



# LEDBURY TOWN COUNCIL

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18 April 2021

Dear Councillor

You are summoned to attend an Extraordinary meeting of **LEDBURY TOWN COUNCIL** to be held on **Thursday, 22 April 2021** at **7.00 pm** for the purpose of transacting the business set out below. During the Covid-19 Pandemic meetings will take place via zoom.

Yours faithfully

Angela Price PSLCC, AICCM  
Town Clerk

## A G E N D A

1. **Apologies**
2. **Declarations of Interests**

To receive any declarations of interest and written requests for dispensations.

*Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Ledbury Town Council Code of Conduct for Members and by the Localism Act 2011.*

*(Note: Members seeking advice on this item are asked to contact the Monitoring officer at least 72 hours prior to the meeting)*

3. **To approve and sign the minutes a meeting of Council held on 1 and 6 April 2021**  
**(Pages 1799 - 1809)**

**4. To consider questions/comments from members of the public in accordance with the provisions of Standing Orders 3(e) and 3(f)**

Members of the public are permitted to make representations, answer questions, and give evidence in respect of any item of business included in the agenda. If you wish to raise a question or concern related to any item on the agenda please follow the link below provided to join via Zoom. Alternatively, you can send your questions/comments to the Town Clerk at [clerk@ledburytowncouncil.gov.uk](mailto:clerk@ledburytowncouncil.gov.uk) who will ensure these are considered at the meeting.

**5. To give consideration to and approve the following documents in relation to the Neighbourhood Development Plan (NDP) 2021**

**(Pages 1810-1848)**

- i. Notes to consider in relation to public consultation issues
- ii. Issues & Options – Version 9
- iii. Issues & Options explanatory leaflet – Version 9
- iv. Issues & Options Questionnaire – Version 9

**6. To consider how to manage Council Meetings between 7 May – 21 June 2021**

**(Pages 1849 – 1850)**

**9. Date of next meeting**

To note that the date of the next Full Council meeting will be determined as a result of discussions at agenda item 6

**Distribution: - Full agenda reports to all Councillors (10)  
Plus file copy**

**Agenda reports excluding Confidential items to Local Press (2), Library, Police and Councillor l'Anson**

**MINUTES OF A MEETING  
OF FULL COUNCIL COMMITTEE MEETING HELD ON  
THURSDAY 1 APRIL 2021  
VIA ZOOM**

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**PRESENT:** Councillors Bannister, Chowns, Eakin, Harvey, Howells, Knight, Manns, Morris, Whattler and Vesma (Chair)

**IN ATTENDANCE:** The Town Clerk – Angela Price  
Councillor l'Anson

**C309 APOLOGIES FOR ABSENCE**

None received.

**C310 DECLARATION OF INTERESTS**

Councillor Manns declared a personal interest in agenda item 24 and it was agreed that Members would consider item 25 prior to item 24, which would then allow Councillor Manns to leave the meeting.

**C311 TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF AN EXTRAORDINARY MEETING OF FULL COUNCIL HELD ON 22 MARCH 2021**

Members were requested to give consideration to the minutes of the Extraordinary meeting of Full Council Meeting held on 22 March 2021 and approve and sign as a correct record.

**RESOLVED:**

That the minutes of the meeting of Full Council held on 22 March 2021 be approved and signed as correct record.

**C312 TO RECEIVE THE CHAIRMANS REPORT**

Councillor Vesma advised that due to the pandemic he had not attended any civic events.

**RESOLVED:**

That the Mayors report be received and noted.

**C313 HEREFORDSHIRE COUNCILLORS REPORT**

Written reports were received from Councillor Howells and Helen l'Anson and Councillor Harvey.

**RESOLVED:**

That the Ward Councillor reports be received and noted.

**C314**                      **TO CONSIDER QUESTIONS AND COMMENTS FROM MEMBERS OF THE PUBLIC**

None received.

**C315**                      **TO RECEIVE MOTIONS FROM COUNCILLORS**

None received.

**C316**                      **TO RECEIVE AND NOTE THE MINUTES OF MEETINGS OF THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE HELD ON 11 FEBRUARY AND 11 MARCH AND AN EXTRAORDINARY MEETING HELD ON 22 MARCH 2021**

Members were requested to receive and note the minutes of the Economic Development and Planning Committee held on 11 February and 11 March 2021 and an extraordinary meeting held on 22 March 2021 and to consider recommendations therein.

Councillor Howells advised members of the following recommendation on page 1523, **minute number P327.**

***“That a recommendation be sent to Full Council Committee to agree that the Council meet with Planning Officers at Herefordshire Council and Bovis Homes representatives to discuss their proposals further with the intention of securing a safer access to the development. “***

**RESOLVED:**

- 1. That the minutes of the Economic Development and Planning Committee held on 11 February and 11 March 2021 and the Extraordinary meeting on 22 March 2021 be received and noted.**
- 2. That the Clerk be instructed to arrange a meeting with Bovis and Herefordshire Council Planning Officers.**

**C317**                      **TO RECEIVE AND NOTE THE MINUTES OF A MEETING OF THE RESOURCES COMMITTEE HELD ON 4 MARCH 2021**

Members were requested to receive and note the minutes of a Resources Committee meeting held on 4 March 2021 and to consider any recommendations therein.

**RESOLVED:**

**That the minutes of the Resources Committee held on 4 March 2021 be received and noted.**

**C318**                      **TO RECEIVE AND NOTE THE MINUTES OF A MEETING OF THE ENVIRONMENT AND LEISURE COMMITTEE HELD ON 18 MARCH 2021**



Members were requested to receive and note the minutes of a meeting of the Environment and Leisure Committee held on 18 March 2021 and to consider any recommendations therein.

**RESOLVED:**

**That the minutes of the meeting of the Environment and Leisure Committee held on 18 March 2021 be received and noted.**

**C319**

**TO RECEIVE AND NOTE THE MINUTES OF A MEETING OF THE FINANCE, POLICY AND GENERAL PURPOSES COMMITTEE.**

Members were requested to receive and note the minutes of a meeting of the Finance, Policy and General Purposes Committee held on 25 March 2021 and to consider any recommendations therein.

Councillor Eakin advised members of the following recommendation:

***F291 – That Council approve the adoption of the Draft Domestic Abuse in the Workplace Policy, subject to the amendment to the title of the document.***

Members were also advised that the recommendation at minute no. F295 would be discussed later in the agenda.

**RESOLVED:**

- 1. That the minutes of the Finance, Policy and General Purposes Committee, held on 25 March 2021 be received and noted.**
- 2. That the draft Domestic Abuse Support in the Workplace policy be adopted.**

**C320**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

Members were requested to approve the following documents:

- I. Communications and Consultation v6 – March 2021**
- II. Budget.**

Councillor Howells advised that if the Covid-19 restrictions are lifted it is hoped that a public consultation could be held in May, as suggested by Councillor Harvey in the previous meeting of Full Council.

Councillor Howells provided members with the following updated documents which were to be noted. He suggested that there be an extraordinary meeting of Economic Development and Planning prior the Extraordinary meeting of Full Council scheduled for Thursday, 15 April 2021 to approve documents ready for the NDP consultation.

- I. Issues and Options v8.2**
- II. Issues Report v8 Questionnaire v0.03**

### III. Issues and Options leaflet v8

Councillor Harvey felt that members of the public should have a say on what should go in the NDP, including whether a second access under the Viaduct should be saved.

Councillor Howells advised that the advice the NDP Working Party had received from consultants and Hereford Officers was that if the second access were to be added into the Neighbourhood Development Plan and subsequently dismissed by the inspector, it could delay the NDP further.

#### **RESOLVED:**

1. **That Members approve the Communications and Consultation v6 – March 2021 and Budget papers.**
2. **That Members receive and note the following documents:**
  - I. **Issues and Options v8.2**
  - II. **Issues Report v8 Questionnaire v0.03**
  - III. **Issues and Options leaflet v8**

**C321**

#### **CO-OPTION**

Members were requested to note that there an extraordinary meeting of Full Council was scheduled for 6 April 2021 for the purpose of considering applications for co-option.

#### **RESOLVED:**

**That an extraordinary meeting of Full Council will be held on 6 April 2021 for the purpose of considering applications for co-option.**

**C322**

#### **CHECKLIST FOR HOLDING AN IN-PERSON COUNCIL MEETING**

The Clerk advised that between the 7 and 17 May there is no legislation to hold meetings virtually.

Councillor Harvey suggested moving the date of the Annual Council meeting to June to allow covid restrictions to lift and residents to attend an 'in person meeting'. She also suggested delegating powers to the Town Clerk as they had at the start of the pandemic when meetings could not be legally held and that the Council hold non-decision/non-voting meetings where members can discuss issues but that the decisions would be taken by the Town Clerk in conjunction with the Chair and Vice-chair of the relevant committee.

Councillor Knight asked whether it would be possible for Working Parties to be held in person.

Councillor l'Anson advised members that residents shielding would not be able to attend meetings with more than 30 people until September 2021.



Councillor Harvey asked whether the Town Clerk could confirm whether the Council could meet on zoom between 7 May to 21 June 2021 to discuss the Council matters, noting that no decisions would be made in the meeting, and that delegated powers be given to the Town Clerk to make decisions.

**RESOLVED:**

**That the Town Clerk seek advice from sector specific bodies to confirm whether the council could hold informal meetings between 7 May to 21 June 2021.**

**That the Town Clerk draft a resolution for holding in-person Council meetings for the next meeting of Full Council on Thursday, 15 March 2021.**

**C323**

**PUBLIC QUESTIONS AT MEETINGS – AMENDMENT TO STANDING ORDERS**

Councillor Bannister proposed that all future questions received from members of the public are should be submitted with full name and contact details.

The Clerk had provided the following suggested amendment to Standing Order 3 (e):

“Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. *If the members of the public are not present at the meeting to put their question to Members, they will be required to provide their name when submitting their questions to the Clerk or Members.*”

Councillor Manns agreed with Councillor Bannister's proposal and felt that it would be a fair way to ensure that residents have their say.

Councillor Harvey agreed that it was not an unreasonable request for members of the public to provide their contact details when submitting questions for committee meetings.

**RESOLVED:**

**That the following amendment be made to Standing Order 3 (e) in the Councils Standing Orders and that this amendment be presented in the Standing Orders at the Annual Council Meeting scheduled for 13 May 2021.**

“Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. *If the members of the public are not present at the meeting to put their question to Members, they will be required to provide their name when submitting their questions to the Clerk or Members.*”

**C324**

**REQUEST FROM CLIMATE CHANGE WORKING PARTY**

1803

Members were requested to consider the following recommendation from the Climate Change Working Party:

***“That a recommendation be sent to a meeting of Full Council to consider amending the Financial Regulations to make it clear that quotes for sustainable contracts, renewable energy and from eco/green suppliers will be sought in first instance.”***

**RESOLVED:**

**That the following statement be included in the Councils Financial Regulations at Section 10 “Orders for Work, Goods and Services” and that the amendment be presented in the Financial Regulations at the Annual Council Meeting scheduled for 13 May 2021:**

***“That quotes for sustainable contracts, renewable energy and from eco/green suppliers will be sought in the first instance.”***

**C325 OUTSIDE BODIES**

No update received.

**C326 COUNCIL NEWSLETTER**

Members were unsure of the deadline for the next Council Newsletter and asked whether the Administrative Officer would email members with the date of the next newsletter. The Clerk advised that the Spring Newsletter had been uploaded to the Council website and Social Media sites on time.

**RESOLVED:**

**That an email be sent to Councillors advising them of the deadline date for submission in respect of the Summer Newsletter.**

**C327 NHS CARERS SUPPORT DAY**

Members were provided with information on the NHS Carers support day which will be celebrated nationally on Monday, 5 July 2021.

**RESOLVED:**

**That the update on the NHS Carers Support Day be received and noted.**

**C328 DATE OF THE NEXT MEETING**

**RESOLVED: that it be noted that the next Full Council meeting was scheduled for 6 April 2021 and that this meeting would be an extraordinary meeting of Council for the purpose of considering applications for co-option.**

**C329 EXCLUSION OF PRESS AND PUBLIC**

1804



Councillor Knight asked whether the Council could discuss the War Memorial in open session. The Clerk advised that she could update members on the public on the War Memorial as she had not received the quote from a contractor as expected, which was the reason for this agenda item being considered in confidential session.

**RESOLVED:**

**That agenda item 25(b) "War Memorial" be brought forward to be discussed in open session.**

**C330**

**WAR MEMORIAL**

The Clerk advised that herself, Councillor Bannister, and Councillor Knight had met with the preferred contractor at the War Memorial as agreed in a meeting of Environment and Leisure Committee. During that meeting it had been suggested removing the flagstones near the road and replace with small brick like stones, similar to those on either side of the Memorial, to provide a stronger surface in the areas where vehicles regular mount the pavement. The contractor also suggested that the War Memorial could be sealed to help prevent future wear and tear and algae.

Whilst Councillor Harvey agreed that the works to the War Memorial were needed, she felt that the Council would benefit contacting a professional to seek advice on the work needed.

Members agreed to the Town Clerk contacting heritage architects or professionals in monument restoration, to provide the council with an opinion on the work that has currently been undertaken and advise on future works needed.

**RESOLVED:**

**That the Town Clerk be authorised to contact heritage architects or professionals in monument restoration, to provide the council with an opinion on the work that has currently been undertaken on the War Memorial and advise on future works needed.**

**C331**

**EXCLUSION OF PRESS AND PUBLIC**

**It was RESOLVED that in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, in view of the confidential nature of the business about to be transacted, in the public interest the press and public were excluded from the remainder of the meeting.**

**C332**

**NDP QUOTES FOR ADDITIONAL WORK**

Members were requested to approve quotations received in respect of additional NDP work.

**RESOLVED**

**That the quotations received in respect of additional NDP development Work be approved, noting that the budget for quote number 3 would be £5,000.**

**C333**

**LAND OWNED BY LEDBURY TOWN COUNCIL**

The Clerk advised members of a discussion she had with the Councils Solicitors in relation to Council owned properties. It was noted that some of the properties were not registered with the Land Registry, and that the Solicitors could register the land on behalf of the council at a cost.

Councillor Vesma proposed that the Town Clerk obtain a quote for the Solicitors to register the Councils properties.

