



**Draft Local Plan (Regulation
18) Appendices**

Local Plan 2021-2041

March 2024

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Appendix 1 - Evidence Base

The evidence base supporting the Local Plan is made up of several comprehensive assessments on different topics which have either been completed or are ongoing. The table provides the details and progress of the evidence base.

Topic	Purpose	Status
Carbon Assessment	This study will assess the impact of all previously considered site allocation options on the county's carbon emissions. It will also assess the carbon impact of the site allocations selected as part of the council's preferred strategy (Regulation 18). This will then be followed by an assessment of the draft Local Plan's strategy and policies on the extent to which they reduce overall carbon emissions. Any policy recommendations will be considered for inclusion at the Regulation 19 stage.	Ongoing
District Heat Networks Study (Ross on Wye)	<p>This study will assess the feasibility of a District Heat Network (DHN) under different scenarios at Land to the east of Ross on Wye and recommend specific policy requirements for inclusion in the draft Local Plan.</p> <p>If feasible, the DHN will distribute low or zero carbon heat to residential and/or commercial properties close by, thus making an important contribution to the council's goal to achieve carbon neutrality.</p>	Ongoing
Employment Land Requirements Study	This will assess the demand for new employment land.	Completed in October 2022
Gypsy and Traveller Accommodation Assessment (GTAA)	Sets out the requirement for new pitches and plots for all travellers up to 2041.	Completed in April 2022
Habitat Regulations Assessment	This is the process that Local Authorities must undertake to consider whether a development plan is likely to have significant effects on a national network site designated for its nature conservation interest.	Ongoing process until adoption
Heritage Impact Assessments	To understand how the Local Plan allocations will impact on the historic environment.	Ongoing
Hereford Design Guide	The Hereford Design Guide will help inform future development in the city centre and provide guidance to improve the quality of design in all new development and public realm projects in the city.	Ongoing

Topic	Purpose	Status
Housing and Economic Land Availability Assessment (HELAA)	The purpose of HELAA is to identify sites with potential for housing or economic development and assess the development capacity of each site and an estimated timeframe for development.	2021 HELAA to be published in Summer 2024
Housing Market Area Needs Assessment (HMANA)	Provides evidence about housing need for each Housing Market Area including the type and mix of housing that will be required including affordable housing.	Completed in July 2021
Marches LEP Energy Strategy	Energy strategy for the Marches Local Enterprise Partnership.	Completed
Natural Environment Studies	<p>This will include the following:</p> <ul style="list-style-type: none"> • Green and Blue Infrastructure Strategy; • Open Space Report; • Landscape Character Assessment; and • An update to the Habitat and Species data. <p>These will assess the quality and quantity of all these assets, and identify key issues to address as part of the Local Plan.</p>	Completed
Renewables Survey	This maps wind and solar PV potential across Herefordshire. A set of GIS layers have been produced which guide investment in these technologies.	Completed
SCATTER (Getting Herefordshire to net zero and nature rich)	Provides details of Herefordshire Council's baseline carbon emissions allowing for the monitoring of emissions going forward.	Online Resource
Self and Custom Build Report	The report identifies the likely long term demand for self and custom build in the county over the plan period.	Completed in July 2023
Sports Facilities Assessments	Consultants have been commissioned to develop strategies for both indoor and outdoor sports facilities. These will provide an audit of the current sports facilities across Herefordshire as well as identify any requirement for additional facilities.	Completed in February 2023
Strategic Flood Risk Assessment (SFRA) Level 2	This follows on from the completed SFRA Level 1 and will include a detailed assessment of all sources of flood risk for sites to ensure that planning policies and development land allocations will not increase the risk of flooding.	Ongoing

Topic	Purpose	Status
Sustainability Appraisal	This is a tool used to appraise planning policy documents in order to ensure social, environmental and economic aspects are all taken into consideration.	Ongoing process until adoption
Town Centre and Retail Assessment	The retail health of Hereford and the market towns have been assessed as well as any future requirements for additional retail.	Completed in September 2022
Transport Model Update	To develop a new 2023 Multi-Modal Herefordshire Strategic Transport Model (HSTM) to replace the existing 2016 Hereford Transport Model (HTM). The primary purpose of this commission is to develop a TAG-compliant multi-modal strategic transport model that can be utilised to test allocations in the emerging Herefordshire Local Plan, and the HSTM will also go on to act as a foundation for future business case development and submission of bids for the funding and delivery of new transport infrastructure.	Ongoing.
Transport Scoping Report	This comprises two stages. Stage 1- A high level scoping report of the likely transport scenarios as outlined within the spatial options consultation, using high level TRICS assessments. Stage 2- A more detailed transport assessment once full site dwelling capacities are known.	Ongoing
Viability Assessment	This will look at the relationship between development values and costs for sites and development types. It will give a broad indication of the financial contributions that will be required to provide infrastructure to support development.	Ongoing
Water Cycle Study	A comprehensive report that will consider a range of water related issues including quality, supply, and drainage and will identify key issues to address as part of the Local Plan update.	Ongoing



**Appendix 2 - Site options
considered.**

Preferred sites

These are sites that have been identified and allocated as strategic sites (over 100 units, employment sites and/or mixed use sites) within the Local Plan period 2021-2041. This applies to sites in Hereford and the market towns. Sites in the rural areas for over 40 dwellings are identified as strategic sites.

Reasonable alternative sites

Reasonable alternative sites are sites that have been identified during the development of this Local Plan but have not been allocated within the plan period 2021-2041. However these are sites that could be considered as 'back up' sites or sites that may come forward in the next plan period. These sites also have the potential to be allocated either as a collective group of site allocations which would be strategic for the area, if for example, the proposed allocated site(s) are removed at examination.

These reasonable alternative sites are often dependent on other factors such as other land coming forward, or currently allocated sites being developed first, before they would be able to be formally considered. Some sites have less desirable attributes such as being adjacent to a flood zone, while this does not discount the site, a site that, for example is not adjacent to such a constraint, has been deemed more appropriate and deliverable in this plan period.

Discounted sites

Discounted sites are sites which have been assessed/considered but have been discounted for allocation and are also not considered to be a reasonable alternative, for a range of reasons including:

- **Size:** The site is too small and therefore not considered to be of strategic value.
- **Setting/Location:** The site is located outside of the settlement boundary and is considered to be in the open countryside.
- **Constraints:** The site has been assessed to have constraints that would impact the area and/or future development. These can include; flooding, highways access, landscape, environmental health, etc.
- **Consultation:** Some of the sites may have been out to consultation which has highlighted a preference against their selection as an option.

Hereford

Preferred sites

Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
HERE3 (1) (HLAA/733/001)	Rotherwas extension	Employment	7.2	Suitable for employment as adjacent to existing enterprise zone in Rotherwas. Eastern access road will improve access and employment opportunities.	1, 6, 13, 18, 19, 24
HERE3 (2) (HLAA/802/001)	Land surrounding Cattle Market	Employment	15	Suitable for employment as enjoys access to the A4103, is adjacent to suitable neighbouring uses at the Cattle Market, and has potential to link with the adjacent mixed use allocation of Three Elms.	1, 6, 13, 18, 19, 24
HERE5 (Bur32a)	Holmer North	900 Dwellings	47	Extension of residential area following Holmer West development. Majority of the west side has significant capacity for new development. Sustainable location to city centre and road network. Not within flood zone.	1, 5, 6, 7, 10, 11, 12, 13, 14, 15
HERE6	Three Elms	950 Dwellings and around 8ha of employment land	95.2	Continues the Three Elms strategic site allocation in the Core Strategy	1, 5, 6, 7, 10, 11, 12, 13, 14, 15, 17, 18, 24
HERE7	Lower Bullingham	1,000 Dwellings	75.6	Forms the Lower Bullingham strategic site allocation in the Core Strategy	1, 5, 6, 7, 10, 11, 12, 13, 14, 15

Reasonable alternative sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
O/Her/007a	Kings Acre	Housing	18.5	Dependent on Thr23 being allocated, would result in a standalone urban development in open countryside.
Thr23	Kings Acre	Housing	62.9	Some steep topography on site, with high/medium landscape sensitivity. Large potential development in area in which already has capacity issues on road network.
HLAA/637/001	Western expansion of Hereford	Housing	137	Southern section of site within river Wye flood zone. Access to site would be via small narrow roads unsuitable for high traffic levels. Currently a popular area for local residents for walking and recreation.
Hol12b	Land at east of Bullingham Lane	Housing	12.3	Capacity for housing development, with scope for housing towards north of site. Significant screen planting at southern edge of site would be required. Flood zone on eastern boundary of site.
Hol13a	Grafton Lane Phase 2	Housing	41.7	Some flood zone 3 risk along southern boundary. Less regular bus routes than to the north of the railway line of Hereford. Potential impact of traffic around Grafton village.
HLAA/451/003	East of Hereford		130	Lack of background scoping done on this site - constraints with Lugg Meadows SSSI and flood plains.
TBC	Land to the north of Yazor Brook	Mixed	37.8	Potential large brownfield site in city centre. Deliverability dependant on further site analysis and dialogue with land owners. Potential flooding issues.
Thr19	Land adjacent to Wyevale	Housing	11.7	Site considered appropriate in context of Three Elms and Land east of Cattle Market strategic sites and the environmental changes to the area that would result.
Thr26a	Land at Huntington	Housing	23.5	Site considered appropriate in context of Three Elms allocation.

Discounted sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
Bur30	Land at Attwood Lane	Housing	6.4	Site has a narrow winding lane which is not suitable for any development. Pedestrian and cycle linkages also are difficult to resolve. A four way junction will not be suitable within vicinity of site.
Bur31	Part of Burcott Farm	Housing	6.5	Narrow road access and concerns with capacity with nearby A4103 railway bridge to the east and A49/A4103 Starting Gate roundabout to the west. Lack of a footway along College Road over the railway bridge until Holmer Trading Estate.
HLAA/666/002	Holmer north land at Almshall west of A49	Housing	13	Site within rural location and would result in inappropriate urban extension in landscape. Topography of sites is also unsuitable for development.
HLAA/703/001	Lower Burlton, Tillington Road	Housing	5.8	Site is located within a rural situation. Development would close the gap between the built form in Hereford and Burghill. The highways network would also be likely to require significant mitigation.
HLAA/248/001a	Land at Merryhill Farm	Housing	24	Proximity to Newton Coppice woods and detrimental impact to it. Location has no direct relationship with city and would be an unjustified extension into countryside.
Stm01	Land north of Redhill Cottages	Housing	6.4	Proximity to other junctions and existing road geometry restrict access options, particularly with very narrow frontage to A49. Lack of connectivity to site due to restricted foot and cycleway on railway bridge. Limited access to bus routes and services. Potential negative impact to setting of St Peter Church at Bullinghope.

Bromyard

Preferred sites

Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
BROM2 (SS/BY2)	Land At Hardwick Bank	500 dwellings	27.4	A comprehensively planned sustainable urban extension to the town, within the existing core strategy. This is to be a phased development with a 250 dwellings development in western half of site, with the further 250 to be brought forward later in the plan period.	1, 6, 7, 10, 11, 12, 13, 14, 15
BROM3 (NDP/Broc/008)	Land west of Linton Trading Estate	Employment	9.2	Allocation of employment to meet Bromyard's employment to meet Bromyard's employment requirements within plan period.	1, 6, 13, 18, 19, 24, 25

Reasonable alternative sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/154/001/002	Land to south of Bromyard	Mixed Use of housing, commercial and energy development	31ha, 5ha commercial, 3ha renewable energy	Is likely that allocated sites plus windfall development is able to meet Bromyard's housing requirements within plan period. This is a large site which would be a notable extension to the built environment of Bromyard. Potential visibility issues in right hand turn to A465. Likely that a hydraulic modelling assessment will be required to understand need for reinforcement works required.
NDP/Brock/008	Land at Hodgepatch Manor (NDP/Broc/005)	Employment	6.6	Land to south of site offers more potential for employment development. Employment allocation, part of the wider Bromyard Eco-Hub proposed in Market Town Investment Plan. Potential flood risks with stream through site.

Discounted sites

There are no discounted sites in Bromyard.

Kington

Preferred sites

Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
KING2 (K12/K13)	Land to the east of Kingswood Road	50 Dwellings	4.9	Allocated to help meet the Kington housing requirement.	1, 6, 7, 8, 14

There are no suitable large strategic site alternatives. It is expected the strategic site along with smaller named sites will help to deliver the housing target, these will be confirmed through a Neighbourhood Development Plan. The smaller sites were named within the [Place Shaping Options](#) consultation but are too small to be considered strategic.

Reasonable alternative sites

Due to the environmental constraints, there are no sites large enough in size to be considered strategic, that were considered as a reasonable alternative. An alternative would be amount of housing on the Kingswood Site. Therefore housing on smaller sites identified below will be supported for housing and mixed used development. It is unlikely that housing growth can achieve the housing target of 150 alone.

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/161/001	Area south of Mill Street	Housing	Less than 1ha	Site is not strategic in size.
HLAA/054/002	Area south of Newburn Lane, west of Kingswood Road	Housing	Less than 1ha	Site is not strategic in size.

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
Part of O/K/034	Area north of Medical Centre	Housing	Less than 1ha	Site is not strategic in size.
HLAA/016/004	Area south of Elizabeth Road	Housing	Less than 1ha	Site is not strategic in size.
K/15	Kington Livestock Market	Mixed use	Less than 1ha	Site is not strategic in size.

The suggested areas above are considered suitable for small to medium scale development. This will provide some of the growth required within the plan period. A mixed use site for Kington Livestock market is expected to be delivered at a later stage of the plan period, accommodating up to 35 dwellings. It is expected that the livestock market to be moved outside town. The Neighbourhood Development Plan can select and allocate sites identified above or sites in addition to the list above.

