites need better monitoring (11)

Government housing provision policy should be challenged (10)

Priority for local people with affordable housing in rural areas (9)

Plan for adequate elderly and retirement housing provision including care villages (9)

No need for Gypsy and Traveller provision (9)

Summary of responses from Stakeholders

Government Office for the West Midlands: Need to address homelessness and temporary accommodation in housing provision. Migration needs further attention. Need better integration of economic and social issues with housing policies. Identify broad locations for Gypsies and Travellers.

Natural England: Develop housing policies that respond to local demand initially. Reduce the number of empty and vacant home properties. More support for changing the use of buildings.

Hereford Access for All: Encourage better relationship with Gypsies and Travellers amongst communities. Gypsy and Traveller sites should have acceptable onsite facilities. Provide more affordable housing and it should also be more eco-friendly.

Herefordshire Travellers Support: Develop a county wide policy for Gypsies and Travellers. Explore the advantages of producing topic based Development Plan Document or reasons for inclusion within an allocation document should be made clear (Gypsies and Travellers). Criteria should address accommodation needs in the creation of Gypsy and Traveller sites. Legalise tolerated Gypsy and Traveller sites

Shropshire County Council: Consider cross border implications with regard to housing and Gypsy and Traveller provision. Need better integration of economic and environmental issues with housing policies. All of the suggested actions under Affordable housing would go some way towards meeting the need.

South Shropshire District Council: Addressing issues relating to Gypsies and Travellers is relevant to Shropshire.

Campaign to Protect Rural England: Ensure environmental protection is given significant attention where development is proposed. Greenfield land within settlements should be afforded same protection as greenfield land elsewhere. A mix of housing is required tailored to that locality

Transition Hereford: High density developments must have open space provision. Avoid blanket density policies. There should be a mixture of tenure. Housing policies that respond to local demand initially. All housing and estates should be more eco-friendly. Should take into account the Water Study. Encourage use of local materials. Form partnerships to develop affordable housing sites and work in partnership with Registered Social Landlords

Outstanding issues:

Open space provision (including allotments) and decent plot size contributes towards health and well being.

Gypsy and Traveller sites should have acceptable onsite facilities

Need to address homelessness and temporary accommodation in housing provision

Explore the issues of migration more.

More support for changing the use of buildings.

Encourage part buy/part rent housing and rent only housing.

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Q49: SA

Options 1 & 4 are the most sustainable, with Options 2 & 3 being neutral due to housing supply concerns.

HRA:

Housing in general will place pressure on water supply impacting on water levels and water quality.

Q50: SA

Both issues are considered neutral because of environmental concerns.

HRA:

Settlement boundaries are unlikely to impact on designated sites specifically, but growth generally may impact on water supply and air quality impacting upon water levels, water quality and air pollution.

Q51: SA

Options 2 & 3 are considered the most sustainable with Option 1 moving away from sustainability because it would not be locally distinctive.

HRA:

Higher densities in specific locations could place greater disturbance pressure and air quality concerns on certain sites.

Q52: SA

Options 1 & 3 are the most sustainable, but Options 2 & 3 would need to be supported by evidence.

HRA:

Growth in general will place pressure on water levels, quality and air quality.

Q53: SA

All Options are considered to be moving towards sustainability.

HRA:

Location choice may affect disturbance pressures to particular sites.

Other Evidence Base links to check:

Strategic Housing Land Availability Assessment (ongoing - expected June 2009)

Strategic Housing Market Assessment (completed)

Sub regional Gypsy Travellers Assessment (completed)

Water Cycle Study (ongoing)

Strategic Flood Risk Assessment (completed)

Transport Study (ongoing - expected Spring 2009)

Characterisation Assessment (ongoing)

Green Infrastructure Study/Strategy (completed - strategy expected Spring 2009)

Open Space Study/Strategy (completed - strategy ongoing)

What Options should be explored further/where is the evidence leading?

Q49: The need for affordable housing came up as the most frequent issue mentioned in the consultation. Following on from this issue was also the need to address local need. There was more support for a greater supply of affordable housing through percentage requirements and the lowering of site thresholds than a lack of support.

Q50: Settlement boundaries varied in terms of support. Support for their retention was based on the certainty they provide but some wanted more flexibility and a review of them intermittently.

Q51: A steer on density policy favoured option 3 whereby a site by site density requirement should be allowed. Blanket density policies were not popular.