The Clerk updated members on the progress of booking valuations for the Councils assets.

**RESOLVED**

**That the Town Clerk be authorised to contact Ledbury Town Council's Solicitors to obtain a quote to register the Council owned Properties with Land Registry.**

**C334**

**SUSPENSION OF STANDING ORDER 3(x)**

**Members were requested to agree to the suspension of Standing Order 3(x) to consider confidential agenda items 24 & 25.**

**RESOLVED: That Standing Order 3(x) be suspended to allow an additional 30 minutes to discuss agenda items 24 & 25.**

**C335**

**RECOMMENDATIONS FROM OTHER COMMITTEES**

**Finance, Policy & General Purposes Committee – 28 March 2021 - Outcome of job review of post holders 48 and 50**

Members were provided with recommendation from the Finance, Policy and General Purposes Committee in respect of a job review of posts 48 and 50.

**RESOLVED**

**That the recommendation from the Finance, Policy & General Purposes Committee in respect of the outcome of the job review of post holders 48 and 50 be approved.**

C336

**APPLICATIONS FOR DISTINGUISHED CITIZENS AND YOUTH  
ACHIEVEMENTS AWARDS**

Councillor Manns advised members that he was related to one of the nominees for the Distinguished Citizens Award and subsequently was unable to vote.

Councillor Manns left the meeting.

Councillor Knight provided members with the details of two residents in Ledbury that she would like to nominate for the Distinguished Citizens Awards due to their work in the community during the pandemic.

**RESOLVED**

**That the two nominees brought forward by Councillor Knight for the Distinguished Citizens Awards be recognised and awarded.**

The meeting closed at 10:00 pm.

Signed .....  
Town Mayor

Date .....

1806(a)





**MINUTES OF AN EXTRAORDINARY MEETING OF THE  
FULL COUNCIL COMMITTEE HELD ON  
TUESDAY 6 APRIL 2021  
VIA ZOOM**

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**PRESENT:** Councillors Bannister, Chowns, Eakin, Harvey, Howells, Knight, Manns, Morris, Whattler and Vesma (Chair)

**IN ATTENDANCE:** The Town Clerk – Angela Price  
Chris Treanor  
Gary Troy  
Malcom Hughes

**C335 APOLOGIES FOR ABSENCE**

Apologies were received from Caroline Green, a candidate who had withdrawn her application for co-option.

**C336 DECLARATION OF INTERESTS**

None received.

**C337 TO RECEIVE PRESENTATION FROM CO-OPTION CANDIDATES IN LINE WITH CO-OPTION POLICY.**

**Presentation 1 - Mr Troy**

The Chairman, Councillor Vesma welcomed Gary Troy to the meeting.

Mr Troy provided members with a verbal presentation on why he would like to be co-opted as a councillor and what made him a good candidate. He advised that he has resided in Ledbury for over 13-years with his wife and two children and that the nature of his work has equipped him with transferable skills that he believed would help the Council.

Members asked Mr Troy questions including how he would deal with being under scrutiny, and whether he could commit to committee meetings which are usually held every Thursday in person.

In response to Councillor Harveys question regarding scrutiny, Mr Troy advised that he had sat on many international committees through his work and that he has dealt with being critiqued, therefore he felt that he had the appropriate experience with understanding issues and developing a process to correct it. Mr Troy advised that attending meetings both in person and virtually would not be an issue.

Councillor Howells explained that Parish Council's do not have as much power as the public may think, and that Councillors are sometimes restricted to what they can do. Mr Troy advised that he understood the importance of having the correct policies in place and providing members of the public with transparency.

## **Presentation 2 – Mr Treanor**

The Chairman welcomed Chris Treanor to the meeting.

Mr Treanor provided members with a verbal presentation on why he would like to be co-opted as a councillor and what made him a good candidate. He advised members that he has resided in Ledbury since 2010 with his wife and two children and that he is a swimming instructor in Cowell. Mr Treanor advised members that he is currently completing a degree in Politics and Philosophy with the Open University and felt that the knowledge he has learnt whilst studying could be applied in the role of a councillor.

Councillor Harvey explained that the Council had been under a lot of public scrutiny and asked Mr Treanor how he would deal with this. She also noticed that Mr Treanor had previously commented on planning applications and asked whether he had taken interest in other work that the Council has done.

Mr Treanor understood the challenges that he may face as a councillor and explained that he has also dealt with public scrutiny in his day-to-day job. He advised that due to his children growing up, he has more time to become involved with the Council.

Councillor Howells asked Mr Treanor whether he could commit to committee meetings which are usually held every Thursday in person.

Whilst Mr Treanor felt that standing committee meetings would not interfere with his work schedule, he advised members that he is waiting to hear back from Hereford Swimming Club with a new schedule of work hours which may mean that on occasions he may be unavailable for meetings.

## **Presentation 3 – Mr Hughes**

Mr Hughes provided members with a verbal presentation on why he would like to be co-opted as a councillor and what made him a good candidate. He advised members that he had stood for election as a town councillor 6-years ago but was unsuccessful. He stated that due to his work commitments and travelling, he felt it was the right outcome for him at that time. Now fully retired, Mr Hughes felt that he could give more time to the council and residents of Ledbury.

Councillor Harvey explained that the Council had been under a lot of public scrutiny and asked Mr Hughes how he would deal with this. She also asked whether Mr Hughes had taken any particular interest in work that the Council has recently done.

Mr Hughes advised that as an ex-schoolteacher, he was used to scrutiny and being public property. He advised that he followed the development of the Town Plan and regularly checks Planning Applications.

Councillor Howells explained that Parish Council's do not have as much power as the public may think, and that Councillors are sometimes restricted to what they can do. He also asked whether Mr Hughes would be able to commit to committee meetings.



In response to Councillor Howells questions, Mr Hughes advised that he understood that a councillor has limited power and that members have to work collectively.

The Chairman, Councillor Vesma, thanked the three candidates for their presentation and advised that the council would be going into closed session to discuss the co-option.

**C338 EXCLUSION OF PRESS AND PUBLIC**

It was **RESOLVED** that in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, in view of the confidential nature of the business about to be transacted, in the public interest the press and public were excluded from the remainder of the meeting.

**C339 TO CONSIDER APPLICATIONS FOR CO-OPTION**

There was a lengthy discussion on the three candidates' presentations, following which Members agreed that all three candidates were positive and enthusiastic about the role of a councillor.

**C340** The meeting was reopened to the public.

**C341 TO NOMINATE CANDIDATES FOR CO-OPTION**

Nominations were invited from Members in respect of each candidate:

- I. Malcom Hughes
- II. Chris Treanor
- III. Gary Troy

**RESOLVED:**

**That the above candidates be co-opted onto Ledbury Town Council as of Tuesday, 6 April 2021.**

**C342 DATE OF THE NEXT MEETING**

**RESOLVED:** that it be noted that the next Full Council meeting was an extraordinary meeting scheduled for Thursday, 15 April 2021.

The meeting closed

Signed .....  
Town Mayor

Date .....





**Ledbury Town Council EM Council meeting  
to approve NDP public consultation papers  
15<sup>th</sup> April 2021**

**Notes to consider in recommending the public consultation Issues papers for approval**

This note is intended as a helpful document to remind and inform Councillors of the background to the various stages of iteration and development of the papers put to the meeting to justify why the SG recommends they are now in final versions appropriate and suitable for approval without delay.

It is important to remember this is an agreed limited revision of the NDP with two prime objectives of producing a coherent settlement boundary and getting to Reg 14 (a stage when it attains some legal status) as urgently as possible for a number of critical reasons. Not least as strongly recommended by the HC NDP support team to coincide with a desired 2-year lifetime of the plan before a new Core Strategy and possible new national planning laws come into effect. Ledbury is subject to increased pressure from developers and the need for a plan with a settlement boundary is very pressing - even more since a year has been lost due to the COVID pandemic.

Nevertheless it is of course important to get it right, and so the Issues report has gone through many iterations to reach this stage, informed by considerable consultation, including two opportunities for Councillors to comment – and over 80 points raised have been addressed and relevant changes incorporated as a result.

The Issues and options report is a technical document developed over many weeks, advised by the agreed and limited priority areas that the plan should address. The leaflet and questionnaire are adapted documents for putting to residents. The report has been produced by the NDP technical planning consultant, Bill Bloxsome working with the WP and SG.

It is supported by Samantha Banks, the Neighbourhood Planning Manager for Herefordshire Council. She has now twice reviewed the report, describing V7 as '*a very comprehensive and well put together document which gives a good set of potential options for consultation.*' Even so, more work has been done since to refine it further, and on this 'final' draft V9 her advice is that:

*'I consider that the document is proportionally comprehensive for an issues and options consultation on a review of the NDP and recognising the point in the plan period we are currently at.'*

The key point is that the document is deemed proportional to the fact that this round of consultation is not about the detail, but seeking broad views on the agreed key issues. The input from this survey will be placed alongside input from the range of consultees detailed in the approved consultation plan, to help inform producing a revised NDP document with policies which will then undergo the necessary detailed scrutiny.

There is only one contentious issue the SG feels the Council should seriously address. That is the inclusion of an additional bypass extension question agreed late in the day at the last Council meeting. Despite totally understanding the sentiment, I argued against inclusion at the time because the evidence strongly suggests this is unfortunately not now an issue likely to be deliverable, but I was swayed by an obvious majority view to include it, although it was not put to a vote. However, as part of consulting on further comments, the SG has specifically sought advice on the wisdom of asking a related question. In our view the advice is incontrovertible. We would be very wise not to ask it for a number of important reasons.

#### **Advice from our NDP Consultant Bill Bloxsome on 7<sup>th</sup> April 2021**

*'Following our telephone conversation I have also changed the question about a northern bypass as discussed, but still have significant concerns about its inclusion in the Issues document.*

*As I advised, I believe raising the issue would suggest false hope in the community that this might be possible within a realistic timeframe, especially should this be on the basis of re-instating the line shown in Herefordshire Unitary Development Plan (UDP).*

*One consequence of defining a protected highway route is the blighting of land with the landowners serving a Notice on the relevant local authority requiring it to be purchased. Value would be set by either a Certificate of Alternative Development or relevant planning permission.*

*Herefordshire Council is the Highway Authority that would be responsible for defining and delivering any bypass. For a route to be defined for protection in the NDP, Herefordshire Council would need to confirm that this was requested. No such proposal is set out as a strategic requirement within the Core Strategy. No bypass is identified in the Local Transport Plan or Infrastructure Delivery Plan. Most of the land through which the UDP route passes is shown as a strategic housing and employment site in the Core Strategy. It now has outline planning permission for these uses. Other land would also be required. I understand that Network Rail has indicated a requirement for any route to pass underneath the viaduct would involve passing responsibility for that viaduct to the owner of the road.*

*I consider seeking the support for such a (or any) route should first be obtained from Herefordshire Council before the issue is raised. Not to do this would be counter-productive. Should this not be forthcoming, which I believe to be the most likely scenario, then the basis for a realistic consultation may be questioned.*

*I trust that this advice is helpful.'*

Bill Bloxsome MRTPI

Having therefore also sought advice from HC planners, through the offices of Sam Banks, their input endorses Bill's concerns. Sam has similar expectation raising concerns, commenting that:



*'Given the outcome of the recent appeal, I would suggest that you would need to be mindful for raising local expectations'*

Informal planning related discussion on this matter raised other similar concerns to those expressed by Bill:

- It could unnecessarily antagonise Bloor and the landowners who may well be motivated to undertake the sort of actions Bill warns against, which could mean unknown delays to getting to Reg 14 if we were challenged if it became apparent we were seriously considering reference to this question in our draft plan
- It seems very clear there is no realistic chance of such a route being deliverable in any meaningful timescale, and particularly not in the timescale that that this revision is covering
- Consequently asking the question could be seen as being somewhat naïve by the Council and could serve to undermine the substantial reputation we have earned for the very professional way we conducted the inquiry appeal and our much improved responses to planning applications, which has earned us deserved respect and shown we are capable of tackling developers on their own terms
- Asking the question could therefore be seen as a potential hostage to fortune not only to that hard earned reputation, but genuinely a concern that delays to the plan and substantial costs to HC or LTC are not impossible

All this means that in the SG view, on the balance of available evidence and on professional advice, any benefit from including the question is substantially outweighed by the potential severe downsides,

#### **Recommendations from the NDP Steering Group:**

1. That LTC council on the balance of evidence, agree that including a bypass extension question in the public consultation papers is inadvisable and should therefore be removed from the draft Issues documents.
2. Whether or not amended as a result of voting on recommendation 1, that the draft versions 9 of the detailed Issues and Options report, the Issues and options leaflet and the Issues report questionnaire be approved by Council as documents forming the basis for the 1<sup>st</sup> round of public consultation for the revision of the current Ledbury Neighbourhood Development Plan

Cllr Phillip Howells  
Chair NDP WP  
8th April 2021

# **Ledbury Neighbourhood Development Plan 2021-2031**

## **Issues and Options**

### **April 2021 (v9)**

Note - Unless otherwise stated, all maps have been prepared @Crown copyright and database rights [2018]  
Ordnance Survey Ledbury Town Council (Licensee) License number OS PSMA number 0100054406.



# Ledbury Neighbourhood Development Plan

## Introduction

Ledbury Town Council is undertaking a limited revision of the town's Neighbourhood Development Plan (NDP), which addresses several matters upon which there was insufficient evidence or clarity to support inclusion in the first NDP. These issues primarily involve the identification of a settlement boundary for the town's built-up area, but also the provision of more employment land, safeguarding local green space and promotion of a range of design matters. In addition, a number of planning permissions granted while the plan was being prepared or subsequently have produced added pressures upon facilities, the need to provide playing fields being one of the most notable.

There are limits on how much the original NDP can be changed, the issues which it includes and those which will be deferred for future NDPs. A comprehensive review will be undertaken alongside the review of Herefordshire Local Plan Core Strategy (The Core Strategy) that will set out requirements beyond the current plan period of 2011 to 2031 and which is projected to be adopted in mid-2024.

The current Core Strategy contains a range of strategic or 'high level' policies that the NDP must comply with where they are applicable. They include two general locations where notable change should take place – land to the south of Little Marcle Road to provide employment to match housing growth and land to the north of the Viaduct and Railway Line to be developed for housing and employment. The Core Strategy also supports efforts to maintain and enhance the vitality and viability of the town centre.