Discounted sites

There were no discounted alternatives of a strategic size that were identified.

Ledbury

Preferred sites

Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
LEDB2 (O/Led/002/003)	Land to the south of Ledbury	450 Dwellings	25	Site is adjacent to new proposed development and nearby recent development south of the bypass. Therefore a precedent has been set for development in this general location. It is in proximity to the urban area with achievable links.	1, 2, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 22
LEDB3 (HLAA/821/001)	Land south of Little Marcle Road	Employment	17	Area is identified in the Core Strategy for employment growth. The Ledbury Neighbourhood Development Plan (NDP) has carried this forward but enlarged the site. Site is not adjacent to residential. Existing manufacturing in operation.	2, 3, 4, 5, 6, 8, 13, 20, 18, 24, 25
LEDB4	Lawnside and Market Street Regeneration Area	Regeneration	4	Area is identified for regeneration as set out in the Ledbury NDP. Some extensions to the site boundary to include better links to the town centre. Proposals for new housing, business and community facilities.	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 20, 24, 25, 26

Reasonable alternative sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/755/001	Land to the south west of Ledbury	600 Dwellings	25.5	Site is adjacent to new development at Hawk Rise where a precedent has been set for development south of the bypass. The land was previously dismissed at appeal on sustainability grounds. This was prior to any built form but there was planning permission for Hawk Rise at the time. Land adjacent to a very small part of the north east boundary of the site has outline planning permission for up to 140 new dwellings (Application reference: P/192482/O). HLAA/755/001 extends further south than the preferred site. It is considered more suitable to come forward post the preferred allocated site.
Housing Area 6 in Place Shaping Options June 2022	Lower Road Trading Estate	Potential and extent to be established	13.87	This site was highlighted as a one of a group of potential options for the Place Shaping Consultation June 2022 but there was no progression of interest on the site. It has been identified for longer term plan making as an option for exploration. It is not considered readily available and there are multiple owners across the site.

Discounted sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
O/Led/001a	Land east of Ledbury Road	Housing	2.7	Not a strategic site. Site is situated within the National Landscape within an Unregistered Park and Garden. Southern half of the site is Priority Habitat Deciduous Woodland. Remainder of the northern part of the site is wood pasture and parkland BAP Priority Habitat. The site is biodiversity rich within a protected landscape worthy of protection
HLAA/121/001/001a	Land north of Little Marcle Road	Housing	18	The site is separated from the main built form with a lack of residential development nearby. High sensitive landscape setting with Wall Hills Fort Scheduled Ancient Monument to the west means the site is unsuitable for residential development.

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
O/Led/006	Land at Hereford Road	Housing	24.4	The site is separated from the main built form with a lack of residential development nearby. High sensitive landscape setting with Wall Hills Fort Scheduled Ancient Monument to the west means the site is unsuitable for residential development.
HLAA/267/001 (Housing Area 2 in Place Shaping Options June 2022)	Land off Orham Lane (Next to Rosswyn)	90 Dwellings	3.3	Not a strategic site. The site is more distant from the built form. There is only a small number of housing along the north west boundary of the site. The eastern site boundary is adjacent to high flood risk zone 3.
Housing Area 3 in Place Shaping Options June 2022	Land north of the Ledbury Railway Station	30 Dwellings	1	Not a strategic site. Availability unknown.
Housing Area 4 in Place Shaping Options June 2022	Ledbury Town Football Ground	40 Dwellings	1.6	Not a strategic site. The football club are looking to relocate as set out in the Ledbury Neighbourhood Development Plan (NDP) 2023. Once new football site is established the land may be suitable to come forward as a non-strategic site which can be considered as part of future NDPs reviews.
Housing Area 5 in Place Shaping Options June 2022	Police Station, Worcester Road	20 Dwellings	0.18	Not a strategic site. Availability unknown.

Leominster

Preferred sites

Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
LEOM2 (Part of HLAA/759/001a)	Land south of the primary school	200 Dwellings	12	This site will help to meet the reduced housing requirement for Leominster.	1, 6, 7, 10, 11, 12, 13, 14, 15
LEOM3 (HLAA/822/001)	Land south of Leominster Enterprise Park	Employment	10	Included in the adopted Core Strategy latest Employment Land Study identified need for an additional 10 ha in Leominster.	15, 18, 21, 26, 27, 28

Reasonable alternative sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
Previously LEOM1 & 2 (HLAA/759/001)	Urban extension to the south of Leominster	1,500 dwellings	Approx. 170	Findings from the Viability Assessment in relation to affordable housing and provision of infrastructure to address Air Quality Management Area issues. However this could be considered as a longer term option.

Discounted sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/756/001	Land west of Eaton Hill and east of Easters Court and A49 employment	Employment	6.1	Flood zone 3 covers most of site.

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/106/001	Cursneh Hill	Housing	19	Previously assessed SHLAA site, also including O/Leo/021. Assessed as no potential due to being mostly composed of Cursneh Hill and poor access. Would also exacerbate air quality issue. Part of site is a Geological site.
HLAA/153/001/003	Land north of Cholstrey Road	Housing	23	Site not carried forward in HELAA – considered too divorced from settlement on its own.
HLAA/757/001	Land at Ebnal Farm Cholstrey Road	Housing	5.3	Awaiting assessment but considered distant from main settlement.
HLAA/758/001	Land east of the railway line	Mixed Use	5	Access on the A49 unlikely to be acceptable. Divorced from settlement.
Part of O/Leo/019a	Land at Ginhall Lane	100 Dwellings	4.5	This could only proceed if the Air Quality Management Area issue is addressed.

Ross on Wye

Preferred sites

Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
ROSS2 Incorporating HLAA/769/001; HC/Ross/003; HC/Ross/004; O/Ross/005	Land to the east of Ross on Wye (Fully masterplanned)	Mixed use – 1,000 dwellings	158.3	Outside the Wye Valley National Landscape, good road access, greater certainty about urban extension coming forward.	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 23, 24, 29, 21, 23, 24, 27, 28

Reasonable alternative sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/177/001	Lower Cleeve Farm, Archenfield Road	146 Dwellings	6.5	Access constraints, impact this would have on traffic congestion in the town centre which is already poor.
HC/Ross/002	Land adjacent to firing range	57 Dwellings	2.5	Access constraints, alternative sites preferred.
HC/Ross/001	MOD Firing Range, Hildersley	872 dwellings	38.7	Access constraints; it is unclear as to whether the MOD will be moving their firing range.

Discounted sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/770/001	Land to north of Ross on Wye	Mixed Use	147.4	Access and severe flooding constraints.
HLAA/771/001	South west of Ross on Wye	Housing	6	Access constraints and would worsen congestion in the centre of the town.
HLAA/191/001b	South west of Ross on Wye	Housing	3.3	Access constraints and would worsen congestion in the centre of the town.
W461 and 4ZPP (Plus central area along Rudhall Brook)	Broadmeadows and Tanyard Lane	Mixed use	18.4	Potentially significant contamination constraints.

Rural Areas

Preferred sites

Settlement	Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
Bartestree	O/Bart/006	Land adjoining Nursery Cottages	50 Dwellings	5.2	The site has potential as an edge of settlement location where a good level of services are already in place. Access improvements required.	1, 5, 6, 7, 10, 11, 12, 13, 14, 15
Bodenham	HLAA/186/001; P201	Land south of Chapel Lane	50 Dwellings	3	Adjoining settlement boundary, In keeping with settlement pattern, good access.	1, 5, 6, 7, 10, 11, 12, 13, 14, 15

Settlement	Site Reference	Location	Allocated for	Area (ha)	Reason for allocation within 2021-2041 plan period (including SA/HRA)	Meeting Local Plan Objectives
Canon Pyon	HLAA/631/001	Land north of Size Brook	50 Dwellings	4.2	Close to settlement, appropriate size, access is achievable.	1, 5, 6, 7, 10, 11, 12, 13, 14, 15
Colwall	O/Col/007	Land west of Colwall Primary School	50 Dwellings	3.8	Good access, adjacent to the primary school, where a high level of services are already in place.	1, 5, 6, 7, 10, 11, 12, 13, 14, 15
Weston under Penyard	HLAA/823/001	Land opposite playing fields	50 Dwellings	5.5	Close to settlement, appropriate size, access is achievable.	1, 5, 6, 7, 10, 11, 12, 13, 14, 15

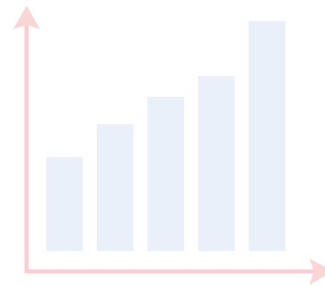
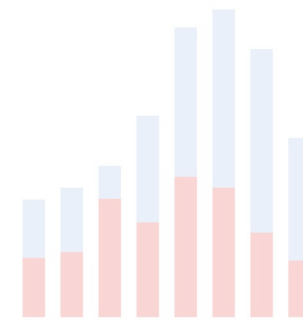
Reasonable alternative sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/196/003	Bartestree	75 Dwellings	2.9	The site is in close proximity to the Grade II listed building of Wilcroft Estate which may yield less than 50 Dwellings.
HLAA/149/003/4/5	Bodenham	50+ Dwellings	470	Large tracts of farmland adjacent to built form. Very open in nature with no natural containment. Small part of the land would be required. Flood risk also.
P842/2	Canon Pyon	33 Dwellings	1	A potential site but will require a large area of attenuation. Yield will be less than optimal for rural sites.

Discounted sites

Site Reference	Location	Promoted for	Area (ha)	Reason for not allocating within 2021-2041 plan period (including SA/HRA)
HLAA/088/001	Bartestree	Housing	1.9	The site would not yield the required amount of housing needed.
HLAA/728/001	Bodenham	Housing	3.6	The site is too far removed from the built form.
HLAA/563/001	Canon Pyon	Housing	0.8	The site would not yield the required amount.
Land to west of Canon Pyon	Canon Pyon	Housing	518	Large tracts of farmland adjacent to built form. Very open in nature and no natural containment. No site has come forward here.
O/Col/003	Colwall	Housing	2.6	The site is peripheral for Colwall and access will be difficult.
W499	Colwall	Housing	0.6	Yield will be less than optimal for rural sites.
HLAA/625/001	Weston under Penyard	Housing	4.2	Site is divorced from the main settlement. Other sites could come forward first.
HLAA/105/001	Weston under Penyard	Housing	4.3	Site allocated in NDP and has a lapsed permission for 37 dwellings but availability uncertain.

Appendix 3 - Achieving the strategic & spatial strategy.



Hereford

Tackling climate change

- Public transport provision, new transport interchange centred on the railway station - a proposed multi-modal transport hub, accompanied by public realm improvements and public greening.
- Ensuring residents have access to sufficient modes of travel besides that of the private car, commensurate with city living.

Protecting and enhancing the quality of the environment

- Safeguarding and enhancing key green and blue infrastructure corridors in the city- such as continuing the restoration of the Yazor Brook, and the Site of Special Scientific Interest (SSSI) at the Lugg Meadows.
- Safeguarding of the historic Herefordshire and Gloucestershire Canal route from Aylestone Park to the city centre as a green corridor, with a view to restoration of the waterway.
- Increasing the city's tree canopy.
- Improving air quality at the Air Quality Management Area (AQMA) centred around the A465 around the north of the city centre.
- Retaining and capitalising on the historic core such as the city walls, enhancing the setting of the cathedral and capitalising on the charm of Church Street.
- Proposed Essex Arms Urban Wetland Park, as part of Herefordshire Wildlife Trust's plans to turn the site into an urban wetland park, and the wider green connection between the railway station and Merton Meadows. This area is also being looked at for further flood alleviation work.
- To support the establishment of Bartonsham Meadows as a new Herefordshire Wildlife Trust site.
- 'Greening the City' project - This will seek to change the face of Hereford through open space improvements and greening of the city such as planting and green walls.

Accommodating future growth

- The development boundary of Hereford will be extended by the strategic growth allocations identified.
- The Greyfriars Bridge and other key junctions in the city are nearing their capacity. New road infrastructure will be introduced, including a relief road, to help accommodate the planned new development in and around the city.

Creating balanced communities

- Hereford will need to accommodate 116 affordable homes per year (Housing Market Area Needs Assessment 2021). This need will be reviewed alongside updated evidence.
- There is a need for 574 specialist housing bedspaces across different needs and requirements within the plan period. This includes different levels of support and communal facilities. Purpose built accommodation would free up housing better suited to the needs of other residents whose current housing situation is too expensive to maintain.

- Range and mix of housing will need to reflect the needs identified in the Housing Market Area Needs Assessment (2021) (HMANA) and subsequent updates to this evidence.
- There are discussions taking place about the extension of the existing Watery Lane Gypsy and Travellers site facilities. There is also Romany Road which is located in the southern part of the city.
- Potential for a new central civic space and node at St Peters Square, and to transform the Shire Hall into a community heritage asset.

Creating healthy and sustainable communities

- Strategic open space linking new developments with existing open space and using S106 contributions to improve these, ensuring that these are accessible and inclusive to the needs of every resident.
- Future proofing cemetery provision in the city by safeguarding land for extension of the existing facility.
- Safeguarding land for and seeking contributions to new or extended education provision, including special educational needs.
- Strategic green and blue infrastructure as per Biodiversity Net Gain, intervening to ensure that these are well-used and suitable for habitats.
- New or extended healthcare provision to be delivered as required with new development.
- Addressing recreation deficiencies in sports provision, ensuring as above these recreational areas are suited to people of all ages, including shortfalls in playing pitch provision for adult and youth football pitches, and rugby pitches.
- There is also a shortfall in 3G football pitch provision in Hereford, with an additional requirement of up to 4 new 3G pitches across the county within the plan period.
- Hereford Leisure Centre has been identified within the [Playing Pitch and Outdoor Sports Strategy](#) as a high priority in terms of refurbishing existing facilities and as a potential site for a new 3G pitch. Newton Farm has also been identified as a potential site for a 3G pitch. This would be largely funded through developer contributions.
- The fire services are looking to demolish and build a new station on the existing site. The police service are still to confirm if the current station is to be refurbished, as it is currently not fit for purpose.