Q52: Housing mix had similar support for option 2 and 3. A high majority supported schemes having a mix of house types in accordance with up to date housing needs information. There was also a majority support for a policy which gives priority to specific housing types in particular areas in order to balance the housing types across the County.

Q53: Policy for Gypsy and Traveller provision had strong support for a Countywide policy for their location under option 1 and also for areas or locations where sites would be unacceptable due to environmental constraints under option 2. Option 3 was less strongly supported than 1 & 2. There was some support for a criteria based policy identifying accommodation needs of Gypsies and Travellers.

Is there anything else you would like to say about health and wellbeing?	Part: Qu: 55/57
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Summary of Questionnaire responses

Q55 How can new developments help to make provisions for new and improved health care?

Option 1: Provide new facilities in areas for growth or urban extensions

Number of respondents: 600

Yes: 86%

No: 14%

Number of no opinion / answer not provided: 382

Option 2: Increase capacity of existing facilities

Number of respondents: 613

Yes: 92%

No: 8 %

Number of no opinion / answer not provided: 369

Q56 What is the best way to provide the required open space and recreation facilities throughout the County?

Number of respondents: 787

Option 1 - Develop Countywide standard for provision of open space/recreation facilities: 54%

Option 2 - Develop area specific standards & needs based on PPG 17 study (Sport & Recreation) & Green Infrastructure Study: 46%

Answer not provided: 195

Q57 Is there anything else you would like to say about health and wellbeing?

200 comments were received to this question.

Summary of questionnaire comments received

Ensure sustainable access to leisure facilities and open space (24)

Better and more accessible recreational facilities for all (22)

Better hospital provision and services (14)

Maintain existing rural medical facilities and improve where need arises (13)

Ensure sustainable access to health facilities i.e. public transport (13)

Improve access to National Health Service dentists (13)

Better garden and open space provision in new developments (9)

GP/surgeries requirements and facilities should be a priority and provide new facilities when required (8)

Multi-functional green infrastructure is central to health and well being (8)

Focus on pro active and preventative healthcare provision (7)

Better facilities and services for the elderly (7)

Better residential layout and design will contribute to well being (8)

Summary of responses from Stakeholders

Natural England: Work on Green Infrastructure will contribute towards health and wellbeing.

Access for All: People should have enough garden space to grow their own vegetables.

Garden Association: Retain GP surgeries.

Woodland Trust: Countywide open space standards are necessary, would like to see the development of new accessible woodland. The natural environment contributes to health and wellbeing.

Theatres Trust: Encourage multiple use of facilities.

Cycle Hereford: Better provision for cyclists and pedestrians sharing the same path.

Fownhope CRAG: Encourage the provision of allotments and community gardens.

Better provision for cyclists and pedestrians sharing the same path.

Outstanding issues:

Do not encourage the replacement of local surgeries with polyclinics.

Protect Hereford's open spaces and recreational facilities.

Free parking at health care facilities.

Protect all open space.

Encourage multi-use of facilities.

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Q55: SA

Both Options are neutral as will be based on financial contributions, funding and impact on character.

HRA:

May be marginal impacts on water supply and air quality.

Q56: SA

Both Options are positively moving towards sustainability

HRA:

Designated sites may be affected by disturbance pressures depending on location.

Other Evidence Base links to check:

Green Infrastructure Study/Strategy (completed - strategy ongoing - expected Spring 2009)

Open Space Study/Strategy (completed - strategy ongoing)

Healthy Herefordshire – Strategic Plan 2008-2013 (PCT) (completed)

What Options should be explored further/where is the evidence leading?

Q55: In terms of Health care provision there was the strongest support for option 2 which supports the capacity of existing facilities in partnership with Herefordshire Primary Care Trust and other health care providers. Option 1 had reasonable support for the provision of new facilities in growth areas.

Q56: Open Space provision had slightly stronger support for option 1 which focuses on area specific standards and needs as opposed to a countywide standard.

Is there anything else you would like to say about conserving and enhancing the natural and built environment?	Part: 3 Qu: 58/60
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Summary of Questionnaire responses

Q58 How should Herefordshire protect and enhance its green spaces?

Option 1: Ensure that new developments are designed in a way which enhances Herefordshires Green Infrastructure.