This document sets out the main issues that the NDP intends to cover so that the community can express its views upon any revisions before the Town Council finalises its draft plan. The community will be consulted again when that draft plan (referred to as the 'Reg 14' version) has been prepared. Where possible this current document presents some options upon which residents may wish to express a preference. The key issues for the review are:

- Defining a settlement boundary around the town within which development to meet identified needs can take place, to protect the character of the town, and to prevent unrestricted growth into the countryside.
- Accommodating the recreational needs of the town and its surrounding area, especially meeting the shortage of football playing fields.
- Retaining the ability to accommodate the Core Strategy requirement for 12 hectares of employment land to the south of Little Marcle Road.
- The need to improve east-bound platform access to Ledbury Railway Station, thereby promoting this more sustainable travel option.
- Supporting the town centre, including enabling it to accommodate improved health and other community services.
- Retaining and enhancing green space (green infrastructure) within and surrounding the town for both the community and wildlife.
- Promoting good design in its many forms.

## 1. Defining a Settlement Boundary

- 1.1 Further work was considered necessary for the NDP if it was to include a settlement boundary. There are both advantages and disadvantages to defining a settlement boundary. The principal benefits are considered to be that it provides greater clarity and



certainty about where most forms of development might take place; protects the countryside and important landscapes; enables sites to be brought forward for development through consultation with the community rather than relying on windfall sites brought forward by others; and is a well understood and accepted planning tool.

Disadvantages include that it can lead to 'cramming' inside the boundary; potentially increases land values; and leads to accusations of being a crude and inflexible approach. On balance, it is considered that a settlement boundary should be defined. Options might be influenced by how it is proposed development pressures should be accommodated. It is emphasised that currently the town has met and exceeded the required level of housing growth through policies in the Core Strategy and planning permissions and consequently this interim review does not propose any new housing sites. That should await a fuller review when the updated Core Strategy is rolled forward.

1.2 Options that are presented for consideration are:

**Option 1:** Not to define a settlement boundary, but rely simply upon site allocations comprising those undeveloped housing sites with planning permission, the Core Strategy Strategic Housing site, and proposals for new uses identified by other studies.

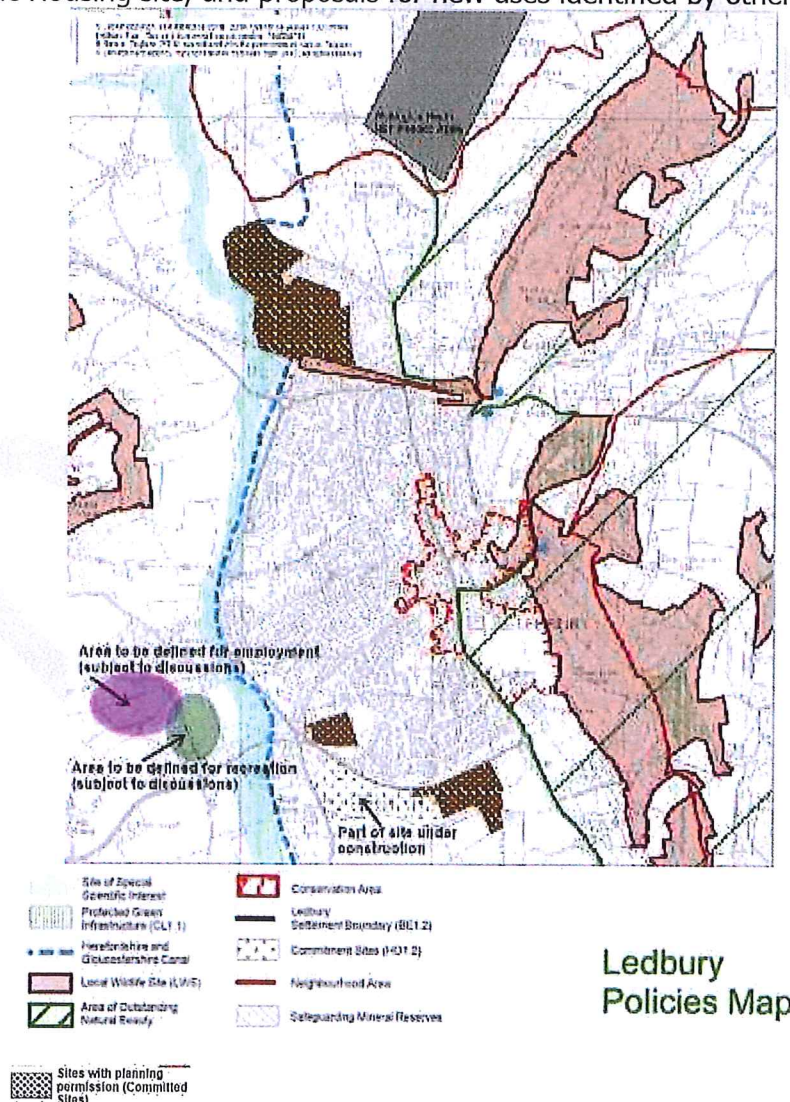
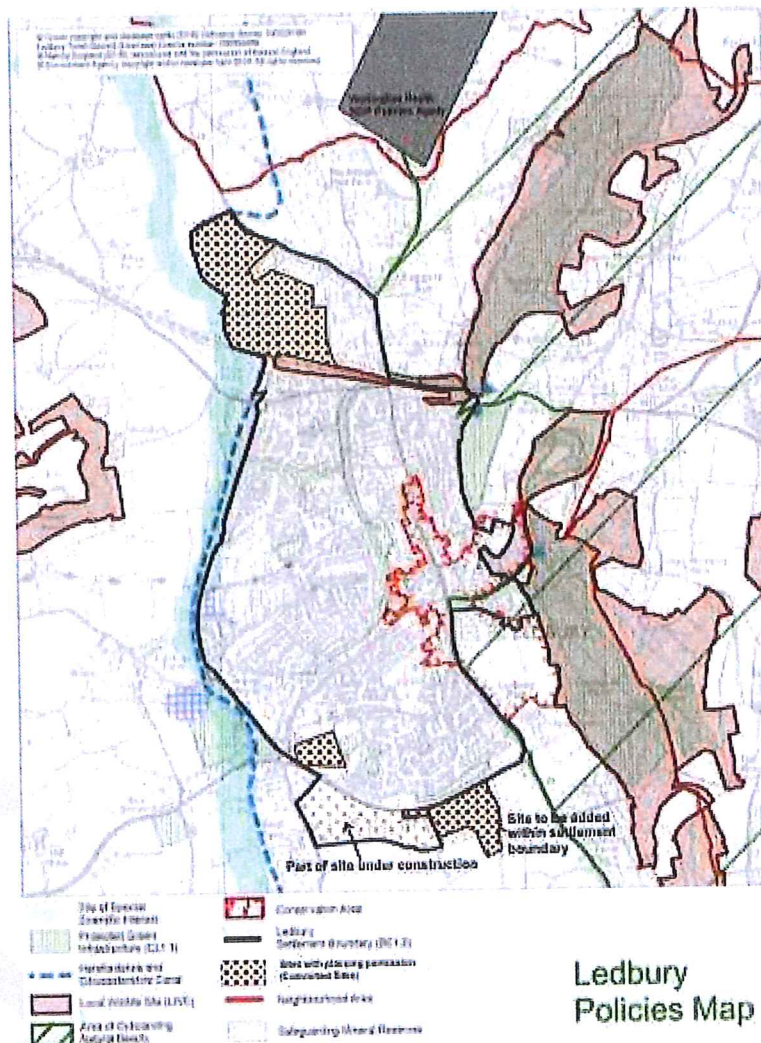


Figure 1: Settlement Boundary Option 1 – No Boundary (based on current NDP policies pap)

**Advantages:** Offers flexibility in planning; avoids development being crammed within a settlement boundary; acts as a brake on land values.

**Disadvantages:** Provides no certainty to landowners, developers and the community as to where development is likely to be acceptable or not; provides less control over development and less protection of the countryside.

**Option 2:** To utilise the former Herefordshire UDP boundary for the town, adding extensions to incorporate recent developments and sites with planning permission upon its edge.



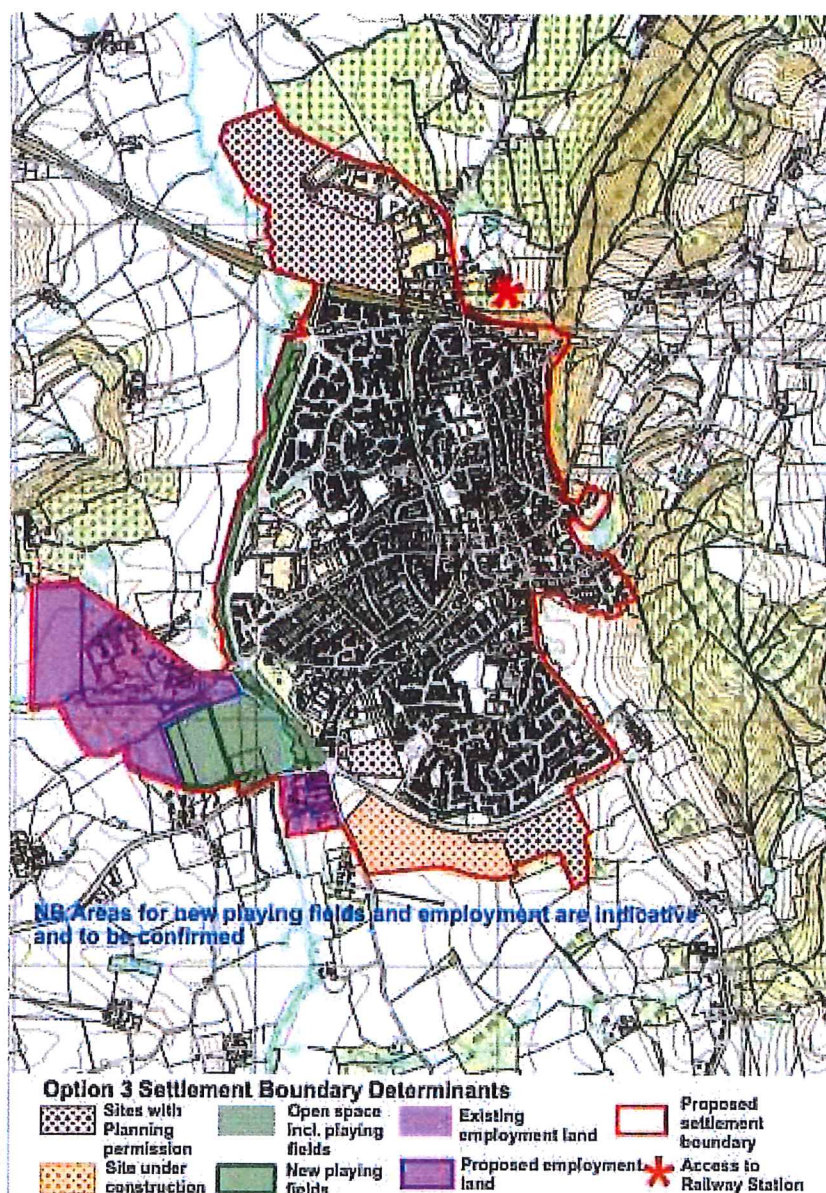
**Figure 2: Settlement Boundary Option 2 – Boundary based on previous draft NDP submission removed at examination, but with an extension for land recently granted planning permission.**

**Advantages:** Implies that development will be limited by the boundary of the existing built area, which has been determined over time by topography, the AONB and River Leadon.

**Disadvantages:** Developers have been successful in challenging this boundary, notably in new housing developments south of Leadon Way. They continue to seek planning permission outside the UDP boundary, for example off Dymock road.

**Option 3:** To extend the settlement boundary defined above westwards to incorporate the Riverside Park, an area to be allocated for recreation and area for employment to the south of Little Marcle Road.





**Figure 3: Settlement Boundary Option 3 - Boundary to include committed sites and allocations for employment, playing fields and Riverside Walk.**

**Advantages:** This settlement boundary respects the constraints of topography, the AONB and River Leadon, with extensions to the west to protect the Riverside Park and to the south-west to meet Ledbury's present and future needs for recreation and employment land. It gives greater certainty to landowners, developers and community over where building is likely to be acceptable and where it is not. It will also help ensure a plan-led and controlled approach and protect the countryside from unnecessary development. In this respect, it is important that proposals are included to protect the green infrastructure network around the town, as outlined later in the paper.

**Disadvantages:** Extends the boundaries to the south-west of Ledbury that might potentially lead to additional pressures for development in that direction. Reduces flexibility and opportunities for landowners and developers.

- 1.3 Given that a settlement boundary is the prime objective of this NDP revision, Ledbury Town Council believes that Option 3 gives greatest certainty and protection. Furthermore, this option provides for a number of other development needs within the boundary which the Town Council consider should be addressed in the revised NDP and which are referred to in some of the subsequent sections of this document.



<b>Question 1: Which of the settlement boundary options do you prefer?</b> (Please rank the options in order of preference, 1 most preferred, 3 least preferred)	
<b>Option 1:</b> Not to define a settlement boundary, but rely simply upon site allocations comprising those undeveloped housing sites with planning permission, the Core Strategy Strategic Housing site, and proposals for new uses identified by other studies.	
<b>Option 2:</b> To utilise the former Herefordshire UDP boundary for the town, adding extensions to incorporate recent developments and sites with planning permission upon its edge together with allocating the proposed housing site to the north of the viaduct utilising the area defined for this within its planning application.	
<b>Option 3:</b> To extend the settlement boundary defined above westwards to incorporate the Riverside Park, an area to be allocated for sport and recreation and an area for employment to the south of Little Marcle Road.	

## 2. Employment and Recreation

### Land for New Businesses

- 2.1 The NDP will include a 'brownfield first' policy by which is meant that vacant industrial land and business premises may be considered for a wide range of future uses, as appropriate, including: commercial; public utility/facilities; and other uses.