Promoting a prosperous economy

- Hereford has relatively high levels of vacancy rates, both compared with the market towns and nationally, standing at 17.5% (Town Centre and Retail Assessment), though remains the principal shopping centre in the county.
- Given the larger scale of Hereford city centre, it is proposed to define a Primary Shopping Area (PSA) focused around High Town and Widemarsh Street. This takes in both the Old Market and Maylord Orchards shopping centre. This is the area in which retail development is concentrated, which meets the definition of a PSA as referenced within the NPPF. This aims to maintain the viability and vitality of the town centre.
- The current defined town centre for Hereford is appropriate and does not require any further revisions. Hereford town centre will continue to be supported to serve its sub-regional status as a shopping destination.
- Increasing employment land supply by allocating an extension to the existing Hereford Enterprise Zone at Rotherwas, and a new employment site between the urban extension of Three Elms and the cattle market.
- The Hereford Masterplan has identified a Western Opportunity Corridor for employment-led development to the west of the city. This has been identified to allocate employment land once land availability at Hereford Enterprise Zone has been exhausted. This will be a long term commitment which will go beyond the length of the plan period of this document.
- Tourism perhaps looking at Levelling Up Fund (Stronger Towns Fund- £22.4 million fund received) intervention centred on Castle Green area, museum being upgraded accommodating Herefordshire Hoard and rooftop garden.
- Development of a creative/makers quarter at Aubrey/Berrington Street, to support independent businesses and food outlets.

Bromyard

Tackling climate change

- To provide pedestrian and cycle links within Bromyard's strategic sites to encourage sustainable transport.
- The proposed Bromyard Eco-Hub within the Market Town Investment Plan will develop employment land adjacent to Linton Trading Estate to create manufacturing capacity focusing on green technology.

Protecting and enhancing the quality of the environment

- To retain and preserve the historic core of Bromyard town centre Conservation Area. To consider the impact of all development on views of the Bromyard Downs from the town.

Accommodating future growth

- The Bromyard NDP will establish a development boundary for the town. The NDP will also identify non-strategic housing (under 50 dwellings) and employment sites (under 5 hectares).
- Bromyard will accommodate 750 new homes with 4 hectares of new employment land during the plan period. Around 110 dwellings have already been completed, or have the benefit of planning permission, leaving a residual target of around 640 dwellings.

Creating balanced communities

- The Herefordshire [Gypsy and Traveller Accommodation Assessment](#) (2022) identifies a need for further pitches for Gypsies and Travellers as well as plots for Travelling Show People. The council continues to invite suggestions for locations for new pitches and plots through the 'call for sites' process.

Creating healthy and sustainable communities

- The findings from Herefordshire's Open Space, Playing Pitch and Indoor Sport Facilities assessments will determine the requirements of future need within Bromyard.
- It has been established that Herefordshire requires additional 3G, or synthetic turf, pitches. This could be provided within Queen Elizabeth High School.
- St Peters Primary School is currently over capacity and has been identified for expansion. This will be partly funded through S106 contributions.
- Within the Bromyard Market Town Investment Plan, a health and wellbeing centre has been identified as a priority for the town. This would provide the opportunity for residents to take part in exercise classes, such as by practicing yoga, pilates, or spinning.
- There is a need for further outdoor activity space for youth provision within Bromyard.

Promoting a prosperous economy

- The Bromyard NDP will revise the town centre boundary of Bromyard to help maintain its vitality and services and to better reflect the current land uses. The recent Town Centre Retail Assessment suggests the removal of units within the boundary along Rowberry Street and Cruxwelll Street, which are currently mixed in nature and accommodate few main town centre uses.
- Bromyard currently has a vacancy rate of 7% which is below the UK national average and has been rated as a vital and viable town centre within the [Town Centre and Retail Assessment](#) (2022). There are additional proposals for the market square improvements to encourage a sustainable street culture and evening economy and to utilise empty independent retail units.
- To allocate proportionate amount of employment land 4ha to fulfil employment requirement for Bromyard within the plan period. Smaller brownfield sites such as the Highways Depot and Bromyard Timber and Fencing could be allocated through the Neighbourhood Development Plan.
- The potential Leominster to Worcester (via Bromyard) Greenway is the subject of a long term project with the aim of restoring the former railway line as a walking, wheeling and cycling travel corridor.
- The Bromyard Eastern Enhancement Project, as proposed within the [Market Town Investment Plan](#), is to acquire over 16ha of farmland to create a permanent festival site, including a community building. The vision is to grow the number of visits to Bromyard and its surrounding hinterland.

Kington

Tackling climate change

- Kington has no railway station or direct public transport links to its nearest railway station (Leominster). Therefore bus services should continue to provide public transport for Kington town and sub-market area. Development should encourage and facilitate active travel, encouraging residents to cycle and walk short distances into town and to neighbouring villages, encouraging a shift away from use of the private vehicle.
- Longer journeys will be supported by public transport and robust electric vehicle (EV) charging infrastructure to encourage low carbon forms of travel and improve air quality in the town.
- Opportunities for all types of renewable energy schemes should be supported where they do not have a detrimental impact on the natural and built form of Kington. Community-owned energy schemes that meet the needs of the community will be supported.

Protecting and enhancing the quality of the environment

- Kington is within the River Arrow (leading to the Lugg) Hydrological Catchment Area. There are extensive areas at risk of flooding in Kington. The River Arrow flows through the centre of the town and into the River Lugg Special Area of Conservation (SAC) to the east of the town.
- Kington is within the Lugg catchment area. Phosphates continue to affect housing delivery in the short term. There is mains drainage at Kington which currently has capacity. Its capacity should be enhanced when required by development. The River Lugg is particularly sensitive to phosphates and development proposals within its catchment area must follow the nutrient neutrality approach.
- Development will be expected to mitigate any potential effects on the SAC through adequate control measures and additional capacity in water treatment infrastructure.
- According to the 2010 Urban Fringe Sensitivity Analysis, areas within and adjacent to Kington town have a high sensitivity, therefore it is necessary for all development to include landscape mitigation measures within their schemes.
- Kington has a rich historic townscape with many listed buildings and a Conservation Area within the town centre.
- The Conservation Area is currently on the national [Heritage at Risk Register](#) and the 2016 Characterisation Assessment study has identified important key heritage features which should be protected.

Accommodating future growth

- The majority of new housing development will come forward in the form of a masterplanned allocated site with additional non-strategic housing development in the town centre. The allocated site will form the development boundary to the south of the town and the development boundary will be identified in the NDP.

Creating balanced communities

- As indicated in the [HMANA](#), there is a net need for 4 Affordable Rented Housing units per annum and 1 Affordable Home Ownership units per annum.
- The population's age structure across the housing market area (HMA) is characterised by an older population with the proportion of those aged 50 and over exceeding the Herefordshire average.
- There is a particular demand from families looking for 3 and 4 bedroom properties with gardens.

Creating healthy and sustainable communities

- Improvements to green and blue infrastructure as part of development should include improving the River Meadows along with the River Arrow and the northern boundary of Kington. These both function as important wildlife corridors. These spaces have been identified in the 2008 Herefordshire [Green Infrastructure Study](#).
- Land to the east of Kingwood Road will have opportunities to expand the existing play area to the east of the site, creating a larger play space.
- Developments should encourage walking, wheeling and cycling by providing infrastructure to allow safe, accessible and attractive routes. Improved safety for pedestrians and cyclists, as specified in the Kington Market Town Investment Plan, aims to make Kington a more livable place with a more effective high street repurposed around pedestrians through an innovative shared space facility in the high street.
- There is a requirement for safe pedestrian, cycle and vehicular access to the highway network and to local facilities, especially schools and medical services. Kington medical practice meets the needs of the town's residents as well as of those living in its rural hinterland. Therefore, no expansion is deemed to be necessary.
- The NDP's public consultation process highlighted that there is public support for a safe shared pedestrian and cycle link to the Kington Medical Practice alongside the A4111 from its junction with the A44.
- Kington police and fire services are currently located in a residential area. The Kington Market Town Investment Plan suggests for this to be relocated to a more suitable area with better access to the wider transport network. Relocation of the police and fire services will therefore be supported in accordance with criteria set out in local plan policies.
- Kington Primary School is currently at capacity and therefore additional capacity will be required alongside new development.

Promoting a prosperous economy

- The high street provides retail and is occupied by a number of independent stores.
- The largest employment sectors in the town are wholesale and retail, business admin support and health services.
- There are no strategic employment sites in Kington. However, there are opportunities to retain and enhance existing employment areas.
- The Hatton Gardens Industrial Estate is identified in the Kington Market Town Investment Plan 2021 as having potential for enhancement, such as by improving the condition of the existing units. The Investment Plan also indicates that there is potential for expansion around Kington Building Supplies.
- Additional employment space could also be delivered at the site comprising of land to the south of the recycling centre (recycling centre is on 4.2ha site, currently using 0.8ha).
- The Kington Market Town Investment Plan 2021 promotes Kington as a walking hub and centre for the promotion of arts and crafts. Therefore improvements to tourism facilities, including the walking hub, will be supported.
- There are many cycling routes around Kington and the connection of cycling routes and walking trails should be supported and encouraged. There are opportunities for improving the public realm in the central area of Kington Town. The town centre of Kington is vibrant and has a strong culture of independent shops and local retailers based on local trade and tourism.
- There are opportunities to regenerate the town centre improving connectivity for pedestrians and cyclists into the town.
- The Kington Market Town Investment Plan suggests there are opportunities for improving existing community facilities.

Ledbury

Tackling climate change

- Ledbury has a railway station with regular services to Hereford, Malvern, Worcester, Birmingham and London. It has seen 14.5% growth in passenger numbers (Public Realm & Transportation Appraisal, 2019). With some improvements to access and car parking this could assist in promoting more rail travel. This will provide integrated public transport, walking, wheeling and cycling infrastructure which will establish Ledbury station as a Mobility Hub and generate a modal shift away from private vehicles, essential to meeting climate change objectives.
- Development proposals will need to provide connections within the town environs connecting to key transport hubs including the railway station. In addition to providing walking, cycling and wheeling infrastructure such as cycle parking and shower facilities would also be beneficial.
- Proposals must safeguard the River Leadon, ensuring that development does not have an adverse impact on the quality of the water in the river and water tables.
- The [Ledbury Market Town Investment Plan](#) 2021 refers to Ledbury's ambitions for generating renewable energy and, more specifically, the area around Little Marcle Road as a potential site where green energy options could be explored. There may be limitations for the incorporation of wind energy due to the sensitivities of the National Landscapes areas.

Protecting and enhancing the quality of the environment

- Although there are no designated AQMAs in Ledbury, there are areas being monitored for pollution levels at the Four Ways Cross Road in the direction of the Malvern Road. The area around Knapp Lane experiences significant cut-through traffic which means higher levels of traffic fumes on a narrow rural lane.
- Ledbury's rich and sensitive landscape comprises of many woodlands along its eastern edge, some of which are ancient woodlands together with the Malvern Hills National Landscapes, SSSI and a number of local wildlife and geological sites with an Unregistered Park and Garden status. Walls Hill Fort to the west of Ledbury is a Scheduled Ancient Monument. Reference to local guidance produced by the Malvern Hills National Landscapes will help ensure that growth and development does not impact on these nationally designated landscapes.
- Ledbury is a vibrant historic market town with a central Conservation Area that makes a positive contribution within the Malvern Hills National Landscapes setting.
- The Heritage Impact Assessment 2023 identified a number of design-based mitigation measures to ensure that the development safeguards Ledbury's heritage assets. Developers should have regard to the HIAs for these sites and demonstrate that they have taken into account the recommended mitigation measures including maintaining buffer zones between sites and heritage assets.

Accommodating future growth

- Development is restricted to the east where the built-up area meets the Malvern Hills National Landscapes and in sensitive areas in the west towards the River Leadon and the Walls Hill Fort Scheduled Ancient Monument. Future growth will be concentrated towards the south of Ledbury however, this growth will need to be sensitive to the adjacent Malvern Hills National Landscapes. The settlement boundary will be defined within the Ledbury Neighbourhood Development Plan.
- A strategic 'green gap' will be required between the southern expansion and the settlement of Parkway. This is to avoid the coalescence of the southern expansion of Ledbury with Parkway to maintain the landscape character and settlement pattern of Parkway.

Creating balanced communities

- There is a net need for 20 Affordable Rented Housing units per annum and 5 Affordable Home Ownership units per annum. Although this is the identified need for Ledbury, further work is underway to establish what the market can precisely deliver as part of larger housing site developments. The local plan viability assessment will guide the acceptable affordable housing thresholds that will be required in this area.
- There is a recognised need for older persons' housing in Ledbury and its Housing Market Area hinterland. This can be seen in the [HMANA 2021](#), which states that the greatest proportion of this need is for 'housing with support', which is akin to sheltered housing where some minimal communal facilities exist.
- The greatest need in the affordable housing market (home ownership) is for 2 bedroom housing and 3 bedroom housing. The greatest need in the affordable housing market (rented) is for 1 and 2 bedroom housing. In the open market sector the greatest need exists for 3 bedroom housing.