Number of respondents: 696

Yes: 98%

No: 2%

Number of no opinion / answer not provided: 286

Option 2: Seeks developer contributions for identified green infrastructure proposals, particularly in areas where an identified need within an area has been identified.

Number of respondents: 571

Yes: 87%

No: 13%

Number of no opinion / answer not provided: 411

Option 3: Make the most of the benefits of green infrastructure for a number of purposes including flood stage, biodiversity and recreation

Number of respondents: 616

Yes: 97%

No: 3%

Number of no opinion / answer not provided: 366

Q59 How should we protect/conserve/enhance our locally distinctive features/assets?

Number of respondents: 591

Option 1 - Rely on national/regional policies only: 6%

Option 2 - Develop specific policies: 56%

Option 3 - Ensure relevant policies include environmental criteria: 38%

Number of no opinion / answer not provided: 391

Q60 Is there anything else you would like to say about conserving and enhancing the natural and built environment?

There were 198 comments received to this question, the majority (185) being general comments about Herefordshires environment rather than a response to the above question.

Summary of questionnaire comments received

Limit development to brownfield sites and urban areas (31)
Promote high quality design and the use of energy efficient local materials (14)
Policy options should not be unduly prescriptive or complex (12)
Protect greenspace, open views and orchards (11)
Natural and built environment issues should guide other policy considerations (11)
Consult with a wide variety of organisations (9)
Ensure nothing is damaged by development (8)
Raise greater awareness of the key natural and built environment issues, in particular climate change (7)
Control pollution (7)
Conserve places of historical value (6)
Preserve the balance between landscape, biodiversity and the historic and built environment (6)

Summary of responses from Stakeholders

West Midlands Regional Assembly: Refer to energy generation and conservation.

Environment Agency: Should include options to protect and enhance through the creation of new habitat/environmental betterment, in line with Planning Policy Statement 9 (Biodiversity & Geological Conservation).

English Heritage: Suggest that the natural and built environment topic should be at the forefront of the Core Strategy, as it is critical to the County's regional identity, economy and quality of life.

Natural England: Collaborating with the Herefordshire Environment Partnership to prepare an environmental vision with the County's conservation and enhancement goals for 2026. Seeking measurable improvements in the baseline of biodiversity and geodiversity assets.

Campaign to Protect Rural England: Anticipate that new or extended Areas of Outstanding Natural Beauty will be introduced, together with the agricultural land classification and policies to protect rural tranquillity.

Wye Valley Area of Outstanding Natural Beauty Unit: Seeking specific policies for the protection of the two Areas of Outstanding Natural Beauty that cover part of Herefordshire.

Woodland Trust: More emphasis on the benefits of woodland, both existing sites and new woodland creation, in its green infrastructure policies. Should provide absolute protection for semi-natural habitats, such as ancient woodland, which do not have the protective benefit of statutory designations.

National Trust: Important environmental assets should not be harmed as a result of the allocation of sites for development.

Outstanding issues:

Protecting rural nature of the County, whilst continuing to deliver housing growth
Reference to high quality design and the use of energy efficient materials
Overarching natural and built environment policies must be less draconian
Ensure development does not compromise open views and important landscapes
Natural and built environment issues deserve more prominence

Other Evidence Base links to check:

Green Infrastructure Study/Strategy - (completed - Strategy ongoing - expected Spring 2009)
Open Space Study/Strategy - (completed - strategy ongoing)
Landscape Characterisation Assessment (completed)
Urban Characterisation Assessment (ongoing)
Biodiversity Supplementary Planning Guide (completed)

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far:

Q58: SA

All 3 Options are moving towards sustainability, but suggests combination of Options 2 & 3.

HRA:

Likely to have positive impacts in general such as biodiversity, water storage and run off.

Q59: SA

All 3 Options are considered favourably in sustainability terms.

HRA:

Options 2 & 3 are likely to be more effective in delivering improvements on air and water issues.

What Options should be explored further/where is the evidence leading?

Q58: - Investigate a combination of options to protect and enhance its green spaces. Seek to use brownfield land first.

Q59: - Investigate developing specific policies to protect/conservate and enhance our locally distinctive features/assets.