It is also proposed that the NDP should seek to allocate additional land for employment, so that the town can grow in a balanced and sustainable way. In this way out-commuting to work, which is expected to result from the increase in population arising from housing development, can be reduced. Herefordshire Council indicates that around 12 hectares of land for new businesses should be located to the south of Little Marcle Road. Its analysis of the landscape surrounding the town suggests that this is the location which is least sensitive. There are already business premises in that location. However, the location of the additional employment land is not defined, and currently there is no mechanism agreed that might deliver it. For the town to grow in a sustainable way, promoting local employment would reduce the need to travel elsewhere to work. The opportunity exists to utilise the Market Town's Economic Investment Plan project to try to bring forward employment land in this location. An assessment of potential employment sites identified a limited number of smaller sites in locations that are less sensitive or could be screened to a satisfactory degree. These might also contribute towards providing local employment across a range of businesses, including tourism.

### Land for Playing Fields

- 2.2 There are no specific proposals for recreation in the current plan although there is a policy to support new or improved community facilities for the youth of the area subject to a number of criteria. Ledbury and District Sports Federation and its constituent clubs have identified the need for further playing fields especially in order to meet the needs of the local rugby and football clubs. This need is also identified in the Herefordshire Council 2015 Playing Fields Strategy. The assessment for both the Ledbury Town FC (adults) and Ledbury Swifts FC (juniors) is that at least 6 hectares of additional land may be required. Funding and delivery opportunities have been explored and the expansion

in the vicinity of the rugby club is favoured. The need to provide for these sports is seen as one of the main purposes for the review of the NDP and potential sites have been explored. The preferred option is also to locate playing fields to meet the current needs to the south of Little Marcle Road, where combined facilities for adult and junior football will be supported by Sport England.

**Question 2a: Do you agree that providing land to expand provision for sport is a high priority?** (Please tick one answer choice.)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree

**Question 2b: To get support from Sport England, any new football facility needs to be combined to provide for both adult and junior football so they can benefit from shared facilities. Do you agree that this should be on the indicated site off Little Marcle Road? (See settlement boundary figure 3)** (Please tick one answer choice.)

Agree	No Opinion	Disagree

**Question 2c: Are there other recreational or leisure needs for which land should be identified?** (Please write your comments in the box below.)

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### Accommodating these Employment and Sports Needs

- 2.3 It is important to show that in accommodating any playing fields, we will not restrict the ability to meet the Core Strategy requirement for employment land. Land south of the Heineken factory is expected to make a major contribution towards the 12ha required. However, promoting a range of sites to the south of Little Marcle Road with a flexible approach in terms of jobs that might be encouraged while protecting local amenity may enable both the requirements to be met. This would also enable advantage to be taken of recent changes to categories covering commercial, business and services uses to widen employment opportunities without having a significant adverse effect on residential amenity or the landscape. The relocation of the auction building from the town centre to the site on the Ross Road is an example of such flexibility.
- 2.4 A similar opportunity is afforded by land to the south of the Full Pitcher roundabout where there is currently a number of businesses and a sensitive development between these and dwellings to the east might mitigate some of the noise that is currently generated in this location. The current NDP refers to the establishment of a tri-service facility near the bypass and although the emergency services have no immediate plans to co-locate they welcomed the reference. Land in this vicinity may offer an opportunity that would benefit emergency services through vehicles avoiding having to travel on the more congested roads within the town to locations outside. Similarly, there is a



suggestion that the promotion of additional hotel accommodation on the periphery of the town would add to tourism potential. The current NDP policy might be expanded to support additional hotel accommodation outside of the urban area. A location upon Ledbury bypass may offer the opportunity to diversify the range of hotel accommodation on offer.

- 2.5 Should it be possible to bring forward a number of sites, these might contribute towards the 12 hectares required to the south of Little Marcle Road. It would have to be shown that such development would not adversely affect residential amenity, that it would support the enhancement of green infrastructure in this vicinity, and care would be needed to show that any proposal would not have a significant adverse effect on views from or to the Malvern Hills AONB or Wall Hills Camp.

<b>Question 2d: Given that Ledbury is required by the Core strategy to provide 12 ha of new employment land to the south of Little Marcle Road, would you agree to:</b>				
<b>i) Advancing one or more significant sites to meet this requirement?</b> (Please tick one answer choice.)				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<b>ii) Exploring the potential for further employment land restricted to uses that can take place within or adjacent to a residential area without detriment to amenity in the vicinity of the Full Pitcher Roundabout?</b> (Please tick one answer choice.)				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<b>iii) Identifying other smaller areas to accommodate new or expanded businesses in appropriate locations elsewhere on the periphery of the town?</b> (Please tick one answer choice.)				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

### 3. Land North of the Viaduct and Railway Line

- 3.1 A large part of this area is proposed for housing with some employment land within the Core Strategy which also sets out development requirements in some detail. This includes, among other matters, facilitation of the Hereford to Gloucester canal and a new park linking to existing walks into and around the town to the south of the viaduct and Ledbury allotments further to the north. This may also be an opportunity to review the originally planned northern extension of the bypass onto the Bromyard Road to



determine whether a route might be possible and something that would be supported by the community should it be practical at this point in time and in planning terms.

**Question 3a: In the unlikely event that it would be possible, should a proposed route for a bypass to the north of the town be protected?** (Please tick one answer choice.)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree

### Ledbury Railway Station

- 3.2 Ledbury's location on a railway line provides the opportunity to promote this more sustainable mode of travel and connect with other centres of employment and education. However, it is restricted in terms of safe access and car parking. Both Herefordshire Council's Transport Strategy and the current plan indicate support for improvements to the accessibility and facilities available at the railway station, including car parking. It has not yet been possible to deliver these improvements although adjacent land has been submitted for assessment as potential land for employment. Benefits in terms of improved access to the railway station are highlighted within the submission.

**Question 3b: Should a more proactive approach be taken, if possible, to provide improved accessibility to the eastbound platform of the railway station, platform services and extended car parking?** (Please tick one answer choice.)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree

## 4. Supporting the Town Centre

### Ledbury Town Centre

- 4.1 The Core Strategy seeks to increase the vitality and viability of Ledbury town centre, especially through supporting retail, commercial, leisure, cultural and tourism proposals and resisting proposals outside the centre where this would have an adverse effect on these qualities.

The only definition of Ledbury town centre is found in Herefordshire's Unitary Development Plan 2007 (UDP) which is shown in red on figure 4, but is now out of date. It is proposed that a new redefinition of the town centre be considered.

The alternatives are (see figure 4):

- to use the old UDP boundary giving a concentrated town centre and a defensible retail core (red)



- to extend the town centre to include either or both the supermarkets (the Co-op and Tesco) and adjacent shops and businesses which lie just outside the UDP town centre boundary. It has been shown that footfall from each of these supermarkets supports the town centre (Tesco area in green, Co-op area in blue)
- to add in Lawnside which includes two important town centre facilities - the swimming pool and the community centre - as well as the associated car park (purple).

The advantages of defining a town centre include the ability to: realistically assess the retail impact of any proposed development outside the town centre on its economic viability and vitality; to apply guidance set out in Herefordshire Core Strategy; to reflect recent changes in defining retail, leisure and town centre service premises, and to inform plans to expand Ledbury's market size.

Disadvantages may include: difficulty in responding to retail market changes by restructuring to support the town centre; the restriction of some forms of environmental enhancement, and the dispersal of footfall across a larger area. On balance and for the period that the NDP is expected to cover, it is suggested that defining a town centre would be beneficial.

The current NDP defines primary frontages (mainly food, restaurants, clothing, drinking establishments and household shops) and secondary frontages (in addition to the above, including hot food takeaways and businesses), regulating the uses considered appropriate within these (see figure 5). However, there is a new 2020 system of defining types of retail premises which needs to be reflected in any frontage definitions. It is proposed that the distinction between primary and secondary frontages is removed in order to encourage a more flexible approach to planning the future of the town centre. Changes in patterns of retailing and associated town centre uses are occurring rapidly and there may need to be a more flexible approach about what uses will retain Ledbury's attractiveness as both a retail and tourist destination.

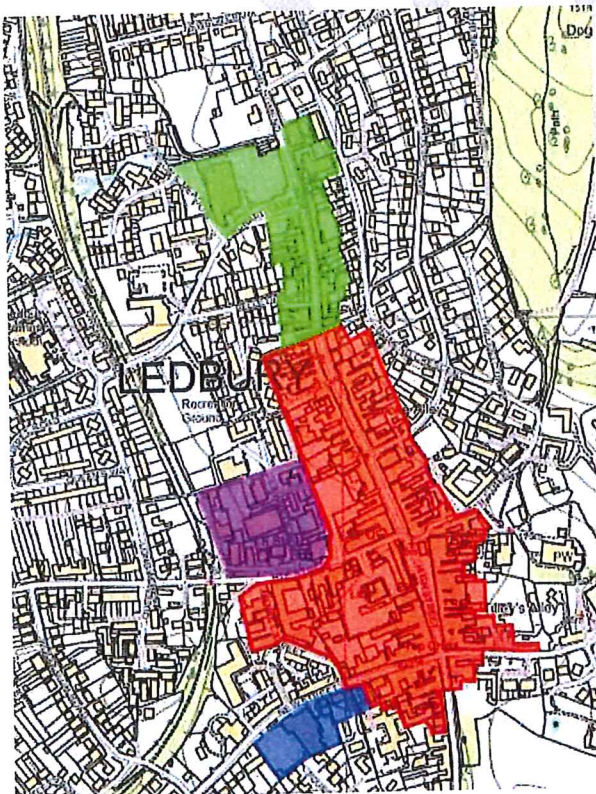


Figure 4: Possible extensions to the Town Centre

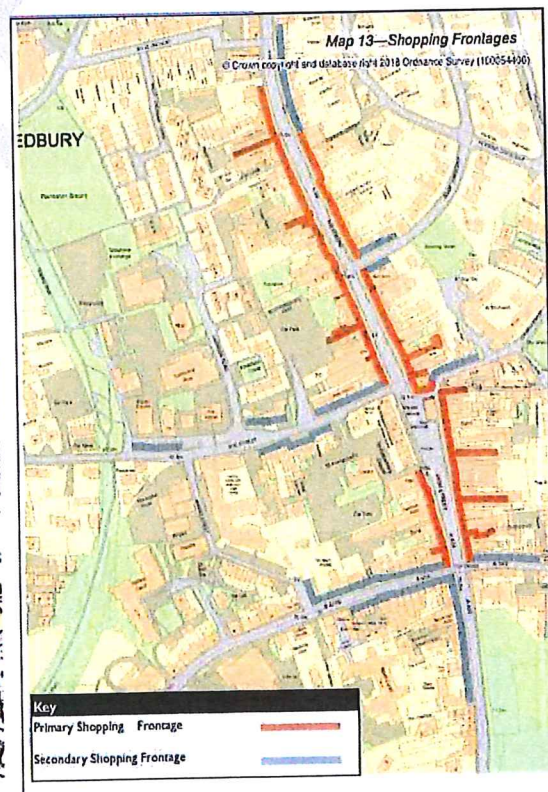


Figure 5: Existing frontages



<b>Question 4a) Which areas do you think should be included in the town centre definition - as per the original (in red in figure 4) and/or are there other areas you think should be added?</b> (Please tick your selection(s) and add any suggestions you may have about areas to be added in the box below)				
<b>Red Only</b>	<b>and + Blue</b>	<b>and + Green</b>	<b>and + Purple</b>	<b>No Opinion</b>
<b>Comment/other areas which should be included in the town centre:</b>				
<b>Question 4b) Given the changes in retail type definitions, do you agree that there should be no differentiation between primary and secondary shop frontages and shops, restaurants and cafes, drinking establishments, financial and professional services, and that hot food takeaways be allowed within this combined frontage?</b> (Please tick one answer choice.)				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

### **Town Centre Regeneration and Community Services**

- 4.2 The area comprising Lawnside and Market Street, on the periphery of the town's shopping streets, is one of mixed uses where there are pressures for redevelopment, and these may be added to through the need to improve healthcare facilities. It is suggested that a comprehensive approach is taken to defining how redevelopments might proceed to enable improved health service facilities, provision of other uses supporting the town centre, its attractiveness to visitors is increased, and the enhancement of the conservation area's character and appearance. An option is to retain the current approach and allow any development within Lawnside to proceed on an ad-hoc basis.

<b>Question 4c: Should we propose a co-ordinated approach to the regeneration of the Lawnside and Market Street area to benefit the town centre, its conservation area and community services?</b> (Please tick one answer choice.)				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

### **Health and other Emergency Services**

- 4.3 The current NDP contains a policy to support proposals which improve, or increase the capacity of and access to medical, dental and care facilities, by expansion or relocation. Since that plan was prepared, Ledbury Health Partnership has formed comprising the two former general practices serving the town and its hinterland together. Its current



accommodation is fragmented and in the view of Ledbury Health Partnership, while it provides for present needs, it will not be suitable in the future. It would not be able to meet expected population growth and is unable to accommodate the range of other NHS and associated services expected for a modern health service practice. The benefits of the 'joined up' and holistic approach to health care services for the community would be enhanced further through improved and extended accommodation. Options are being explored, although Ledbury Town Council would prefer to retain facilities within the town centre if that is possible as this would provide easiest access for all and support the town's economy. This would not be to the exclusion of other options should that not be possible.

<b>Question 4d: Should the NDP promote the retention of health facilities in the town centre if it is at all possible? (Please tick one answer choice.)</b>				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

## **5. Green Infrastructure**

- 5.1 Green infrastructure comprises the network formed by green spaces and other green features within and surrounding the town including, among others, parks, open spaces, playing fields, woodlands, orchards, rivers and streams, street trees and allotments. Current NDP policies afford protection to some green infrastructure elements such as woodlands surrounding the town and a number of features that contribute towards biodiversity.