Creating healthy and sustainable communities

- The recreation ground in the centre of Ledbury is a valuable asset for the town as it hosts a variety of leisure, exercise and play equipment as well as being adjacent to the Town Trail. Its proximity to the town centre means more could be done to improve the connection between both.
- The findings from Herefordshire's Open Space, Playing Pitch and Indoor Sport Facilities assessments will determine the requirements of future need within Ledbury.
- The potential for improved housing, community facilities and businesses to form part of the Lawnside and Market Street Regeneration Area would be conducive to the aims of healthy and sustainable communities.
- The current doctors surgeries on Market Street are no longer fit for purpose therefore accommodating new and improved facilities are a high priority for a new site.
- There is currently no intention to co-locate fire or police services but this may be a possibility in future. Tri-Service to combine fire, police and ambulance services through shared facilities and collaboration could also be an option.
- Development over this plan period will result in an increased demand for school places in Ledbury. As such, Ledbury Primary School and John Masefield High School and Sixth Form will require additional capacity to accommodate the increased demand.
- Ledbury railway station is limited by the lack of step-free access on its eastbound platform and parking capacity. Provisions for step-free access on the eastern platform and adequate parking is crucial in enabling access to the railway station, particularly for people with reduced mobility.

Promoting a prosperous economy

- The town has a vibrant retail area with a unique mix of many independent retailers as well as some chain stores and has a substantially lower than average vacancy rate. The town centre's vacancies are located in the more peripheral parts of Ledbury, with fewer vacant units located in the main retail core along the Homend and High Street.
- Imbalance between housing and employment resulting in some 40% of the working population commuting out of Ledbury as stated in the Ledbury NDP. To address this imbalance the Ledbury NDP envisions the widening of the employment base, in particular around Little Marcle Road to develop a technology corridor attracting high-tech, research and development businesses to Ledbury. There is potential for additional employment land identified around Little Marcle Road adjacent to the Rugby Club.
- The location of Ledbury, and its rich history and landscape, gives it a unique advantage in attracting visitors. To strengthen this sector, there is local support for the creation of new visitor accommodation, both within and adjacent to the settlement boundary, providing it respects local character.

Leominster

Tackling climate change

- Leominster railway station provides a sustainable transport corridor linking it to other parts of the county and beyond. In line with the overall strategy, it is the intention that use of rail travel should be maximised to encourage a shift away from private car travel. Therefore it is essential that good active travel links from new development are provided. A requirement for a Mobility Hub at the railway station, which integrates public transport and active travel (walking, wheeling and cycling) is identified in the Leominster Market Town Investment Plan.
- There are extensive areas at risk of flooding in Leominster, partially to the north of the town. Proposals for new development will be expected to demonstrate that the development itself will not be at risk of flooding or will increase the risk of surface water or fluvial flooding elsewhere. Leominster lies in the River Lugg (SAC) sub catchment of the River Wye SAC. The River Lugg is particularly sensitive to phosphate and therefore development proposals must follow the nutrient neutrality approach.

Protecting and enhancing the quality of the environment

- Development will be required to contribute to the recovery and enhancement of biodiversity through the mandatory requirement to achieve 10% biodiversity net gain (BNG) except in the strategic allocation where 20% BNG will be required in accordance with Policy EE1.
- Levels of air pollution and traffic congestion are of particular concern in Leominster. An AQMA is designated in the Bargates area of the town at the traffic junction where the A44 road meets with Dishley Street and Cursneh Road. A modal shift away from cars to non-polluting modes together with an increase in electric vehicles will both help to improve air quality. However, it is important to clearly understand the impact of any additional proposed housing and associated increase in traffic on air quality in the AQMA. Air quality assessments may be required to support planning applications in order to demonstrate the impact of new developments on the AQMA.
- The housing allocation located to the south of the town is a high sensitivity landscape area according to the 2010 Urban Fringe Sensitivity Analysis. It will therefore be necessary to provide landscape mitigation, particularly along the outer edge of the development areas adjoining open countryside and Cockcroft Hill, a locally important landscape and geological feature.
- Leominster has a rich heritage with many listed buildings and four Conservation Areas in the town. A Heritage Impact Assessment of the proposed extension of both strategic allocations identifies a number of design-based mitigation measures to ensure that the development safeguards these heritage assets. Developers should have regard to the HIAs for these sites and demonstrate that they have taken into account the recommended mitigation measures or as a result of further heritage assessment propose alternative measures.
- Leominster is part of the government-funded high streets Heritage Action Zone programme which will improve vital features of historical and cultural importance.
- Archaeological potential has been identified in Leominster, particularly at land south of Barons Cross where there are earthworks.

Accommodating future growth

- A revised Leominster NDP prepared in the context of the local plan will establish a development boundary for the town. The NDP will also identify non-strategic housing (under 100 dwellings) and employment sites (under 5 Hectares).

Creating balanced communities

- The [HMANA](#) (2021) identifies a net need for a minimum of 33 affordable homes per year in Leominster, with 24 being Affordable Home Ownership and the remaining 9 being Affordable Rented Housing.
- The HMANA has considered the population change of people aged 75 and over, and sets out the requirements for market and affordable specialist housing to cater for this age group over the plan period.
- It is important to provide a range and mix of housing as set out in strategic policy BC1. The HMANA provides a recommended housing mix for Leominster urban area based on number of bedrooms for market, Affordable Home Ownership and Affordable Rented Housing.
- The Herefordshire [Gypsy and Traveller Accommodation Assessment](#) (2022) identifies a need for further pitches for Gypsies and Travellers as well as plots for Travelling Show People. The council continues to invite suggestions for locations for new pitches and plots through the [call for sites](#) process. The [Travellers Site DPD](#) allocates a site for a temporary stopping place on land adjacent to the A49 and the Worcester Road (west) as shown on the key diagram.

Creating healthy and sustainable communities

- The proposed Leominster to Worcester (via Bromyard) Greenway aims to restore the former railway line as an active travel corridor for cycling and walking, which will also help to boost recreation and tourism.
- The [Built Indoor Sports Facilities Final Needs Assessment](#) sets out the requirements for these ‘formal’ recreation facilities but space for informal recreation should also be provided.
- A new two-storey health hub including an integrated pharmacy will be located at Marsh Court in the north of Leominster. This will provide new accommodation for the relocation of the General Practitioners surgeries from Westfield Walk
- In addition to the requirements for contribution to education facilities, as set out in the policy LEOM2, there is also an aspiration to rebuild Westfield Special School. Various options are currently being considered.

Promoting a prosperous economy

- In addition to the new additional employment land set out in Policies LEOM1 and LEOM3. The [Provision of Employment Land Requirements Study](#) (2022) recommends that the remaining Dales site at Marsh Street in the north east of Leominster is retained for employment, excluding that land that has planning permission for the new health centre facility.
- Leominster is one of the largest retail destinations in Herefordshire providing a diverse retail offer. The town centre is dominated by independent operators which, again, may in part reflect the character of the historic commercial stock of properties and contributes to a distinct offer in the town. The assessment concludes that Leominster is a reasonably vital and viable centre.
- The assessment identifies a 16.9% vacancy rate across Leominster which is above the national average but these vacancies are mainly concentrated on the periphery of the town and therefore do not unduly affect its general attractiveness and function. Retail development should take place within the town centre.
- Leominster has potential to develop a strong tourism industry and this will be supported by the provision of hotel accommodation encouraged by Policy PE4.

Ross on Wye

Tackling climate change

- New development will be required to provide active travel infrastructure such as; secure bicycle parking, showers in commercial premises and safe cycling and walking links. Of particular importance are the east-west links between the urban extension to the east of Ross on Wye and the town centre.
- Large-scale development on Land to the east of Ross on Wye should incorporate the necessary infrastructure to enable connections between new commercial and residential development via an underground District Heat Network. This will then enable the potential redistribution of waste heat from new commercial/industrial buildings to provide low or zero carbon heat for residents (subject to viability assessment).
- Deliver green infrastructure designed to provide carbon sinks, sequester carbon and improve air quality. Land along the Rudhall Brook could provide the opportunity of linking the new homes, businesses and community facilities to the town centre, incorporating active travel routes.
- A proportion of land at Land to the east of Ross on Wye is situated within Flood Zone 3. There are extremely limited opportunities for acceptable development within this zone. Any development here must be designed to be resilient to the impacts of flooding over its lifetime. The exception test must be applied to development proposed in the flood zone. The design of development in this location will need to take into account the expected increase in severity of flood events due to climate change in future.
- Due to the scale of the urban extension to the east of Ross-on-Wye, it is essential that any development scheme incorporates a sufficient quantum of tree planting and other green and blue infrastructure features to facilitate an effective reduction in temperature increase during the warmer months.

Protecting and enhancing the quality of the environment

- New green and blue infrastructure within the development area should be provided to benefit residents, local bat populations and other flora and fauna.
- Due to the size of Land to the east of Ross on Wye, several large green spaces will be required.
- Development at the Land to the east of Ross-on-Wye should only provide lighting, in so far that it can be justified, for ensuring people's safety. Excessive levels of lighting must be avoided to minimise light pollution and protect dark skies.
- A landscape-led approach should be taken to the design of new development.

Accommodating future growth

- At least 1,000 of the 1,800 new homes required for Ross-on-Wye will be delivered on the strategic site allocation to the east of the town.
- The remaining homes required will either be delivered through existing permissions, windfall development or they will be allocated in the Ross on Wye NDP as smaller, non-strategic sites.
- The Ross on Wye Neighbourhood Development Plan establishes the town's settlement boundary.

Creating balanced communities

- There is a demand in Ross on Wye for 3 and 4 bedroom houses and bungalows.
- There is a net need for 136 residential care and 125 nursing care bed spaces, 247 'housing with care' homes (141 market, 106 affordable), 620 'housing with support' homes (377 market, 243 affordable) and 34 age-exclusive homes (22 market, 12 affordable) up to 2041.
- There is a net need for 20 affordable rented homes and 5 affordable home ownership dwellings per annum, within the town. .
- There is a demand for self or custom build housing plots.

Creating healthy and sustainable communities

- The Ryefield Centre has potential for new community uses.
- Some existing leisure facilities are in need of improvement and new residential development will create a demand for additional facilities. New development should include provision of a new community centre or multi-purpose facility to provide meeting spaces, close to where people live.
- There is demand for a 3G sports pitch in the town and Ross Rugby Football Club's pitch is in need of improvement. Juniors Football Club are in need of new sports pitches as these both flood regularly.
- John Kyrle Academy hockey pitch and ancillary facilities have been assessed as being of poor quality.
- There will be a need for new primary education facilities alongside new development.
- Development at Land to the east of Ross on Wye should provide new healthcare facilities to meet increased demand.
- New active travel links into the town centre, key employment sites and existing footpaths and cycleways should be provided as part of development at Land to the east of Ross on Wye.
- The existing Public Rights of Way across Land to the east of Ross on Wye should be protected and enhanced as part of development.
- New green and open spaces should be provided as part of the development at Land to the east of Ross on Wye.
- To minimise traffic congestion and poor air quality in the town as a result of new development, a new north-south road linking the Travellers' Rest roundabout in the north with the A40 to the east of Hildersley will be required as part of the development on Land to the east of Ross on Wye.

Promoting a prosperous economy

- There is a need for 35 hectares of new employment land to 2041. A significant proportion of this could be delivered along the northern edge of the strategic allocation 'Land to the east of Ross on Wye' bordering the A449 and M50 and adjacent to Pigeon House Farm. Logistics businesses would be well-suited to this location.
- An additional 1 hectare of land (not allocated) is available immediately to the south of Alton Business Park for employment uses.
- The market for employment land in the town over the plan period will be for a broad range of B2/B8 unit sizes, from start-up units to mid and larger manufacturing and logistics.
- The [Ross on Wye Market Town Investment Plan 2021](#) makes several recommendations to encourage tourism in the town.
- Proposals for new retail, leisure or office development of over 300m² gross floor space located outside the town centre will need to be supported by an impact assessment, to determine whether there could be any adverse impacts on the town centre.
- Additional comparison and convenience goods floor-space will be required in the town up to 2041. This is likely to come forward through the use of existing underused floor-space in the town centre. Independent and locally-owned businesses are preferred. ('Convenience goods' are items which are bought often and easily, such as grocery items.)

Rural Areas

Tackling climate change

- The rural area strategy is seeking to locate new growth in areas which are or can be serviced by public transport and have a number of day-to-day key services.
- Locating the largest proportion of rural housing growth to those settlements which have rural schools or employment sites in close proximity means that daily car journeys can be reduced and brings more opportunities for people to live within walking, wheeling or cycling distance from a place of education or employment.
- Domestic transport is a significant contributor to carbon emissions. Reducing car dependency in rural areas requires the provision of accessible and reliable clean and low emission public transport provision as well as options for Electric Vehicle Charging.
- The settlement strategy has recognised the need to avoid areas of significant flood risk and those settlements within Flood Zone 3 have been removed from the settlement hierarchy.
- The water quality in Herefordshire's rivers is of particular concern as some have exceedingly high levels of nitrate and phosphates. Rivers affected include the Wye, Frome, Lugg and Clun. Any adverse effects on water quality must therefore be avoided.

Protecting and enhancing the quality of the environment

- The Rural Settlement Hierarchy has acknowledged the presence of National Landscape designation (Wye Valley National Landscapes and the Malvern Hills National Landscapes and settlements which are predominately designated as a Conservation Area). These have been given lower growth targets to reflect their special character whilst permitting some growth to ensure viable and vibrant communities.
- Policy has been included to support mitigation measures to address the phosphate level within the River Lugg and River Wye.
- Dark skies and air quality in Herefordshire's rural areas are one of the best in the country. Schemes must promote, maintain and improve the intrinsically dark landscapes and dark skies.
- The rural areas have a wealth of biodiversity and geodiversity features, and many nationally and locally significant designations including four SACs and two National Landscape areas.
- There are 47 Conservation Areas that cover whole or parts of rural settlements. The rural places also include numerous listed buildings, historic registered parklands and Scheduled Ancient Monuments. Many of these historic assets are a key feature in rural settlements contributing to a sense of character, identity, and quality of place. Thus, any development must consider this and be mindful and respectful of surrounding landscapes when developing proposals.