<p>Is there anything else the Council should be doing to help ensure the delivery of land over the Plan period?</p>	<p>Part: 4 Qu: 61</p>
<p>Summary of Questionnaire responses</p> <p>95 comments received, many individual comments made some of which were not directly commenting upon issues relevant to delivery and monitoring. Few key themes emerged from the responses to this question</p>	
<p>Summary of questionnaire comments received</p> <p>More/better consultation should be undertaken (17). Improvement to the infrastructure of the County is required (6). Prioritise the use of brownfield sites (5). Protect the countryside, character and good quality agricultural land for food production (5). Proactive working with landowners/developers to realise sustainable housing solutions (5). Emphasise environmental protection and respect environmental capacity (4).</p>	
<p>Summary of responses from Stakeholders</p> <p>Natural England: Ensure that land allocations deliver Green Infrastructure elements, in the right places and at the right time. Set the Green Infrastructure Strategy within the implementation strategy. Improve knowledge of the state of environment to provide better decision tools for planning. Engage with landowners and the land market to achieve strategic actions for environmental objectives</p>	
<p>Outstanding issues:</p> <p>Consider again methods of consultation. Look at more targeted/shorter and specific place based consultations.</p> <p>Recognition that the provision of infrastructure, including green infrastructure will be key to the delivery of the Core Strategy proposals. Look to work in partnership with key infrastructure providers and the private sector where appropriate.</p> <p>Specific topic/ and option based comments to be considered as part of the responses to the specific area of the Developing Options paper.</p>	
<p>Other Evidence Base links to check:</p> <p>No applicable</p>	

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far?

Not applicable

What Options should be explored further/where is the evidence leading?

Not applicable

Is there anything else you would like to say about the Core Strategy?	Part: 4 Qu: 62
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Summary of Questionnaire responses

341 comments received, many individual comments some commenting upon the content of the Developing Options document itself or commenting upon the content/layout of the consultation questionnaire.

Other comments relate to specific areas of the Core Strategy, often reiterating or supplementing other comments made to specific questions within the questionnaire

Summary of questionnaire comments received

Comments regarding the content of the questionnaire for example, indicating it was too long, too complex and lacked clarity (36)
 More/better consultation should be undertaken (32)
 Improvement to the infrastructure of the County is required (23)
 Improvement to public transport is required (19)
 Important to undertake appropriate implementation and monitoring of the Core Strategy proposals (17)
 More should be included regarding the issue of climate change (15)
 The content of the document is generally supported (14)
 The Edgar Street Grid proposals should not be included or only included following additional discussion (12)
 Policies should aim at ensuring/enhancing viability of existing city and town centres, restrict out of town retailing (12)
 Ensure that the character of the County is safeguarded/enhanced (11)
 Mention should be made of local food production, fuel and energy production, reducing energy demands including peak oil (11)
 Challenge regional housing targets/ question the need for growth (11)

Summary of responses from Stakeholders

Government Office for the West Midlands: Set out a delivery and monitoring framework with targets/outcomes. Revise the key milestones for the core strategy. Use more diagrams to show setting of settlements and to illustrate the issues.

West Midlands Regional Assembly: The issue of freight transport is not explicitly included.

English Heritage: Define the historic environment. Historic assets and non-designated features can make an important contribution to sense of place/local identity. Expand spatial portrait to include the historical development of the County.

Natural England: Sustainability Appraisal should continue to demonstrate how the strategy is compatible with the Strategic Environment Assessment Directive. If the preferred option is not the best environmental option, the reasoning should be transparent and the solutions to the environmental disbenefits identified.

Hereford and Worcester Chamber of Commerce: Some policy options need greater definition or a mixture is required. More evidence base needs to be available for discussion. Concerned about the consultation process with the business community due to timings of events.

Friends of the Earth: Challenge to ensure that growth in housing and retail do not exceed the environmental capacity. New chapter on climate change required including policy committing Herefordshire to steady carbon reductions and a policy on development and climate change.

Campaign to Protect Rural England: Document is complex, public consultation on the document may not be sound. New list of Objectives should be drawn up directly related to Key Issues and containing more specific aims.

Outstanding issues:

Consider again methods of consultation. Look at more targeted/shorter and specific place based consultations.

Publish evidence base as soon as elements become available

Ensure that content/format and layout of future documents are as clear and concise as possible.

Specific topic/and option based comments to be considered as part of the responses the specific area of the Developing Options paper.

Other Evidence Base links to check:

Not applicable

What is the Sustainability Appraisal / Habitat Regulations Assessment telling us so far?

Not applicable

What Options should be explored further/where is the evidence leading?

Not applicable