### **The Neighbourhood's Green Infrastructure**

- 5.2 The approach now being suggested is to maintain, enhance and encourage further natural features within the series of green corridors (referenced LedLSC) and enhancement zones (referenced LedEZ) identified in Herefordshire Council's Green Infrastructure Strategy which is a supporting document to the Core Strategy. Some of the corridors are associated with town-wide pedestrian and cycle routes. Further work undertaken for the review has highlighted additional corridors and enhancement zones together with additional measures. The proposed new corridors and zones are shown in figure 7 (current zones shown in figure 6).
- 5.3 Objectives for these areas will be set out in the NDP for adoption by the Town Council and local community groups and should also be met if and when development is proposed within the areas. These objectives should strengthen those features contributing to the character and ecological value surrounding the whole of the town's built-up area including, where possible, measures to mitigate the effects of climate change. The areas and measures comprise:
- **Local Strategic Corridor LedLSC1** passes through the town along the line of the former Ledbury-Gloucester railway. The green corridor should be retained and enhanced where possible, including protecting open spaces in its vicinity.
  - **Local Strategic Corridor LedLSC2** incorporates not only the riverside walk, but also greening along the edges of the western leg of Ledbury bypass and the

adjacent sports grounds. An extension to or widening of the corridor to link to Walls Hill Camp and its surrounding woodland is proposed because of its importance to local heritage and the setting of the town. Extensions to the north and south would also ensure connectivity along the River Leadon and the proposed route for the reinstatement of the Hereford to Gloucester canal.

- **Local Strategic Corridor LedLSC3** stretches out from the centre of the town to the north-east to link with Dog Wood. The green spaces within the town's built-up area, such as the churchyard and a large walled garden, are important elements within this corridor. The corridor's extension to include Frith Wood would be consistent with objectives for public access to the nearby woodlands.
- **Local Strategic Corridor LedLSC4** is an example of what can be achieved in terms of connected green space within residential and associated areas and which residents can add to through wildlife friendly gardens.
- **A new Local Strategic Corridor LedLSC5** is proposed incorporating locally important parks and gardens along the east of the town and a wildlife corridor based on the stream and public right of way to the south of the town. The new area would not only look to protect important landscapes, but strengthen the connectivity and transition between the upland ecological network defined for Malvern Hills AONB in its Management Plan and the lowland valley of the River Leadon.
- **Local Enhancement Zone LedLEZ1** is where considerable new development is proposed in the Core Strategy. Herefordshire Council's Green Infrastructure Strategy encourages a range of actions to enhance the area that borders Wellington Heath parish including creating new paths, other environmental measures including wetland features, and the restoration of the canal. Wellington Heath NDP identifies a settlement green gap<sup>1</sup> to prevent, among others, coalescence between its settlement and Ledbury. It also indicates that a footpath and safe cycleway might be developed within its area to help link the two settlements, and for screening to be used to mitigate the effects of development and protect the landscape setting of Malvern Hills AONB. The transitional landscape between upland and valley in this location needs to be recognised for its importance to the setting of the AONB to which the zone might be linked by an extension to the east. The enhancement requirements for this area should also protect this green gap. A complementary policy setting out the additional enhancement measures which ought to accompany any development within this area should be included in the NDP. Natural flood control measures to reduce the flooding effects of the new development upon the River Leadon should be introduced, including measures to benefit wildlife.
- **Local Enhancement Zone LedLEZ2** is an area where change is underway despite being identified as an important sensitive landscape by a planning inspector. The extension of the enhancement zone along the Dymock Road to incorporate the land identified as sensitive and enhancement measures that might be incorporated within those parts where development is likely should be included in the NDP.
- A new **Local Enhancement Zone LedLEZ3** is proposed on the higher ground at the eastern end of Ledbury bypass and south-west of the Gloucester roundabout

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<sup>1</sup> See Policy WH3 at <https://wellingtonheathpc.org/wp-content/uploads/2020/10/WHNDP-v15.11.pdf>



that was identified as a sensitive landscape in the current plan and that would be a backcloth to new development that is under construction. The new zone would also create a green gap between Ledbury Town and Parkway and would include a new path and cycleway between the two communities.

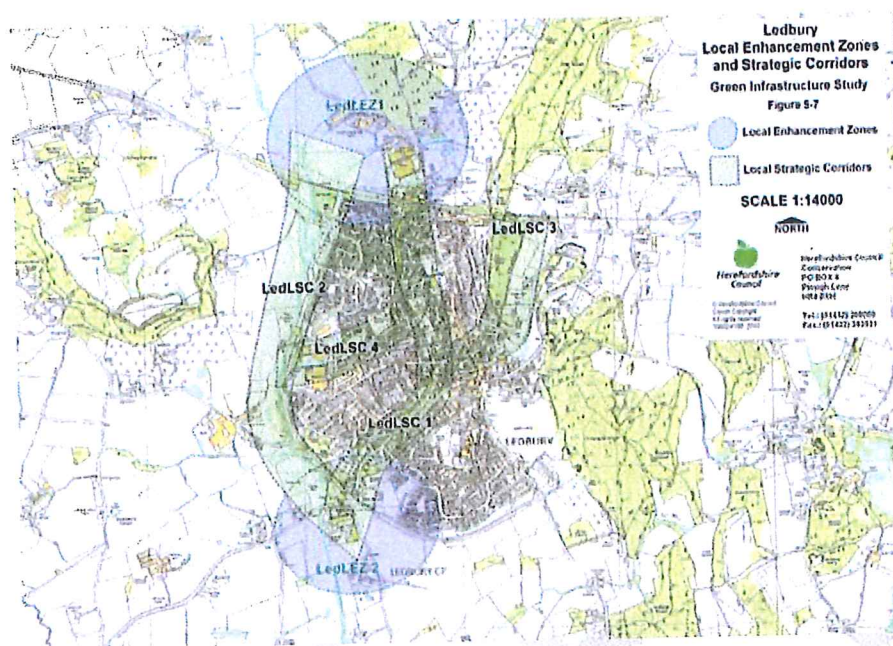


Figure 6: Current Herefordshire Council Local Strategic Corridors and Local Enhancement Zones

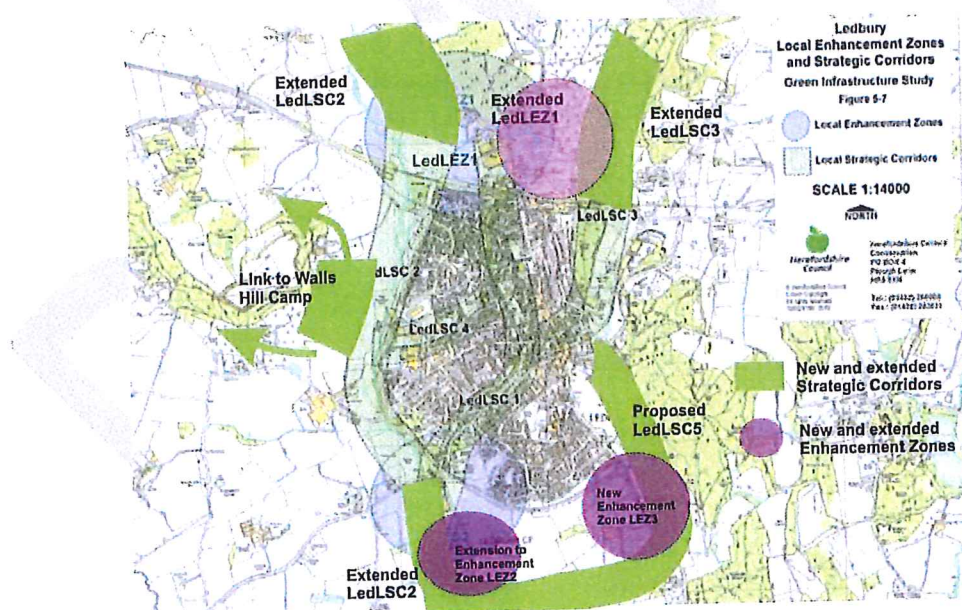


Figure 7: Current and proposed Local Strategic Corridors and Local Enhancement Zones

**Question 5a: Do you agree with the following proposals:**

**i) That the new and extended corridors and enhancement zones identified in figure 7 should be added to the existing green infrastructure identified in the Herefordshire Green infrastructure report? (Please tick one answer choice.)**

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree
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<b>ii) That within those areas green infrastructure should be protected, enhanced and extended where possible? (Please tick one answer choice.)</b>				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

#### Green Spaces Within Ledbury

- 5.4 The elements and features that form the corridors and enhancement zones need to be protected and opportunities taken to promote positive measures to increase their extent, including net gains in biodiversity, where development is proposed. Not all the important green and open spaces requiring protection are included within these defined areas. Small and medium sized green and open spaces can add to local amenity and provide valuable wildlife refuges. The map below shows these, including that along Leadon Way. Many of these were identified as protected area in the former Herefordshire Unitary Development Plan. Different levels of protection may, however apply -for example playing fields may be replaced with the same or better facilities elsewhere. It is also proposed that where appropriate and opportunity arises, the creation of community gardens and allotments should be considered.

**Question 5b: Do you agree that all the green and open spaces shown in figure 8 should generally be afforded protection as contributing to Green Infrastructure within and surrounding the town? Can you suggest any additional green spaces?** (Please tick one answer choice and put your suggestions for additional green spaces in the box below)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

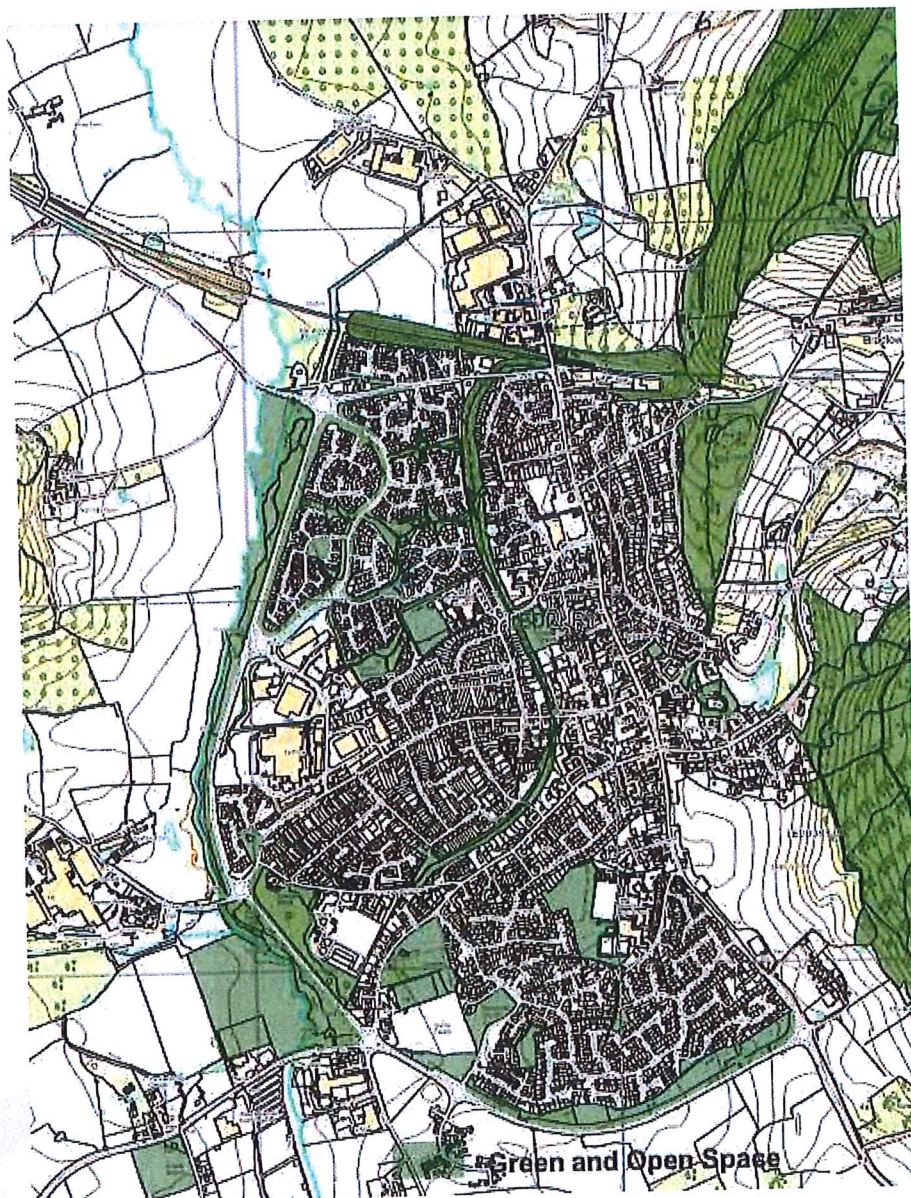
**Comment/other possible green spaces:**

**Question 5c: Do you agree that allotments and/or community gardens should be encouraged? Can you suggest a suitable location for them?**  
(Please tick one answer choice.)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

**Comment/other possible locations:**





**Figure 8: Green and open spaces to be protected.**

### **Footpaths, Cycleways and Public Rights of Way**

- 5.5 Footpaths, cycleways and public rights of way are important elements within the corridors defined through and surrounding the town, especially those associated with green spaces and corridors. Many of the latter lead out from its built-up area, enabling access to woodlands and other natural green spaces in the surrounding countryside, especially upon the Malvern Hills. There remains the ambition to add further to this by safeguarding the route of the Herefordshire to Gloucestershire Canal so that a restoration project might lead to the reopening of the link at some time in the future and with the tow path providing pedestrian and cycle access to neighbouring areas. Facilitating access to parts of the town and its surrounding villages and hamlets along green corridors supports three objectives of promoting health and wellbeing, retaining and increasing biodiversity, and mitigating the effects of climate change. Encouraging improved links to the wider network will also benefit both physical and mental health.



**Question 5d: Can you suggest any footpaths, cycleways or other connections that should be protected or created to benefit residents and access to wildlife?**  
(Please write your comments in the box below.)

### **Children's Play**

- 5.6 Children's play areas can provide access to nature as part of their design and contribution to wellbeing. Herefordshire Council's Play Facilities Study 2012 identified 9 children's play areas within the town. All but one of these were in the northern part of its built-up area with only one to the south of Bridge Street. Circumstances may have changed slightly since that study with specific provision being made to serve new housing development. However, even if these were to serve a wider area, most are to the south of Leadon Way which is a major barrier to access by children. No opportunities to increase children's play area provision within the southern part of the town have been identified. It is proposed to enable provision of additional play facilities in areas of need if and when opportunities are identified.

**Question 5e: Can you identify an area where children's play facilities are needed or could be improved, including providing access to nature?**  
(Please write your comments in the box below, including what type of play area is needed e.g. open space, play equipment and for what age range.)