Accommodating future growth

- Settlement boundaries will be designated within NDPs.
- Growth targets have been highlighted within the policy for settlements and these will form the basis for parish councils to update their NDPs.
- Existing NDP site allocations within the named settlements will be carried forward within the strategy and will contribute towards achieving the rural growth target.
- Historic growth has been taken into account in future allocations and growth distribution.

Creating balanced communities

- Annually, there is a need for 238 Affordable Rented Homes and 101 Affordable Home Ownership dwellings in the rural areas. Policies have been included to support affordable housing, mixed tenures and exception schemes.
- The HMANA for each of the rural Housing Market Areas will guide parish councils regarding local plans on the range and mix of new dwellings.
- At 30 October 2022, there are 715 individuals and 3 associations entered on the register who are interested in self and custom build in the county. Approximately 40% of those expressed a desire for a plot in a village setting.
- The Herefordshire Gypsy and Traveller Accommodation Assessment (2022) identifies a need for further pitches for Gypsies and Travellers as well as plots for Travelling Show People. The council continues to invite suggestions for locations for new pitches and plots through the 'call for sites' process.

Creating healthy and sustainable communities

- The findings from Herefordshire's Open Space, Playing Pitch and Indoor Sport Facilities assessments will determine the requirements of future need within the rural area.
- Future development is directed to the most sustainable settlements with a good level of services and public transport options enabling support for social and economic sustainability.
- There is a limited amount of medical and health related facilities in rural areas, such as General Practitioners surgeries and dental practices, as the majority are located in the towns and city. Facilities such as primary schools, village halls, shops, public houses, play areas and sports pitches are all valuable assets to local communities. The Rural Settlement Hierarchy is seeking to support rural services by directing growth to areas with existing social facilities/services.
- Development is being focused towards locations with rural schools in order to reduce the need to travel. Where capacity issues have been highlighted these will be addressed within the Infrastructure Delivery Plan.

Promoting a prosperous economy

- Due to the rural character of the area, some residents may have to travel to access main food shopping. The Rural Settlement Hierarchy has sought to support local provisions in settlement and assist in reducing the need to travel for some daily goods.
- Herefordshire has a higher proportion of businesses in the agricultural sector compared to other areas in the West Midlands and England, due to its rural nature. Providing more flexibility in rural areas can also allow for diversification of the rural economy.
- Tourism is key part of Herefordshire's rural economy and many visitors are drawn to the rich and distinctive heritage and unspoilt landscape, which span two National Landscapes, (the Wye Valley and the Malvern Hills), unspoilt countryside and attractive settlements. The abundance of natural beauty and heritage assets in the rural areas presents an opportunity to develop and diversify the rural economy by creating sustainable tourism and leisure opportunities. Proposals should respect the character of the countryside, and be designed with sensitivity to the local environment in terms of design, scale, and location, and should avoid any negative impact on the county's natural and heritage assets or on the overall quality of the natural environment. Particular care should be taken to conserve the character, landscape and scenic beauty in the National Landscapes and Conservation Areas.

**Appendix 4 - Core Strategy
Saved Policies.**



‘Saved’ Herefordshire Core Strategies Policies and proposals maps (including policies to be replaced by the Draft Local Plan)

The following policies will be “saved” until replaced by policies or proposals contained in Neighbourhood Development Plans or National Development Management Policies.

Saved Core Strategy Policies	Text
<p>SS1 – Presumption in favour of sustainable development</p>	<p>When considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work proactively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.</p> <p>Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ul style="list-style-type: none"> a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or b) specific elements of national policy indicate that development should be restricted.

Saved Core Strategy Policies	Text
SS3 - Ensuring sufficient housing land delivery	<p>A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed through the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:</p> <ul style="list-style-type: none"> • A partial review of the Local Plan – Core Strategy; or • The preparation of new Development Plan Documents; or • The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land. <p>A range of strategic housing proposals are identified which are key to the delivery of the spatial strategy. In addition there are elements of key infrastructure which will need to be provided to enable full delivery of the strategic housing targets. The council will work with developers and other stakeholders to ensure the timely development of these strategic proposals and the key infrastructure requirements.</p>
H2 - Rural exception sites	<p>Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> 1. the proposal could assist in meeting a proven local need for affordable housing; and 2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and 3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2. <p>In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required - by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.</p>

Saved Core Strategy Policies	Text
H4 – Traveller sites	<p>The accommodation needs of travellers will be provided for through the preparation of a Travellers' Sites Document (DPD) which will include site specific allocations. In the absence of an adopted DPD, or where proposals for sites are brought forward on non-allocated land, proposals will be supported where:</p> <ol style="list-style-type: none"> 1. sites afford reasonable access to services and facilities, including health and schools 2. appropriate screening and landscaping is included within the proposal to protect local amenity and the environment 3. they promote peaceful and integrated co-existence between the site and the local community 4. they enable mixed business and residential accommodation (providing for the live-work lifestyle of travellers) 5. they avoid undue pressure on local infrastructure and services 6. in rural areas, the size of the site does not dominate nearby settled communities and 7. they are capable of accommodating on-site facilities that meet best practice for modern traveller site requirements, including play areas, storage, provision for recycling and waste management. <p>In rural areas, where there is a case of local need for an affordable traveller site, but criterion 1 above cannot be fulfilled, then an exception may be made and proposals permitted, provided such sites can be retained for that purpose in perpetuity.</p>
OS1 - Requirement for open space, sports and recreation facilities	<p>The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:</p> <ol style="list-style-type: none"> 1. all new residential dwellings; or 2. retail and employment proposals where there is need to provide informal areas of amenity greenspace for the use of employees and visitors; and 3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.
OS2– Meeting open space, sports and recreation needs	<p>In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:</p> <ol style="list-style-type: none"> 1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined; and 2. provision of open space, sports and recreation facilities should be located on-site unless an off -site or partial off -site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which is of benefit to the local community.

Saved Core Strategy Policies	Text
OS3 – Loss of open space, sports or recreation facilities	<p>In determining the appropriateness of proposals which results in the loss of an open space, sports or recreation facility, the following principles will be taken into account:</p> <ol style="list-style-type: none"> 1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard; 2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community; 3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, usability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses; 4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.
MT1 – Traffic management, highway safety and promoting active travel	<p>Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> 1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development; 2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport; 3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities; 4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services; 5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and

Saved Core Strategy Policies	Text
MT1 – Traffic management, highway safety and promoting active travel	<p>6. have regard to with both the council’s Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</p> <p>Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p>
E2 – Redevelopment of existing employment land and buildings	<p>Employment land and buildings rated as ‘best’ and ‘good’ using the methodology in the Employment Land Study 2012 (or successor document) will be safeguarded from redevelopment to other non-employment uses. Proposals which would result in the loss of employment land rated as ‘moderate’ will be permitted where:</p> <ol style="list-style-type: none"> 1. the development of the site for other uses would not result in an overall shortage in the quality and quantity of employment land supply in the area; or 2. there would be a net improvement in amenity through the removal of a non-conforming use from within a residential area, and where an alternative use would offer amenity benefits. For sites in existing employment use, consideration should also be given to the ability to relocate existing occupiers where this is necessary; or 3. the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme; <p>In all cases:</p> <ul style="list-style-type: none"> - the viability of the development proposal must be confirmed through a comprehensive assessment; and - there must be evidence of appropriate and active marketing of at least 12 months for a change of use of a B Class employment use and it can be shown that this marketing has been unsuccessful. <p>The provision of ancillary and complementary uses which help meet the day-to-day needs of employment sites and their employees and improve the sites’ attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land.</p>

Saved Core Strategy Policies	Text
E3 – Homeworking	<p>The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following:</p> <ul style="list-style-type: none"> • changes to the appearance of any building; • noise disturbance from the use or any increased traffic and parking generated; • unsociable hours of operation; and • the storage of hazardous materials or emissions from the site.
SD1 – Sustainable design and energy efficiency	<p>Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> • ensure that proposals make efficient use of land - taking into account the local context and site characteristics; • new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design; • safeguard residential amenity for existing and proposed residents; • ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution; • where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective; • ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored; • utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure; • where possible, on-site renewable energy generation should also be incorporated; • create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;

Saved Core Strategy Policies	Text
SD1 – Sustainable design and energy efficiency	<ul style="list-style-type: none"> • ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and • utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials. <p>All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.</p>
SD2 – Renewable and low carbon energy generation	<p>Development proposals that seek to deliver renewable and low carbon energy will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> 1. the proposal does not adversely impact upon international or national designated natural and heritage assets; 2. the proposal does not adversely affect residential amenity; 3. the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment and 4. the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user. <p>In the case of energy generation through wind power developments, permission will only be granted for such proposals where:</p> <ul style="list-style-type: none"> • the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and • following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community
SD3 – Sustainable water management and water resources	<p>Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> 1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the Strategic Flood Risk Assessment (SFRA) 2009 for Herefordshire;

Saved Core Strategy Policies	Text
SD3 – Sustainable water management and water resources	<ol style="list-style-type: none"> 2. development is designed to be safe, taking into account the lifetime of the development and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence; 3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime; 4. development will not result in the loss of open watercourse and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted; 5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible; 6. water conservation and efficiency measures are included in all new developments, specifically: <ul style="list-style-type: none"> • residential development should achieve Housing - Optional Technical Standards - Water efficiency standards. At the time of adoption the published water efficiency standards were 110 litres/person/ day; or • non-residential developments in excess of 1,000 m² gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum; 7. the separation of foul and surface water on new developments is maximised; 8. development proposals do not lead to deterioration of EU Water Framework Directive water body status; 9. development should not cause an unacceptable risk to the availability or quality of water resources; and 10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works. <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.</p>

Saved Core Strategy Policies	Text
SD4 - Wastewater treatment and river water quality	<p>Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater. In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:</p> <ul style="list-style-type: none"> • incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3; • phasing or delaying development until further capacity is available; • the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development; • in the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and • where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site. <p>Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:</p> <ul style="list-style-type: none"> • provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway); • septic tank (discharging to soakaway).

Saved Core Strategy Policies	Text
SD4 - Wastewater treatment and river water quality	<p>With either of these non-mains alternatives, proposals should be accompanied by the following:</p> <ul style="list-style-type: none"> • information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or • where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC; • in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring. <p>The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.</p>

‘Saved’ Unitary Development Plan Policies

The following policies will be “saved” until replaced by policies or proposals contained in the Minerals and Waste Local Plan. The Minerals and Waste Local Plan is currently at examination and the following section may be removed from the Local Plan before the next stage on adoption. The MWLP is scheduled to go to Full Council 8th March 2024.

Saved UDP Policies	Text
S9 Minerals	<p>The sustainable and efficient use and management of minerals will be promoted by:</p> <ol style="list-style-type: none"> 1. conserving minerals as far as possible, whilst ensuring an adequate supply to meet identified needs; 2. aiming to maintain the County’s share of the regional production of aggregates and a landbank of permitted reserves, subject to environmental considerations; 3. ensuring that the impact of proposals for the winning, working, storage and transportation of minerals are kept to an acceptable minimum and can be mitigated to an acceptable extent; 4. ensuring the sensitive working, reclamation and after care of sites so as to protect or enhance the quality of the environment; 5. protecting areas of landscape or nature conservation value from minerals development, other than in exceptional circumstances; 6. preventing the unnecessary sterilisation of mineral resources; and 7. minimising the production of waste and encouraging the efficient use of minerals by promoting design solutions and construction methods which minimise mineral use, including the appropriate use of high quality materials and recycling of waste materials.