## **6. Design and the Environment**

### **Design Guidance**

- 6.1 Ledbury Town Council has a Design Guide (2018) and it hoped in the future to update and put it to community consultation for approval as an adopted planning document. However, given the time involved in such a detailed exercise, and the subsequent delay that would be incurred to defining the settlement boundary, a design guide is not proposed at this stage.

It is nevertheless important to integrate existing design preferences into policies in the body of the NDP. This will be done on a wide range of design issues, as well as cross-referencing to the National Model Design Code, which sets the framework for design policies.

<b>Question 6a: Do you agree that the NDP should include policies covering as wide a range of design matters as possible?</b> (Please tick one answer choice.)				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

<b>Question 6b: Do you agree that the NDP should include policies to support sustainable development to mitigate the climate and ecological emergency?</b> (Please tick one answer choice.)				
<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>

## 7. Other Matters

- 7.1 The NDP may include a limited number of other matters although it is not intended to encompass a major review. Herefordshire Council has started a review of its Core Strategy although this may take some time before it is complete. This may identify further development needs for the town requiring a more significant review of the NDP.

<b>Question 7a: Bearing in mind that this is an NDP revision, do you have any other comments on the specific topics covered above or any other issues you wish to raise?</b> (Please write your comments in the box below)

<b>Question 7b: Please write your postcode in the box below.</b> (This does not identify any individual, but is simply to help in analysis so we can assess the degree of response by post code and if they are relatively equally spread across all Ledbury parish post codes; it helps us to see which areas of the Parish have responded and where greater engagements needs to take place.)





## Ledbury Neighbourhood Development Plan 2021-2031

### Plan revision - 1<sup>st</sup> Public consultation

### Issues and options explanatory leaflet

### April - May 2021

You have probably heard or read that Ledbury Town Council is revising its Neighbourhood Development Plan (NDP). This leaflet and accompanying questionnaire is your invitation to contribute. The leaflet sets out the main issues on which the community can express its views before the new draft plan is written. Once the draft plan is produced with proposed detailed policies informed with input from this 1<sup>st</sup> round of public consultation, the community will be consulted again on the draft plan.

We prefer you complete the questionnaire online if possible, using this link: [www.surveymonkey.com/LINKXXXXXXX](http://www.surveymonkey.com/LINKXXXXXXX). If you do not have internet access or prefer to complete in writing, please fill out the enclosed questionnaire and return it to us using the Freepost address on the questionnaire, or you could drop it into the Town Council office. For any help or questions email the Town Clerk on [clerk@ledburytowncouncil.gov.uk](mailto:clerk@ledburytowncouncil.gov.uk) or telephone 01531 632306.

This is a partial revision and not a comprehensive review, with the aim of addressing specific important matters not covered in the current adopted plan. Should you wish to know greater background, more detail on each of the issues can be found on the Neighbourhood Development Plan page of the Town Council's website at <https://www.ledburytowncouncil.gov.uk/en-gb/neighbourhood-plan/supporting-documents> Section 2.2, Public Consultation. The recommended documents to read are:

- The full 'Issues and Options Report'
- Topic papers 1-5 covering design issues (1), employment and economy (2), recreation (3), green infrastructure (4) and the settlement boundary (5) (These are all work in progress to be completed as a result of this consultation, but they give a detailed view of the work done to date to inform this round of consultation).

The key issues for the review are:

- Defining a settlement boundary for the town
- Addressing the lack of sufficient football playing fields
- Provision of new sites for employment
- Improving access to Ledbury Railway Station particularly the eastbound platform
- Supporting the town centre
- Safeguarding and enhancing green space
- Promoting good design in the built environment

#### 1. Defining a Settlement Boundary: Question 1

A settlement boundary defines the limits of the town's growth. There are both advantages and disadvantages, but Ledbury Town Council believes that Ledbury would benefit from a settlement boundary as the lack of one in the current NDP has resulted in unplanned development permissions.

Below are three options; each has advantages and disadvantages. The preferred option (number 3) aims to accommodate identified needs for employment and recreation land (see section 3 below) in



locations which will have the least impact on the character of the town based on an analysis of the landscape around the town. **See question 1 to give your views.**

**Option 1:** No settlement boundary (see figure 1)

Advantages:

- offers flexibility in planning
- allows more space for development
- acts as a brake on land values

Disadvantages:

- offers no certainty to landowners, developers and community as to where development will be acceptable
- less community control over development
- less protection of the countryside.

**Option 2:** This uses the boundary based on the previous draft NDP submission which was removed at examination, and includes an extension for land recently granted planning permission (see figure 2)

Advantages:

- this seems to be the 'natural' boundary as development is limited to the existing built area

Disadvantages:

- developers have successfully challenged this boundary
- doesn't provide room for needed employment provision or playing fields
- doesn't protect public green space outside the built up area

**Option 3:** To extend the settlement boundary defined in Option 2 westwards incorporating the Riverside Park, and areas for recreation and employment to the south of Little Marcle Road (see figure 3).

Advantages:

- respects the constraints of topography, the AONB and River Leadon
- protects the Riverside Park and land to the south-west to meet Ledbury's present and future needs for recreation and employment
- greater certainty for landowners, developers and community over where building is likely
- ensures a controlled approach which is plan-led
- protects the countryside from unnecessary development to protect the green infrastructure network around the town

Disadvantages:

- reduces flexibility and opportunities for landowners and developers
- extends the boundary to the south-west of Ledbury potentially leading to additional pressures for development in that direction.

The definition of a settlement boundary is the prime objective of this NDP revision and Ledbury Town Council believes that Option 3 gives greatest certainty and protection for the future.

## **2. Employment and Recreation: Questions 2a – 2d**

Ledbury does not have enough playing fields, particularly for the youth and adult football clubs. Different sites, funding sources and delivery opportunities have been explored. Sport England will only support a plan in which youth and adult facilities are combined. The proposal is to provide new pitches and facilities to the south of Little Marcle Road as a new home for Ledbury Swifts and Ledbury FC. **See questions 2a- 2c and figure 3 to give your views.**

There is a need to find land for new businesses. More employment opportunities in the town would reduce the need for people to commute for work enabling Ledbury to grow in a balanced and sustainable way. Herefordshire Council has analysed the landscape surrounding Ledbury and indicated in its Core Strategy that around 12 hectares (ha) of land south of the Little Marcle Road would be the best location for employment development in terms of access and landscape sensitivity, but the Strategy did not stipulate precisely where this should be.

A site south of Little Marcle Road (beside UBL) has been identified where there are already business premises and Herefordshire Council's Market Towns Economic Investment Project could help to bring forward land in this location. This, with other smaller sites, also identified for their low sensitivity, could contribute towards future employment needs across a range of businesses, including tourism.

It is proposed that both playing fields and employment needs can be met from land south of Little Marcle Road and that other smaller sites could contribute. For example, land off the by-pass near the Full Pitcher roundabout and Dymock Road could be advanced for limited development. Ideas considered include light industrial, hotel accommodation, a possible future location for emergency services and a community garden.

Any development here must be required to enhance green infrastructure and shown not to have a significant adverse effect on the neighbouring residential amenity or on views from to the Malvern Hills AONB or Wall Hills Camp. **See question 2d to give your views.**

### 3. Land North of the Viaduct and Railway Line: Questions 3a and 3b

A large part of this area has outline planning permission for housing with some employment land, reinstatement of a section of the Hereford to Gloucester canal and a new park linking to existing walks into the town and Ledbury allotments further to the north. There may also be an opportunity to review an old plan for extending the bypass to the Bromyard Road. Any review would need to consider whether any possible route would be practical and permissible in planning terms, and it is considered as unlikely to be deliverable in any timescale covered by this plan. **See question 3a to give your views.**

There is no access to the eastbound platform of Ledbury railway station for people with disabilities or limited mobility. In addition there is limited car parking. The current NDP indicates support for improvements, but it has not yet been possible to deliver these. Adjacent land has been submitted for assessment as employment land and these proposals would also provide access to the eastbound platform and some car parking. **See question 3b to give your views.**

### 4. Supporting the Town Centre: Questions 4a – 4d

#### a) Defining the Town Centre

The Core Strategy seeks to increase the vitality and viability of Ledbury town centre, by supporting retail, commercial, leisure, culture and tourism proposals within the town centre and resisting such proposals outside of it. Retail activities within and close to the town centre have a close relationship and are mutually dependent, especially if they are within walking distance of each other.

The only definition of Ledbury town centre is found in Herefordshire's Unitary Development Plan 2007 which is shown in red on map figure 4. It is proposed that the town centre boundary be re-defined with several options to be considered. **See figure 4 and question 4a to give your views.**

The current NDP defines primary frontages (mainly food, clothing, restaurants, drinking establishments and household shops) and secondary frontages (including hot food takeaways and businesses in addition to the above), regulating the uses considered appropriate within these. (See figure 5). With the introduction of new retail definitions this division is less relevant, so it is proposed that the distinction between primary and secondary frontages be removed as changes in use are occurring rapidly and a more flexible approach may be needed to retain the town centre's attractiveness. **See question 4b to give your views.**



## **b) Town Centre Regeneration and Community Services**

Lawnside and Market Street are sited on the edge of the town's shopping streets. They have mixed uses, with pressure for change including a future need to extend healthcare facilities. It is proposed that a co-ordinated approach to development in these areas should be taken to ensure maintaining and improving the vitality, attractiveness and character of the town centre and the conservation area. An alternative option is to allow any development in the Lawnside area to proceed on an ad-hoc basis. **See question 4c to give your views.**

## **c) Health and other Emergency Services**

Current health service accommodation is fragmented with medical, dental and care services on different sites. The facilities meet present needs, but must expand to accommodate expected population growth and provide a wider range of services expected of modern healthcare. A joined-up approach is proposed to meet future needs through improved and larger accommodation in the town centre, providing the easiest access for all and supporting the town centre economy. This would not be to the exclusion of other options if that is not possible. **See question 4d to give your views.**

# **5. Green Infrastructure: Questions 5a – 5e**

## **a) The Neighbourhood's Green Infrastructure**

Green infrastructure is the network of green and blue spaces and features within and surrounding Ledbury. These include parks, open spaces, playing fields, woodlands, orchards, rivers and streams, street trees and allotments. They can provide habitats for wildlife and plants, flood and water management services as well as public amenity (footpaths, recreation etc).

Current NDP policies protect some green infrastructure such as the woods surrounding the town and some features that contribute towards biodiversity. In addition, Herefordshire Council has developed a Green Infrastructure Strategy and identified green corridors (LSC) and enhancement zones (LEZ) for Ledbury (see figure 6). This revision takes a view that these need long term protection and careful management.

It proposes adding to this currently identified infrastructure (see figure 7). Some of the proposals are associated with town-wide pedestrian and cycle routes. Other areas have been identified as sensitive and valuable for biodiversity, historic reasons, landscape character or where measures are needed to mitigate effects of climate change.

Below are descriptions of these corridors and zones and the new proposals:

**LSC1** - The Town Trail.

**LSC2** - The Riverside Walk and the adjacent sports grounds. The proposal is to extend this to link to Walls Hill Camp and its surrounding woodland, an important heritage asset and a setting to the town, and also to extend it north and south along the river and the route of the proposed canal.

**LSC3** - This corridor runs from the churchyard and Walled Garden to Dog Hill Wood. The proposal is to extend this corridor north to Frith Wood.

**LSC4** - This corridor runs through New Mills along Kempley Brook Drive and includes the recreation ground. It brings together significant green spaces, verges and stands of trees within a residential area which residents can add to through wildlife friendly gardens.

**LSC5** - A new corridor is proposed to incorporate Ledbury and Upper Hall parks and the stream and public right of way to the south of the Bovis and Hawk Rise sites. This would strengthen the connectivity between the ecological networks of the Malvern Hills and the River Leadon.

**LEZ1** - This enhancement zone covers the viaduct site where 625 new homes are anticipated to be built and which borders Wellington Heath parish. The proposal is to extend this zone and



within it to create new footpaths and cycleways including links to Wellington Heath; to restore the canal tow path; and to protect the green gap between Wellington Heath and Ledbury to prevent coalescence between the settlements. This landscape is important to the setting of the Malvern Hills. Natural flood control measures to reduce the effects of development upon the River Leadon should be introduced.

**LEZ2** – This enhancement zone is adjacent to the Full Pitcher roundabout and the Dymock Road, an area where change is underway despite being identified as an important sensitive landscape by a planning inspector. The proposal is to extend this zone to incorporate the land identified as sensitive.

**LEZ3** - A new Enhancement Zone is proposed on the higher ground near the Gloucester Roundabout and the housing site to be developed by Bovis. This area will form a backdrop to the new development and a green gap between Ledbury and Parkway and include a proposal for a new footpath/cycleway. **See figures 6 and 7 and question 5a.**

**b) Green space within the town**

Figure 8 shows the important green spaces within the built up area of the town. Different levels of protection may apply to these spaces; for example playing fields may be built on if the schools need to extend (but if this happens they will need to be replaced elsewhere) and the cemetery and church yard have special protection. However they do make valuable contributions to the green infrastructure of the town. It is also proposed that where appropriate and opportunity arises, the creation of community gardens and more town allotments should be considered. **See figure 8 and questions 5b and 5c to give your views.**

**c) Footpaths, Cycleways and Public Rights of Way**

Public rights of way are important elements in the green infrastructure of the town. Many lead from the built-up area to the woods and surrounding countryside, and the Malvern Hills. The restoration of the Herefordshire & Gloucestershire Canal provides an opportunity to develop the tow path as a pedestrian/cycleway linking to neighbouring parishes.

Such green corridors will support delivery of some of the key objectives in the NDP: to promote health and wellbeing, retain and increase biodiversity and mitigate the effect of climate change. **See question 5d.**

**d) Children's Play**

Children's play areas can provide access to nature as part of their design and contribute to wellbeing. There are 9 official children's play areas within the town, but only one of these is south of Bridge Street. There are play areas planned in the developments south of Leadon Way, but these are inaccessible to children on the town side of the by-pass. No opportunities to increase children's play area provision within the southern part of the town have been identified. It is proposed that additional play facilities should be supported in areas of need if and when opportunities are identified. **See question 5e.**

**6. Design and the Environment: Question 6**

Ledbury Town Council has a Design Guide (2018). This is not a policy document, but it provides guidance to builders and developers. The proposal is that specific design policies should be included in the NDP based on the ideas in the Design Guide. In addition, policies should be updated to encourage sustainable development, measures to mitigate and adapt to climate change and the promotion of active travel. **See questions 6a and 6b to give your views.**

**7. Other Matters: Questions 7a and 7b**



The NDP may include a limited number of other matters although it is not intended to encompass a major review. Herefordshire Council has started a review of its Core Strategy although this may take some time before it is complete. This may identify further development needs for the town requiring a more significant review of the NDP. **See questions 7a and 7b.**

**MAPS AND PLANS** Note - Unless otherwise stated, all maps have been prepared @Crown copyright and database rights [2018] Ordnance Survey Ledbury Town Council (Licensee) License number OS PSMA number 0100054406.

OPTIONS FOR DEFINING A SETTLEMENT BOUNDARY:

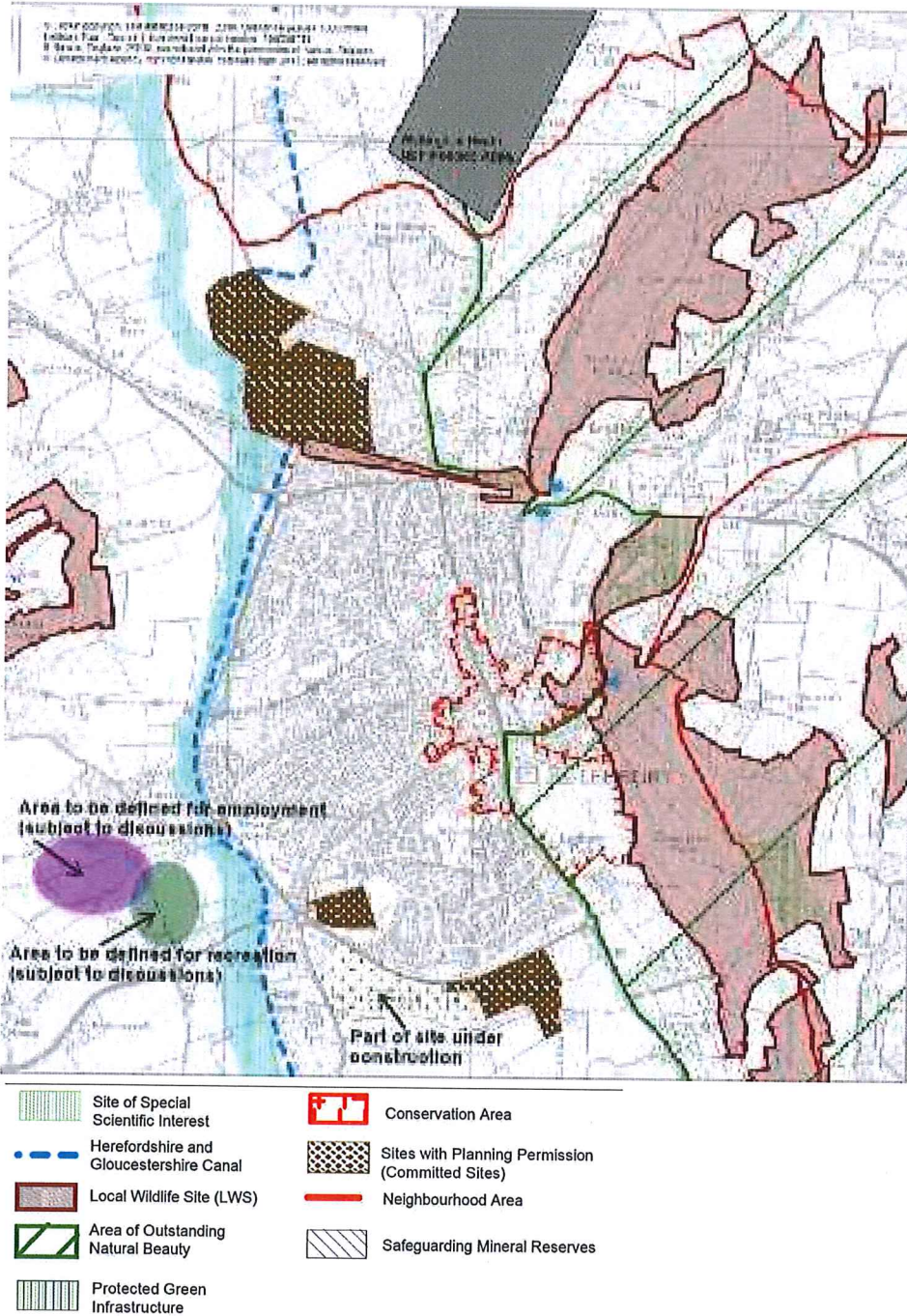
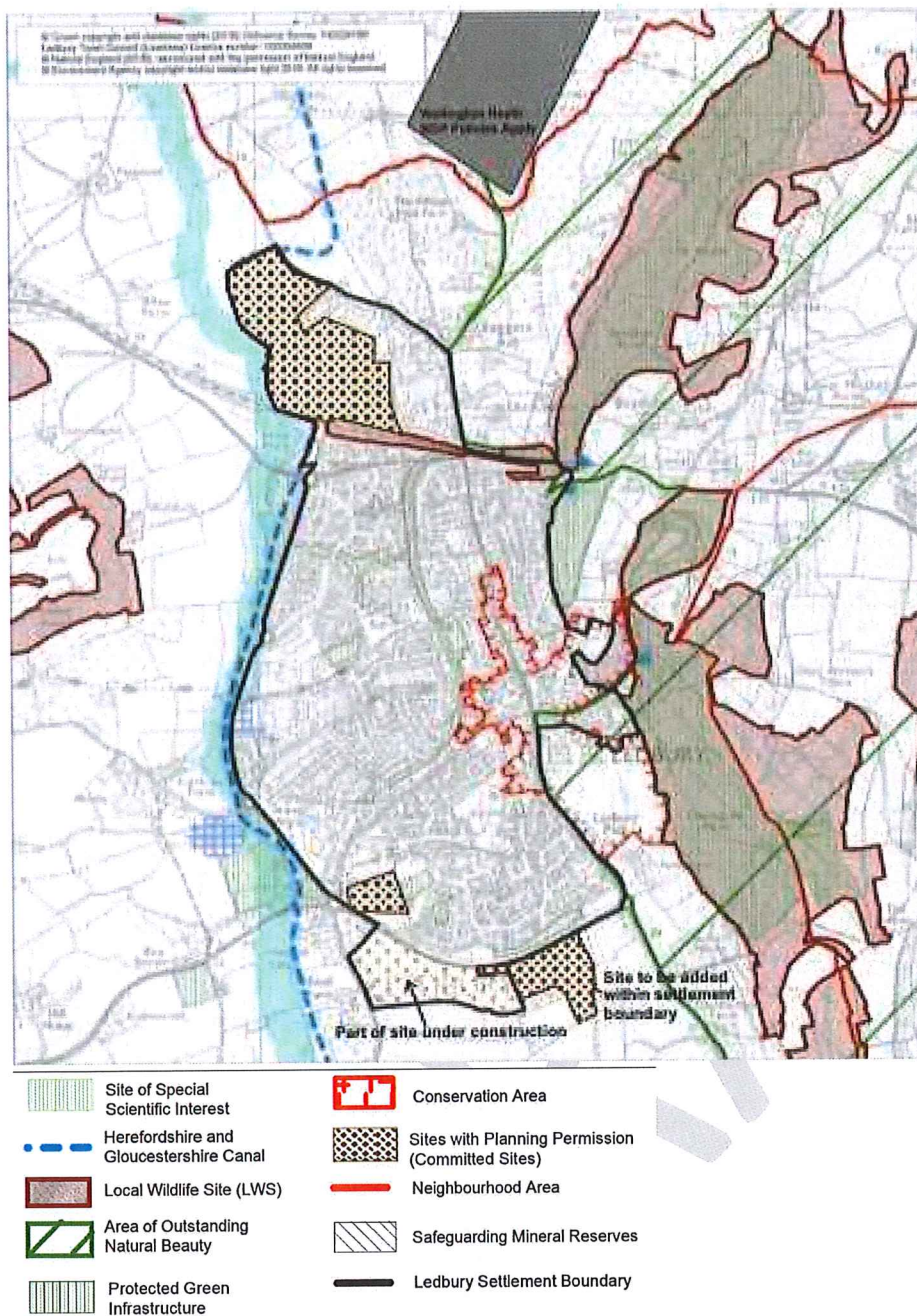


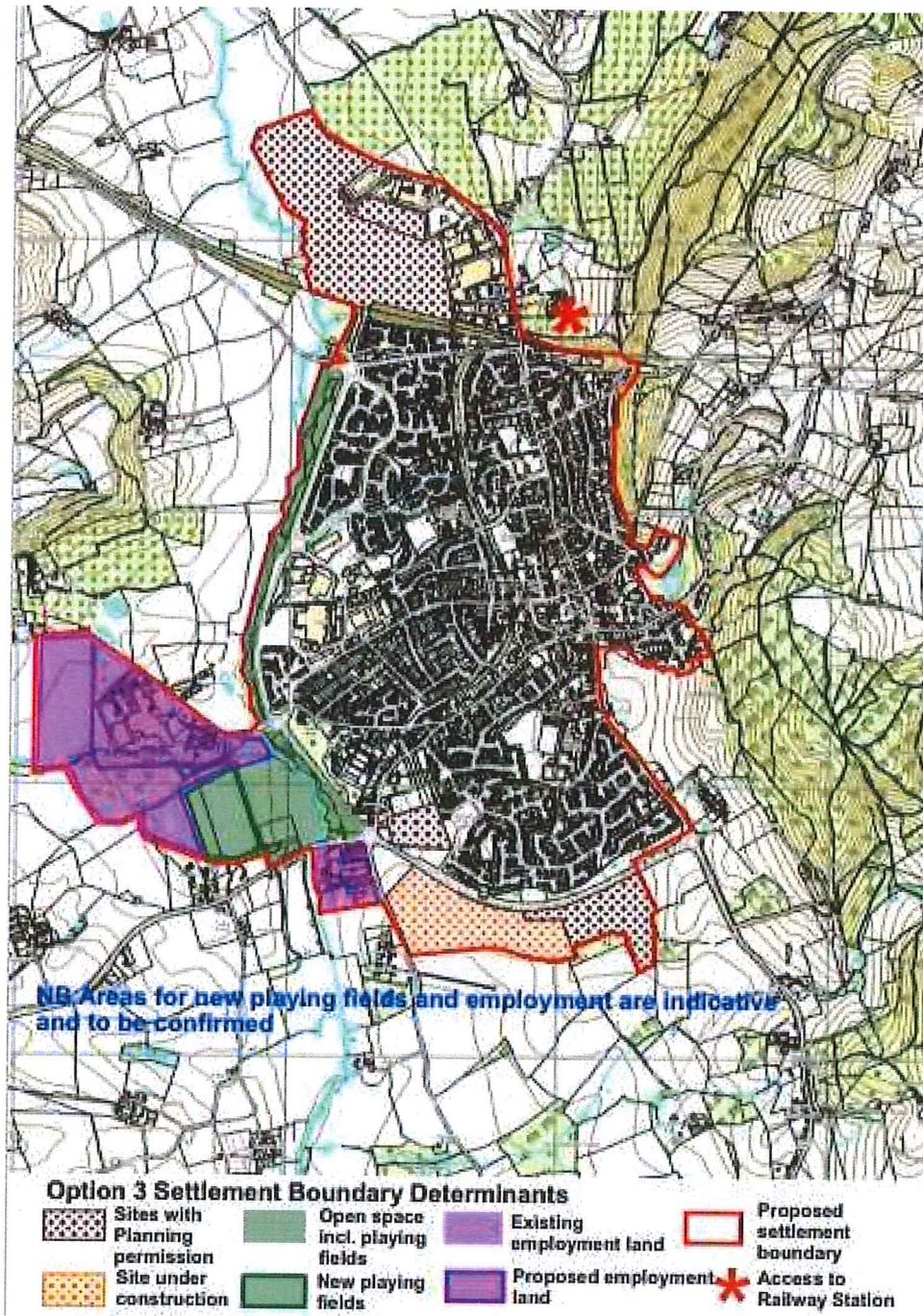
Figure 1: Settlement Boundary Option 1 – No Boundary





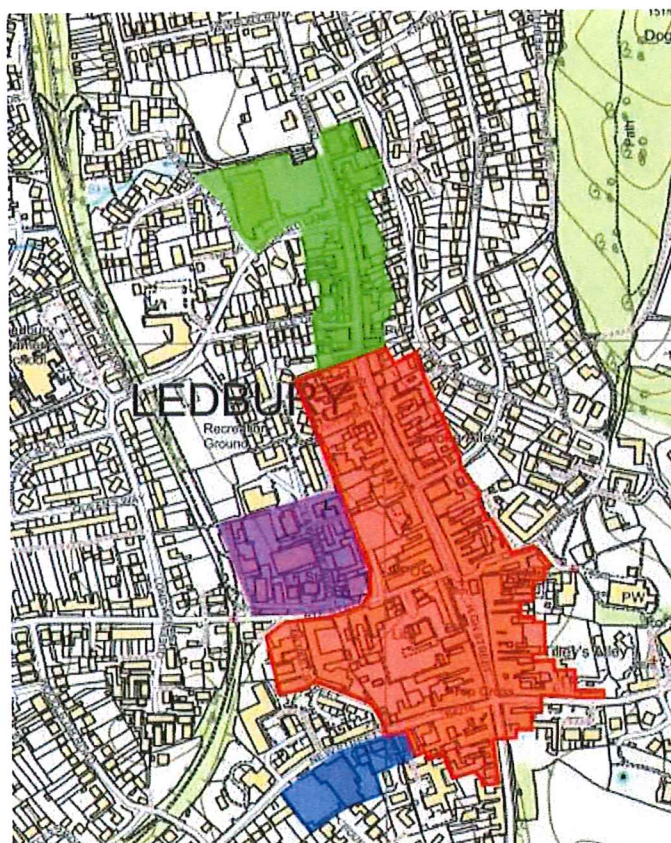


**Figure 3: Settlement Boundary Option 3** – includes committed development sites and allocations for employment, playing fields and Riverside Walk