Saved UDP Policies	Text
M2 Borrow pits	<p>Proposals for the development of borrow pits will be favourably considered if:</p> <ol style="list-style-type: none"> 1. granting planning permission would create significant environmental benefits which outweigh any material planning objections; 2. the borrow pit lies on or adjacent to the proposed construction scheme; and 3. the site can be restored to a state capable of beneficial after use without the use of imported material, other than that generated on the adjoining construction scheme.
M3 Criteria for new aggregate mineral working	<p>Planning applications for aggregate extraction will only be granted in exceptional circumstances, notably where the permitted aggregate reserves in the County prove insufficient to meet the County's sub-regional apportionment. In such cases planning permission for extraction will only be granted where the site is not affected by one or more primary constraints or two or more secondary constraints unless the adverse effects on the secondary constraints can be satisfactorily mitigated, or where the specialised nature of the mineral constitutes a material consideration sufficient to override the constraints, or there is no lesser constrained minerals bearing land elsewhere in the County.</p> <p>Primary Constraints</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance. <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. sites and species of local importance to nature conservation; 2. Groundwater Source Protection Zone 3 and Zones of Special Interest; 3. Land within or abutting a conservation area; 4. archaeological sites of lesser regional or local importance; 5. where the site does not have direct access to an 'A' or 'B' class road; 6. the development would have an adverse visual impact on the landscape character of the area; 7. best and most versatile agricultural land; and 8. ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints process, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <ul style="list-style-type: none"> • people and local communities; • natural and cultural assets; • the highway network and other public rights of way; • land stability; • public open space, and • air, soil and water resources. <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.</p>

Saved UDP Policies	Text
M4 Non-aggregate building stone and small scale clay production	<p>Proposals for the extraction of non-aggregate building stone or clay will be permitted where:</p> <ol style="list-style-type: none"> 1. the need for the material for the preservation of local distinctiveness, particularly features of local historic or architectural interest, listed and vernacular buildings or archaeological sites, outweighs any material harm extraction might cause to matters of acknowledged importance; 2. the proposed workings are small scale; and 3. the proposal is limited to the production of non-aggregate materials.
M5 Safeguarding mineral reserves	<p>Proposals which could sterilise potential future mineral workings will be resisted in order to safeguard identified mineral resources. Where such development is proposed, the applicant may be required:</p> <ol style="list-style-type: none"> 1. to undertake a geological assessment of the site; and/or 2. to protect the minerals in question; and/or 3. to extract all or part of the mineral reserves as part of or before the other development is permitted. <p>In such cases mineral extraction will only be required when the need for the other development significantly outweighs the harm which extraction might cause to other matters of acknowledged importance.</p>
M6 Secondary aggregates and recycling	<p>The use of alternatives to naturally occurring aggregates or other minerals, including demolition and construction wastes, will be encouraged. Proposals for the production, processing, treatment and storage of such alternatives will be permitted as follows:</p> <ol style="list-style-type: none"> 1. for temporary periods where the development is ancillary to principal activities at a site, including the use of demolition waste arising from the redevelopment of previously developed land and buildings, or longer periods when the development will be limited to the life of a mineral working; or 2. permanently at a properly designed and permitted waste transfer station. <p>In all cases proposals must not have an unacceptably adverse effect on the environment or residential amenity.</p>

Saved UDP Policies	Text
M7 Reclamation of mineral workings	<p>Mineral extraction proposals will only be permitted where the proposed site can be restored to an agreed and beneficial after use. Permission will only be granted where the proposed reclamation would be:</p> <ol style="list-style-type: none"> 1. in scale and character with the adjoining landscape and would make a positive contribution to meeting BAP targets; 2. capable of being completed within a reasonable timescale; and 3. sufficiently detailed to achieve the proposed after use and its after care for an appropriate period. Proposals for the long term management of the site may also be necessary.
M8 Minerals exploration	<p>No further planning permissions will be granted for the extraction for aggregate purposes of granite from the Malvern Hills.</p>
M9 Minerals exploration	<p>Mineral exploration which is not permitted by Part 22 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification) will only be permitted where it does not have an unacceptably adverse effect on the environment or local amenities. Where planning permission is granted conditions will be imposed to control the development in the interests of amenity and to ensure the reinstatement of the site to a state capable of beneficial after use, including the removal of all temporary and permanent works associated with the exploration.</p>
M10 Oil and gas exploration and development	<p>Proposals for development associated with oil and gas exploration will only be permitted where:</p> <ol style="list-style-type: none"> 1. the proposed location is shown to be the most suitable having regard to geological, technical and environmental considerations in accordance with policy M3; 2. there are satisfactory arrangements for the disposal of waste materials and the avoidance of pollution; 3. the proposals are limited to a restricted and specified time period; and 4. there is a satisfactory scheme for landscaping and reclamation. <p>Proposals for the further evaluation and development of oil or gas fields will be expected to conform to all of the above and to demonstrate the development is part of a planned programme for the whole oil or gas field.</p>

Saved UDP Policies	Text
S10 Waste	<p>The sustainable and efficient management of waste will be sought by:</p> <ol style="list-style-type: none"> 1. basing waste management decisions on the Best Practicable Environmental Option (BPEO) Assessment results, the principles of the waste hierarchy (including reduction and minimisation, re-use, recovery, recycling and landfill), the proximity principle, and regional local self-sufficiency. The BPEO for the three controlled waste streams is as follows: <ul style="list-style-type: none"> Municipal Solid Waste: based on a minimum 33% recycling/composting and a maximum of 22% landfilling with any balance required being managed through a form of thermal treatment; Commercial and Industrial Waste: based on reducing landfill to 23%, increasing recycling to 73% and 4% dealt with by existing thermal treatment; Construction and Demolition Wastes: based on reducing landfill to 24% and recycling increased to 76%. <p>An element of flexibility will be retained when considering applications for waste management facilities. Processes or technologies put forward as an alternative to those which comprise the BPEO for a particular waste stream will have to clearly demonstrate how the impact of that process or technology will be equal to or not significantly greater than those which have been modelled for the agreed BPEO;</p> <ol style="list-style-type: none"> 2. ensuring that the impact of proposals for the collection, storage, handling, S10 Waste continued treatment, disposal and transportation of waste can be mitigated to an acceptable extent, with particular attention paid to the impact on human health and the environment; 3. ensuring that sites can be reclaimed to a state that meets the required standard for their proposed after use; 4. making use of sustainable technologies wherever possible; and 5. ensuring that all development proposals give due consideration to the waste they will generate, in accordance with the above principles.
W1 New waste management facilities	<p>Planning applications for new waste management facilities which do not fall into Class B1 and B2 will only be permitted where the site is not affected by one or more primary constraints or two or more secondary constraints except where:</p> <ol style="list-style-type: none"> a. in the case of sites affected only by two or more secondary constraints, such constraints can be satisfactorily mitigated; b. where the specialised nature of the facility constitutes a material consideration sufficient to override the constraints or there is no other lesser constrained land elsewhere in the County.

Saved UDP Policies	Text
W1 New waste management facilities	<p>Primary Constraints</p> <ol style="list-style-type: none"> 1. Areas of Outstanding Natural Beauty; 2. sites and species of international and national importance to nature conservation; 3. Scheduled Ancient Monuments and other sites of national or regional archaeological importance; 4. Groundwater Source Protection Zones 1 and 2. <p>Secondary Constraints</p> <ol style="list-style-type: none"> 1. sites and species of local importance to nature conservation; 2. Groundwater Source Protection Zone 3 or Zones of Special Interest; 3. land within or abutting a conservation area; 4. archaeological sites of lesser Regional or Local Importance; 5. where the site does not have direct access to an 'A' or 'B' class road; 6. any adverse visual impact the development would have upon the landscape character of the area; 7. best and most versatile agricultural land; 8. ancient semi-natural woodland. <p>Where a proposal satisfies the above constraints, applicants will also be required to submit evidence to demonstrate the extent to which the development impacts on:</p> <ul style="list-style-type: none"> • people and local communities; • natural and cultural assets; • the highway network and other public rights of way; • public open space; • air, soil and water resources. <p>Unless such impacts can be satisfactorily mitigated, planning permission will be refused.</p>
W2 Landfill or landraising	<p>Proposals for new landfill or landraising facilities will only be permitted where:</p> <ol style="list-style-type: none"> 1. the proposals represent the BPEO; 2. alternative waste management facilities located closer to the waste arisings, within or outside the Plan area do not exist; and 3. the proposal does not conflict with the criteria as laid down in policy W1, or the proposals would achieve significant material planning benefits that outweigh material objections.

Saved UDP Policies	Text
W3 Waste transportation and handling	Development that is likely to give rise to the transportation and handling of waste materials will only be permitted where appropriate measures to protect the public and the environment can be implemented and enforced.
W4 Temporary permissions	Where doubts exist about the character or potential effects of waste treatment proposals, temporary planning permission may be granted subject to the location, nature and scale of the proposed development and provided that the proposal does not conflict with the criteria as laid down in policy W1, or that the proposal would achieve significant material planning benefits that outweigh material objections.
W5 Waste management licensing	Where development is not covered by the Waste Management Licensing process, or where it would be granted an exemption from the process, conditions will be imposed on any planning permission granted, in the interests of the protection of amenity and matters of acknowledged interest.
W6 Development in the vicinity of waste management facilities	<p>Proposals for large scale development within 1km of waste management facilities and for all development proposals within 250 metres of such facilities will only be permitted where the proposal would not:</p> <ol style="list-style-type: none"> 1. unduly restrict or constrain the activities permitted at the waste management facility; or 2. create an unacceptable adverse impact on people, transportation systems or the environment arising through proximity to the facility.
W7 Landfill gas utilisation	The installation of landfill gas utilisation plant will be permitted where it represents the BPEO and there are no unacceptable adverse impacts.
W8 Waste disposal for land improvement	<p>Proposals to deposit waste for land improvements, landscaping, screening or engineering purposes will only be permitted where:</p> <ol style="list-style-type: none"> 1. the proposals represent the BPEO; 2. only inert waste is to be deposited; 3. only the minimal amount of waste necessary for the intended purpose is to be deposited; 4. the material planning benefits of the proposed development outweigh any material planning objections; 5. the proposals are comprehensive, detailed, practicable and adequate; and 6. the proposals conform to the criteria laid down in policy W1.
W9 Reclamation, aftercare and afteruse	Planning permission for waste management facilities and other waste related development will only be granted where there are satisfactory proposals for reclamation to a state that meets the required standard for the proposed after use.

Saved UDP Policies	Text
W10 Time limits for secondary activities	Planning permission for ancillary development on or adjacent to a landfill site will be limited in duration to the operational life of that landfill site.
W11 Development – waste implications	<p>Proposals which could generate significant volumes of waste will be required to submit a Waste Audit detailing:</p> <ol style="list-style-type: none"> 1. the types and volumes of waste the development will generate during the course of construction, occupation, use, decommissioning and for the after use of the site; 2. the steps to be taken to ensure that the maximum amount of waste arising is incorporated within the development or through its use; 3. the steps to be taken to manage, recycle, or treat waste that cannot be so incorporated; 4. if disposed of elsewhere, the means of transport and distance to be travelled. <p>This policy will apply to:</p> <ul style="list-style-type: none"> • developments of more than 50 dwellings, even where these are developed piecemeal; or • the development, redevelopment or refurbishment of sites where the floor space of the existing or proposed development amounts to 500m² or more; or • major transport, leisure, recreation, tourist or community facilities; or • developments which could attract a significant increase in the number of people visiting a site.

Core Strategy Policies (2011-2031) to be replaced Draft Local Plan Policies (2021-2041)

The following table sets out the policies of the Core Strategy which have been replaced by the policies in the Draft Local Plan.

Local Plan Policy	Core Strategy Policy	Core Strategy Policy Title
AG1	SS2	Delivering new homes
HERE4, ROSS1, ROSS3, LEOM1, LEOM2	SS4	Movement and transportation
PE1	SS5	Employment provision
EE1, EE2, EE3	SS6	Environmental quality and local distinctiveness
CC1	SS7	Addressing climate change

Local Plan Policy	Core Strategy Policy	Core Strategy Policy Title
Local Plan Place Shaping Policies plus PE5 & AG5	All Place Shaping Policies in Section 4	Named in Section 4 of Core Strategy
AG5	RA3	Herefordshire's countryside
PE5	RA5	Reuse of Rural buildings
PE5	RA6	Rural Economy
BC1	H1	Affordable housing – thresholds and targets
AG4	H2	Rural exception sites
BC1, BC2, BC3, AG4	H3	Ensuring an appropriate range and mix of housing
PE1	E1	Employment provision
PE4	E4	Tourism
PE3	E5	Town Centres
PE3	E6	Primary shopping areas and primary and secondary shopping frontages
HSC1	SC1	Social and community facilities
EE1, EE2,EE3	LD1	Landscape and Townscape
EE1	LD2	Biodiversity and Geodiversity
EE2	LD3	Historic environment and heritage assets
PE3	E5	Town centres
HSC3, CC1, EE1, EE2, EE3	LD3	Green infrastructure
HSC2	ID1	Infrastructure Delivery

Supplementary Planning Documents (SPDs) and Development Plan Documents (DPDs)

Supplementary Planning Documents and Development Plan Documents support the Local Plan and add to or expand upon policies, but do not include site allocations. They are subject to public consultation but are not formally examined.

SPD/DPD	Description
Affordable Housing SPD (Adopted 2021)	<p>The Affordable Housing SPD was adopted 2 June 2021 and replaces the affordable housing section of the 2008 Planning Obligations SPD (April 2008) and therefore should be used instead.</p> <p>The Housing SPD assists applicants and decision makers in the practical application of Core Strategy policy. The SPD provides further guidance to support the implementation of the Herefordshire Local Plan Core Strategy policies, in particular SS2 Delivering new homes, H1 Affordable housing - thresholds and targets, H2 Rural exception sites and H3 Ensuring an appropriate range and mix of housing. It does</p>
Planning Obligations SPD 2008	<p>The Planning Obligations Supplementary Planning Document (SPD) provides advice to developers and applicants on the use of planning obligations in the planning application process in Herefordshire.</p>
Polytunnels Planning Advice 2018 (Published June 2018)	<p>The Polytunnels Planning Guide was published in June 2018 and replaces and updates the Polytunnels Supplementary Planning Document (SPD) 2008 and prior to that, a previous voluntary code of practice. It will assist in clarifying which types of polytunnel development will require planning permission and highlight the planning policy issues and requirements such proposals will be expected to address. It will expand upon and provide more detailed planning guidance on a number of relevant, but non polytunnel-specific Core Strategy policies.</p>
Travellers' Sites DPD (Adopted October 2019)	<p>The Travellers' Sites DPD was adopted 11 October 2019 and forms part of the Herefordshire Local Plan and makes site-specific allocations for new pitches. It sets out planning policy for the consideration of additional pitches for Travellers and Travelling Showpeople, ensuring the provision of good quality and a sufficient supply of accommodation for Gypsy and Travellers is key to helping to address these inequalities.</p> <p>The development plan document addresses the provision of three different types of traveller accommodation as follows:</p> <ul style="list-style-type: none"> • Residential pitches which provide a permanent base for travellers. • Winter quarters for Travelling Showpeople • Temporary stopping places where travellers passing through the County can reside for a specified temporary period.

Access to further planning documents can be found in the Local Plan [evidence base](#) directory

Appendix 5 - Glossary.

Term	Meaning
A	
Accessible housing	The construction or modification of housing to enable independent living.
Active travel (also referred to as walking, cycling and wheeling)	An approach to travel and transport that focuses on physical activity (walking and cycling) as opposed to motorised means.
Active travel routes	Interconnected walking, cycling and wheeling routes.
Affordable housing	Housing that is provided for sale or rent to those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).
Air Quality Management Areas (AQMA)	An air quality action zone where improvements in air quality must be implemented.
Ancient woodland	Any area that has been wooded continuously since at least 1600 AD.
Allocation	The determination of use of a piece of land for a particular development or use, e.g. housing or employment. Often referred to as a site allocation within a Development Plan.
Archaeological importance	Capable of providing scientific or humanistic understandings of past human behavior, cultural adaptation and related topics through the application of scientific or scholarly techniques.
B	
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Net Gain (BNG)	Percentage increase in the quality and/or quantity of habitats in comparison to the original condition or baseline i.e., enhancement over and above the level required to mitigate or compensate for the detrimental impact, or which is otherwise prescribed or committed to happen (e.g., as part of pre-existing planning consent). A minimum 10% increase in biodiversity units is mandated by the Environment Act 2021. Local Planning Authority's can set the requirement higher than 10% in their local policy. Measured as 'biodiversity units' using a 'biodiversity metric'. Commitment illustrated in a 'Biodiversity Gain Plan' as part of a planning application submission.

Term	Meaning
Brownfield land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous uses have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
Building Research Establishment Environmental Assessment Methodology (BREEAM)	BREEAM Building Research Establishment Environmental Assessment Methodology. This technical standard sets the standard for best practice in sustainable building design, consultation, and operation. Founded in 1990, BREEAM is the longest-running method of assessing, rating, and certifying building sustainability. BREEAM measures environmental performance across resource usage (water and energy), transportation, waste management, overall health and well-being, and ecology. This is a globally recognized standard allowing the assessment and benchmarking of new and existing property assets across building types. The BREEAM certification assesses the environmental impact of a building.
C	
Call for sites	The process of submitting a potential site for assessment with a view to development.
Capacity (housing)	The amount of residential dwellings a site can contain or deliver.
Capacity (transport)	A measure of the volume of traffic that a point or link in transport infrastructure can accommodate, and often an evaluation of the extent to which that infrastructure is coping with the traffic that makes use of it; for example, underused, at or near capacity etc.
Carbon emissions	Carbon dioxide emissions that planes, cars, factories, homes, etc. produce, which are considered harmful to the environment.
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Carbon sink	A forest, ocean, soils or other natural environment viewed in terms of its ability to absorb more carbon dioxide from the atmosphere than it releases
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2021.

Term	Meaning
Circular economy	A model of production and consumption, based on three principles: eliminate waste and pollution, circulate products and materials, and regenerate nature. These principles aim to tackle global challenges such as climate change, biodiversity loss, waste and pollution.
Climate Change	The term climate change is used when referring to changes in our climate, which have been observed since the early parts of the 1900s. These changes, and those which are predicted in future, are widely considered to be caused by human behavior due to the release of large quantities of greenhouse gases into the atmosphere.
Climate Change Act 2008	This is the legal basis for the UK's approach to tackling and responding to climate change. It requires, by law, that carbon dioxide and other greenhouse gas emissions are reduced by at least 100% of 1990 levels (net zero) by 2050 and that the long-term impacts of climate change are adapted to through the re-engineering of the built environment.
Climate change adaptation	The process of re-engineering the built environment so that people and wildlife are better able to withstand the predicted long-term impacts of climate change.
Climate change mitigation	The process of reducing the impact of human activity on the climate system, primarily through reducing and preventing the emission of greenhouse gases.
Climate and ecological emergency	In 2019, Herefordshire Council declared a climate and nature emergency, acknowledging the scale and urgency of the challenge to tackle climate change and the degradation of the natural environment. The council set a target to achieve Net Zero carbon emissions across the county by 2030/31.
Community facilities	Land and building uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community hub	Buildings (or parts of buildings) that provide and host community activities that local people need. They are often led and run by the community and are open and accessible to everyone. Their purpose can change over time.
Community Land Trusts	Community Land Trusts are non-profit organisations made up of community members that own and develop land for the benefit of the community.
Community-led food growing	Creating and sustaining places where people of all ages, abilities and backgrounds can grow plants together to produce healthy food locally and experience the social, environmental and health benefits of growing.

Term	Meaning
Community-led housing	Projects which are developed and/or managed by community members usually through a Community Land Trust who aim to ensure new homes are built and empty homes and buildings are brought back for the benefit of the community.
Community-owned energy schemes	A way of getting renewable energy projects built at scale within a local area. The local community invest as shareholders in the project and then benefit from the income generated.
Comparison goods	Clothing materials and garments, shoes and other footwear, materials for maintenance and repair of dwellings, furniture and furnishings, major household textiles, books, audio visual equipment, hardware and DIY supplies, chemist goods, jewellery, watches and clocks, bicycles and recreation goods.
Conservation (of heritage)	The protection of interesting, and important structures and buildings or natural areas from adverse impacts.
Conservation Areas	An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.
Convenience goods/retail	Goods bought frequently or out of necessity, requiring minimum effort in selection and buying e.g. food, tobacco, newspapers and other goods of a standardised type for which there is a wide market.
Covid-19 pandemic	A worldwide pandemic of coronavirus disease beginning in 2019, caused by severe acute respiratory syndrome coronavirus SARS-CoV-2.
Custom build housing	Custom build is when an individual or group of people work closely with a developer to build new homes. This could include fully commissioned homes or fitting out a previously constructed shell (also see 'self build housing').
D	
Dark skies	Places where the darkness of the night sky is relatively free of interference from artificial light.
Design code	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Term	Meaning
Design guide	A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a Local Authority.
Density (housing)	The number of residential units per hectare.
Developer contributions	Contributions, usually financial, made by a developer towards essential infrastructure. In Herefordshire, these are collected using Section 106 agreements (see relevant entry).
Development plan documents (DPD)	Component parts of the local plan which make up the local development plan.
Digital connectivity	Access to a fast and reliable internet connection (fixed or mobile), which enables communities to benefit from digital services.
Digital telecommunications	Means of transferring data, either by digitised analogue signal or digital bitstream, over point-to-point or point-to-multipoint communication channels. These channels can be made up of many types. For example, storage channels, fibre optics, computer buses, wireless communication channels, etc.
Discounted market sales housing	A form of affordable housing which is sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
District Heat Network	District heat networks (also known as heat networks) supply zero or low carbon heat from a central source to consumers via a network of highly-insulated underground pipes. Heat networks can cover a large area or even an entire city, or be fairly local supplying a small cluster of buildings with heat energy.
E	
Economic output	Output in economics is the quantity of goods or services produced in a given time period, by a firm, industry, county, region or country.
Edge of centre (retail)	For retail development: a location that is well connected and up to 300 metres away from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside of the town centre but within 50 metres of a public transport interchange.

Term	Meaning
Electric vehicles (EVs)	These use electric motors to power the vehicle. They are generally considered to have less impact on the environment than a vehicle powered by petroleum or diesel as the electricity used can be sourced from renewables. Another major benefit is that they do not emit air pollution which can be damaging to people's health.
Electric vehicle charging points (EVCPs)	An electric vehicle charging point or electric vehicle supply equipment (EVSE), supplies electrical power for charging plug-in electric vehicles (including electric cars, lorries, buses, neighbourhood electric vehicles, and plug-in hybrids).
Embodied carbon	All the CO ₂ emitted in producing materials. It is estimated from the energy used to extract and transport raw materials as well as emissions from manufacturing processes.
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Enterprise Zone	An area in which incentives such as tax and planning concessions are offered to encourage investment and provide jobs.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Environmental Impact Assessment	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Evidence base	The information and data gathered by Herefordshire Council to justify the 'soundness' of the policy approach set out in development plan documents, including physical, economic and social aspects of the area.
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. National Planning Policy Framework paragraph 170 outlines the elements that have to be passed for development to be allocated or permitted.

Term	Meaning
F	
Fabric-first approach (to the design of buildings)	This approach prioritises the ability of a building to retain heat through extensive insulation and energy efficiency measures from the outset. By doing this, the amount of heat required to keep the building at a comfortable temperature is minimised.
First Homes Scheme	A government scheme which allows first-time-buyers to purchase a property for 30%-50% less than its market value. To be eligible for the scheme, a household's total income must not exceed £80,000 and the discounted price must be passed on to all future owners.
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood resilience measures	These aim to reduce the damage caused by floodwater when it enters a property, resulting in quick and easy cleaning, drying, recovery and re-occupation of the property.
Flood zone	An area identified by the Environment Agency as being at risk of flooding. Flood zones are graded according to the risk's severity, with Flood Zone 3 having the greatest risk and Flood Zone 1 the lowest.
Foul water drainage	The system of pipework that carries wastewater away from a bathroom, kitchen or utility room. For properties connected to mains drainage, foul sewers will eventually transfer the contents of the drainage system to a local sewage treatment plant.
Future Homes Standard	The Future Homes Standard will come into effect in England in 2025. Its purpose is to ensure that new build houses are future-proofed with low carbon heating and "world-leading levels of energy efficiency" by embracing smart and low carbon technologies. Its aim is to ensure that new homes built from 2025 will produce 75-80% less carbon emissions than homes built under the current Building Regulations.
G	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Greenhouse gas emissions	The release into the atmosphere of gases that trap heat within the Earth's atmosphere, similar the way in which a greenhouse traps heat, such as carbon dioxide and methane.

Term	Meaning
Green and blue corridors	A functioning blue-green corridor is a connected network of healthy neighbourhoods, green infrastructure, public footpaths/cycleways, open space, recreational areas, wildlife habitats and watercourses or bodies.
Green and blue infrastructure (GBI)	A planned and delivered network of green and blue spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for people and wildlife. Green and blue infrastructure includes parks, green and blue corridors, playing fields, woodlands, rivers, ponds, lakes, allotments, canals, wetlands and private gardens, plus a variety of other types of natural features.
Green and Blue Infrastructure Strategy	The Herefordshire Green and Blue Infrastructure (GBI) Strategy is an evidence base document, which underpins the emerging local plan. Its overarching aim is to guide and inform the investment and future delivery of GBI in the context of the county's future growth agenda. This will enable a greater variety of multifunctional benefits to be achieved for a wider range of receptors. Furthermore, it will allow the council to attain a strategic and holistic approach to the planning, design and management of GBI as part of a wider framework to guide sustainable development.
Green networks	The interconnected natural spaces and corridors in a given area, such as open spaces, parks, gardens, allotments, woodlands, fields, hedges, lakes, ponds, playing fields, footpaths, cycleways and rivers.
Green roof	Vegetated layers that sit on top of the conventional waterproofed roof surfaces of a building. They are designed to be sustainable and deliver a number of benefits for people and wildlife.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotments, linear and other open spaces.
H	
Habitat enhancements	Projects which improve the environment to ensure the survival of organisms, enhance the reproduction of specific populations and strengthen overall ecosystem integrity.
Habitats site	Any site which would be included within the definition contained in the Conservation of Habitats and Species Regulations 2017 (as amended).

Term	Meaning
Health inequalities	Unfair and avoidable differences in health across the population, and between different groups within society. These include how long people are likely to live, the health conditions they may experience and the care that is available to them.
Health Impact Assessments (HIAs)	HIA is a tool used to identify the health impacts of a plan or project and to develop recommendations to maximise the positive impacts and minimise the negative impacts, while maintaining a focus on addressing health inequalities. By bringing such health considerations to the fore, HIAs add value to the planning process.
Healthy Homes Principles	A set of principles that define what is meant by a 'healthy home' and lay out the basic standards we should expect of all new homes to ensure they promote the health and well-being of their residents.
Healthy Food environments	Healthy food environments are the physical, economic, political and socio-cultural contexts in which people engage with the food system to make their decisions about acquiring, preparing and consuming food in a healthier way. Food environments are a combination of the 'spaces' in which people make decisions about food, and the foods and drinks that are made available, accessible, affordable and desirable in those spaces.
Heritage Action Zones	Historic England's Heritage Action Zone schemes identify areas which receive additional funding to protect and enhance the historic environment, stimulate economic growth and improve quality of life.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated assets and assets identified by the local planning authority.
Heritage Impact Assessment (HIA)	A document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, an assessment of their impact on the building or landscape, and a mitigation strategy.
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Term	Meaning
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.
Houses in Multiple Occupation (HMOs)	Properties rented out by at least three people who are not from one 'household' (for example, a family), but share facilities associated with a typical household, such as a bathroom and kitchen.
Housing growth	The increase in numbers of new homes in an area.
Housing and economic land availability assessment (HELAA)	The purpose of HELAA is to identify sites with potential for housing or economic development and assess the development capacity of each site and an estimated timeframe for development.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Housing Market Area Needs Assessment (HMANA)	Provides evidence about housing need for each Housing Market Area including the type and mix of housing that will be required including affordable housing.
I	
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Infrastructure Delivery Plan	This will set out details of the infrastructure required to support development in the future.
J	
K	
L	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lapse rates	An estimate of the levels of planning permission which will expire without being implemented based upon an analysis of historic records.

Term	Meaning
Listed buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Enterprise Partnership	Non-statutory bodies responsible for local economic development in England. They are business-led partnerships that bring together the private sector, local authorities and academic and voluntary institutions.
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local housing need	The number of homes identified as being needed through the application of the standard method set out in national planning guidance (this may be calculated using a justified alternative approach as set out in paragraph 61 of the National Planning Policy Framework).
Local Nature Recovery Strategy	Local Nature Recovery Strategies were introduced by the Environment Act 2021 and are a new statutory system of spatial strategies to support the natural environment in each local authority area in England. They will map the most valuable existing natural habitats for each area, map proposals for creating or improving wildlife habitats, and agree priorities for nature's recovery.
Local needs	Local needs housing is the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Register and the Local Housing Market Assessment.
Local Plan	A Local Plan sets out the vision, objectives and policies to direct future development in a local planning authority area. Every area in England and Wales should have an up-to-date local plan in place and review it at least every five years.
Local Transport Plan	A five-year integrated transport strategy being prepared by the council as highway authority, in partnership with the community; which seeks funding to deliver local transport projects.

Term	Meaning
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or Special Wildlife Sites these are areas of land with significant wildlife value in a county.
Low carbon building principles	Low-carbon principles in buildings aim to emit low amounts of carbon emissions as possible. These principles are characterised by the use of integrated passive design strategies, high-performance buildings and energy-efficient heating, optimising the orientation, structure, glazing location, and size and selection of proper materials relating to the building envelope.
M	
Major development	For residential development, this is the provision of 10 or more dwelling houses, or on a site area of 0.5 hectares or more and where the proposed number of dwellings has not been specified. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Market housing	Housing sold or rented at full market value.
Micromobility	Refers to a range of small, lightweight vehicles operating at speeds typically below 15 miles per hour and driven by users personally. Micromobility vehicles include bicycles, e-bikes, electric scooters, electric skateboards, shared bicycle fleets, etc.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Modal shift	The change from one form of transportation to another, for example, switching a delivery van for an e-cargo bike. This is an important element of the discussion around creating a more sustainable transport system that benefits us all.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
Multi-modal transport interchange	A place where there are facilities to allow people to change their method of transportation from and to walking and cycling or buses and trains.

Term	Meaning
Multifunctionality	Performing or capable of performing more than one function. For example, landscapes that cross urban-rural divides, are more sustainable, and are planned and implemented in an integrated way.
N	
National Landscape	A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the National Landscape encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills National Landscapes lie within Herefordshire. These were formally known as Areas of Outstanding Natural Beauty.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced this Local Plan.
Natural capital	Another term for the stock of renewable and non-renewable resources that combine to yield a flow of benefits to people, e.g. plants, animals, soil, air, water, minerals and all living things.
Natural environment	A type of environment where human impact or interaction has been extremely limited. A natural environment encompasses all living and non-living surroundings and conditions occurring naturally, i.e. not artificial.
Natural flood management	Natural flood management involves balancing and integrating the restoration of natural features and processes with existing land uses. It does not therefore involve large-scale land set aside but seeks to provide additional protection and climate proofing where defences are vital or already exist.
Natural green and blue spaces	Land, bodies of water and geological features which have been naturally colonised by plants and animals and which are accessible on foot to large numbers of residents.
Natural surveillance	Natural surveillance relates to the ability to see into and out of an area. It involves the placement of physical features, activities, and people in ways that maximise the ability to see what is occurring in a given space, and optimise the potential to spot suspicious persons or activities
Nature-based solutions	Actions that are inspired and supported by nature, which are cost-effective, simultaneously provide environmental, social and economic benefits and help build resilience.

Term	Meaning
Nature Recovery Network	A network that connects nature-rich sites, restoration areas, and other environmental projects through a series of areas of suitable habitat, habitat corridors and stepping-stones.
Nature rich	Possessing an abundance of natural resources.
Neighbourhood Development Order	A Neighbourhood Development Order can grant planning permission for specific types of development in a specific neighbourhood area. A Neighbourhood Development Order can apply to a specific site, sites, or wider geographical area.
Neighbourhood Development Plan	A development plan written by a community which has come together through a local parish council to shape new development by specifying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
Net zero carbon	Cutting greenhouse gas emissions to as close to zero as possible, with any remaining emissions re-absorbed from the atmosphere, by oceans and forests for instance.
New Model Institute for Technology & Engineering (NMITE)	New Model Institute for Technology and Engineering (NMITE) is a new higher education provider specialising in integrated engineering, based in Hereford.
Nutrient neutrality	Nutrient neutrality is a means of ensuring that a development plan or project does not add to existing nutrient burdens within catchments, so there is no net increase in nutrients as a result of the plan or project. Development achieves nutrient neutrality when the nutrient load created through additional wastewater (including surface water) from the development is mitigated.
O	
One Public Estate	The One Public Estate (OPE) national programme supports locally-led partnerships of public sector bodies to collaborate around their public service delivery.
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

Term	Meaning
P	
Parish council	Parish (and town) councils are the first level of local government. They provide communities with a democratic voice and a structure for taking community action. Some of the main issues they are concerned with include: planning, highways, traffic, community safety, housing, street lighting, allotments, cemeteries, playing fields, community centres, litter, war memorials, seats and shelters and rights of way.
Park and Choose	Facilities which seek to reduce town centre congestion and support more sustainable and active travel modes by encouraging motorists to leave their vehicles on the edge of the urban area, and continue their journey by a range of sustainable travel options. This may be by regular bus service, walking, cycling or car-sharing.
Passive solar (building design)	A passive solar building collects heat as the sun shines through south-facing windows and retains it in materials that store heat, known as thermal mass.
Passive ventilation (building design)	Passive ventilation makes use of natural forces, like the buoyancy of hot air and wind, to encourage airflow through a building without additional energy input. The result is that moist stale air is extracted and replaced with fresh clean air.
Peak river flow	The maximum rate of discharge during a period of run-off caused by a storm is called a peak flow.
Phosphate calculator	The phosphate calculator can be used on proposed developments throughout Herefordshire. It will provide a transparent and rapid calculation of net phosphate loading from developments, including phosphate offsetting calculations for on or off site locations. The calculator has been approved by Natural England and it can therefore be used to provide a standardised and transparent decision-making tool for the local planning authority and developers.
Phosphate credits	The council has paved the way with the development of the nutrient budget calculator and is now progressing a pioneering natural solution to nutrient management. Integrated wetlands will address point source pollution and provide mitigation through the trading of phosphate credits, which will unlock housing development in the north of the county and provide river betterment.

Term	Meaning
Pitch	A pitch is the space required to accommodate one Gypsy and Traveller household. It is an area of hardstanding for a touring caravan and towing vehicle, and a larger static caravan.
Place-making	Strengthening the connection between people and the places they share, place-making refers to a collaborative process by which we can shape our public realm in order to maximise shared value. This concept goes beyond just promoting better urban design principles. Place-making facilitates creative thinking, capitalises on community assets, and contributes to the community's health, happiness, and well-being.
Place-shaping	Place-shaping improves the social, economic, environmental, and cultural wellbeing of a place, ensuring aspirations of the community are being realised.
Plan period	Policies and proposals in a local plan cover a set number of years (e.g. 20 years) and the plan period is this timeframe.
Planning obligations	See entries for 'Section 106 agreements' and 'developer contributions'.
Plot	An area on a mixed use yard for Travelling Showpeople to live. As well as dwelling units, Travelling Showpeople require enough space for both living accommodation and storage and maintenance for fairground equipment.
Previously developed land (PDL)	See entry for 'brownfield land'.
Primary shopping areas	A defined area where retail development is concentrated.
Priority habitats and species	Priority Habitats are those which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the UK Biodiversity Action Plan, and with maintenance and restoration of these habitats being promoted through agri-environment schemes.
Q	
R	
Rain garden	Rain gardens are a type of a Sustainable Drainage System (SuDS) that maximise water storage and infiltration.
Registered parks and gardens	These are parks and gardens on Historic England's 'Register of Parks and Gardens that are of a Special Historic Interest in England'. The register was established in 1983 and currently identifies over 1,600 sites assessed to be of particular significance. The register's focus is on gardens, grounds and other planned open spaces, such as town squares. The majority of sites registered are, or started life as, the grounds of private houses, but public parks and cemeteries form important categories as well.

Term	Meaning
Renewable and low carbon energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydro-electric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Retail impact assessment	A proportional locally set threshold assessment of a retail proposal on existing, committed, and planned public and private investment in a centre or centres within the catchment area, and the impact of the proposal on town centre vitality and viability.
Retrofit	Retrofit is the introduction of new materials, products and technologies into an existing building to reduce the energy needed to occupy that building.
Rural exception sites	The National Planning Policy Framework defines Rural Exception Sites (RES) as small sites used for affordable housing in perpetuity where sites would not normally be used for housing.
Rural Settlement Hierarchy	A settlement hierarchy is when settlements are put in an order and classified based on their size and/or the range of services that they provide for people. The higher up the hierarchy you go, there are fewer settlements, but they increase in their size in terms of population and the number of services provided.
S	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Secondary health facilities	Secondary care includes: planned or elective care - usually in a hospital, urgent and emergency care, including 999 and 111 services, ambulance services, hospital emergency departments, and out-of-hours GP services and mental health care.
Section 106 agreements (also expressed as 'S106')	An agreement by the Local Authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build housing	Self-build projects are where an individual or group of people directly organise and commission the design and construction of their new homes (see also 'custom build housing').
Semi-natural green and blue spaces	Land, water and geological features which have been naturally colonised by plants and animals and which are accessible on foot to large numbers of residents.

Term	Meaning
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, town centre retail sites before out-of-centre sites. In terms of employment, a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.
Sequential Test (flooding)	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Strategic urban extensions	Large-scale housing growth on the periphery of towns.
Sites of Special Scientific Interest (SSSI)	These are legally protected sites, designated by Natural England in view of their wildlife and geological value.
Social-rented housing	Subsidised housing provided by a Registered Provider or Local Authority allocated on the basis of need.
Space standards	In relation to housing, space standards deal with internal space within new dwellings and are suitable for application across all tenures. They set out requirements for the gross internal (floor) area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
Special Areas of Conservation (SAC)	SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.
Special Protection Areas	Special Protection Areas (SPAs) are protected areas for birds in the UK classified under: the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales (including the adjacent territorial sea) and to a limited extent in Scotland and Northern Ireland. Such areas are selected to protect one or more rare, threatened or vulnerable bird species listed in Annex I of the Birds Directive, or certain regularly occurring migratory species.
Sports Facilities Assessments	Commissioned work to develop strategies for both indoor and outdoor sports facilities. These will provide an audit of the current sports facilities across Herefordshire as well as identify any requirement for additional facilities.

Term	Meaning
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local Authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.
Strategic Flood Risk Assessment (SFRA)	A Strategic Flood Risk Assessment, or SFRA, is part of the evidence base for the local plan and collates information on all known sources of flooding that may affect existing or future development within our area. Such sources include river, surface water (local drainage), sewers and groundwater.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period (20 years), and explores any constraints that might affect their suitability, achievability or availability for development.
Strategic housing site	Strategic development land is usually greenfield and located within or on the fringe of existing settlements. Sites vary in size from major tranches of land capable of being an urban extension or a new settlement, through to smaller more rural sites.
Strategic policies	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Supplementary Planning Documents (SPD)	Additional planning documents to provide further details on selected policy areas. These are not subject to examination but will be available for public consultation before being adopted. These can take the form of design guides or area development briefs and will be clearly cross-referenced to the relevant plan policy or proposal that it supplements.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Term	Meaning
Sustainable Food Places	A partnership programme led by the Soil Association, Food Matters and Sustain: the alliance for better food and farming. It aims to bring together food partnerships from towns, cities, boroughs, districts and counties across the UK that are driving innovation and best practice on all aspects of healthy and sustainable food.
Sustainable urban Drainage Systems (SuDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.
Sustainable transport	A term used to refer to modes of transport which are considered to deliver social and environmental benefits. These tend to include modes such as walking, cycling, wheeling, public transport and car sharing.
T	
Talk Community	'Talk Community' is a scheme which aims to bring Herefordshire together, by connecting people to services, groups, community hubs, events, and information to help them stay well.
Town centre uses	Retail, leisure and commercial uses.
Town Centre and Retail Assessment/Study	An assessment which establishes a position in respect of the need for additional retail and leisure facilities and considers the vitality and viability of the principal defined centres in a specified area. It is intended to assist in the determination of future planning applications for retail and other main town centre uses.
Transport Scoping Report	A scoping assessment of the likely transport scenarios from the Herefordshire Spatial Options Consultation conducted in preparation for this local plan. The approach used to assess transport impacts was underpinned by a 'Vision and Validate' approach.
Transport Model	A systematic representation of real world transport and land use systems. They are used to assess the likely impact of new development on existing transport infrastructure and can therefore indicate whether new infrastructure is needed to support housing growth.
Travellers	For the purposes of the local plan, the term 'travellers' includes gypsies, travellers and travelling show people.

Term	Meaning
U	
Unregistered parks and gardens	These are parks and gardens shaped by human activity which are not on the national register but are identified locally as having a degree of significance in terms of heritage interest.
Urban Heat Island Effect	The name given to the way in which built-up areas become warmer than rural areas during the summer months.
V	
Viability assessment	An assessment of the extent to which local plan policies affect the financial viability of new development.
W	
Walking, cycling and wheeling	A term used to describe active and more sustainable forms of transport than the private car. Wheeling refers to smaller vehicles on wheels, such as e-scooters.
Well-connected communities	Complete, compact and connected neighbourhood, where people can meet their everyday needs within a short walk or cycle. The idea aims to boost local economies, improve people's health and wellbeing, increase social connections in communities and tackle climate change.
Wildlife corridor	A linear area of wildlife habitat which tends to connect to surrounding habitats without interruption from manmade structures. They help wildlife to thrive by allowing them to move through the landscape, mate and find food.
Windfall sites	Development sites which have not been specifically identified as available in the local plan process and have therefore not been strategically planned.
X	
Y	
Z	