## TOWN CENTRE OPTIONS



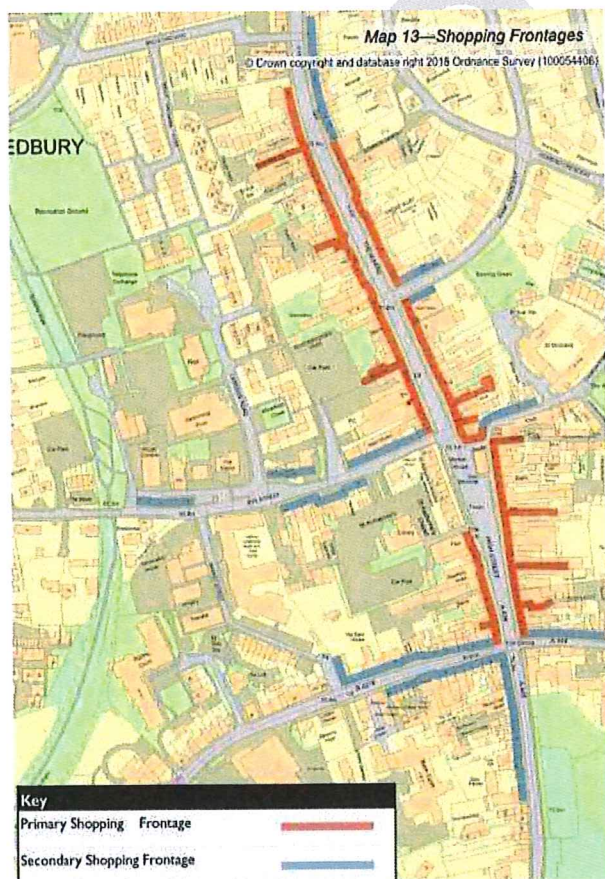
**Figure 4: Possible extensions to the Town Centre**

Red - town centre defined in Unitary Development Plan

Blue - adds part of New Street and the Co-op

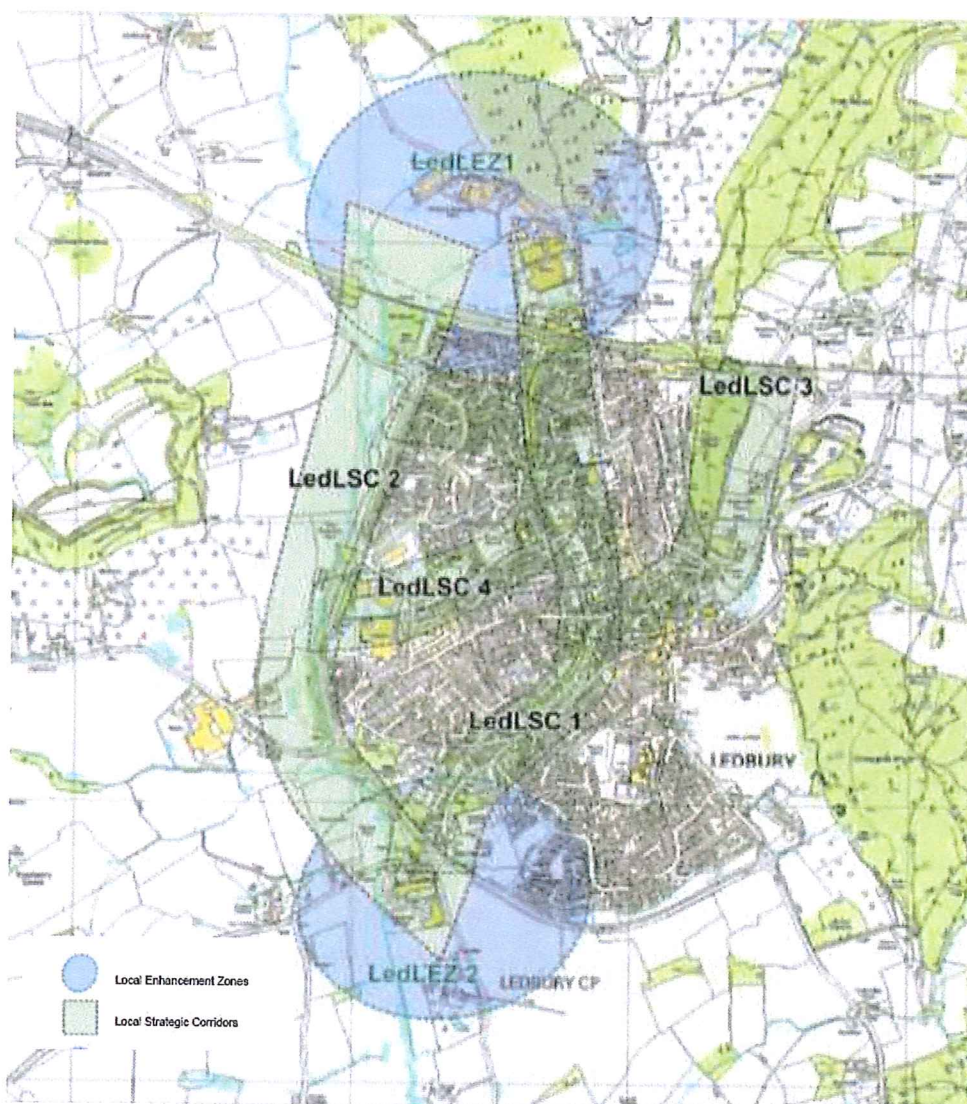
Purple - adds Lawnside

Green - adds part of the Homend and Tesco



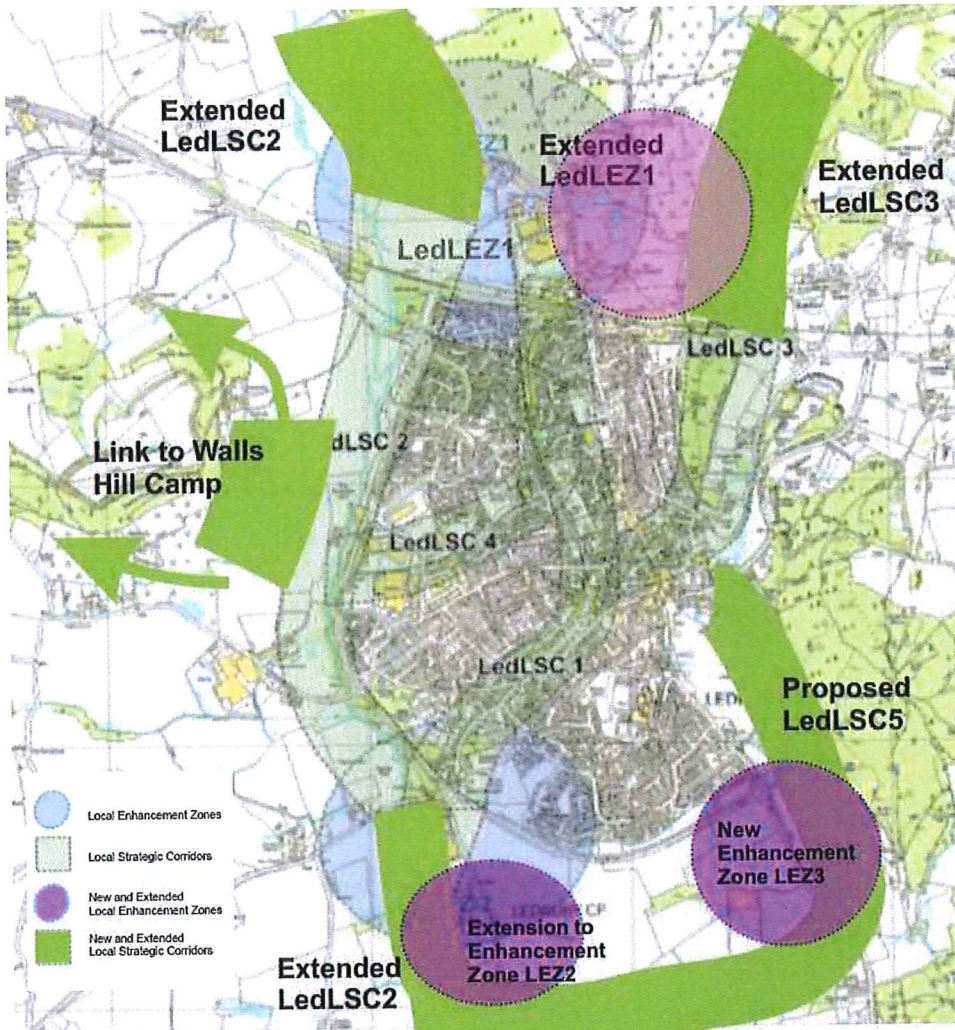
**Figure 5: Existing frontages.**





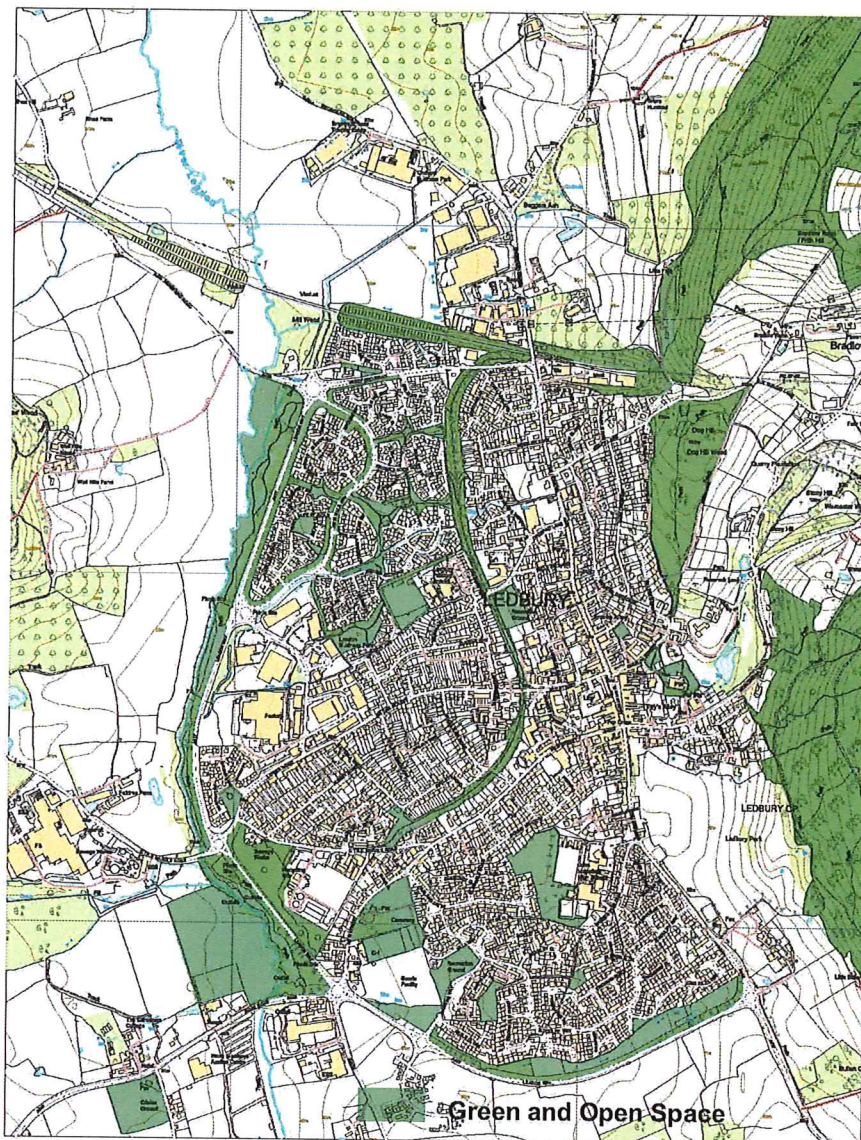
**Figure 6: Current Herefordshire Council Local Strategic Corridors and Enhancement Zones**

**Figure 7: Proposed additional Local Strategic Corridors and Local Enhancement Zones**





**Figure 8: Green and open spaces to be protected.**





# Ledbury Neighbourhood Development Plan 2021-2031

## Plan revision - 1<sup>st</sup> Public consultation Issues and options questionnaire April - May 2021

### Introduction

The currently adopted Ledbury Neighbourhood Development Plan (NDP) does not contain policies upon several important matters (and especially a settlement boundary). Ledbury Town Council is undertaking a limited revision of its NDP to address these matters.

An accompanying leaflet sets out the main issues that the NDP proposes to cover. If not delivered with this questionnaire it is available from Ledbury Town Council by emailing the Clerk at [clerk@ledburytowncouncil.gov.uk](mailto:clerk@ledburytowncouncil.gov.uk) or by telephoning 01531 632306 for a leaflet to be posted to you. Depending on the easing of lockdown restriction, you may also be able to collect a copy - and spare questionnaires for other household members if you need them - from the office; please call to check.

This questionnaire is seeking your views about proposed key issue revisions to the NDP before the Town Council draws up a new draft plan. You will need the leaflet with its information on the options, including maps to show locations, to help you answer the questions.

It is easier and preferable for you to complete this questionnaire online if you can. It can be found at this link: [www.surveymonkey.com/LINKXXXXXXX](http://www.surveymonkey.com/LINKXXXXXXX) If you are unable to access it online or prefer to complete in writing, please answer the questions below on the paper version and return to Ledbury Town Council using one of the options given at the end of this questionnaire.

### 1. Defining a Settlement Boundary

#### Question 1: Which of the settlement boundary options do you prefer?

(Please rank the options in order of preference, 1 most preferred, 3 least preferred)

<b>Option 1:</b> Not to define a settlement boundary, but rely simply upon site allocations comprising those undeveloped housing sites with planning permission, the Core Strategy Strategic Housing site, and proposals for new uses identified by other studies.	
<b>Option 2:</b> To utilise the former Herefordshire UDP boundary for the town, adding extensions to incorporate recent developments and sites with planning permission upon its edge together with allocating the proposed housing site to the north of the viaduct utilising the area defined for this within its planning application.	
<b>Option 3:</b> To extend the settlement boundary defined above westwards to incorporate the Riverside Park, an area to be allocated for sport and recreation and an area for employment to the south of Little Marcle Road.	

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## 2. Employment and Recreation

**Question 2a: Do you agree that providing land to expand provision for sport is a high priority?** (Please tick one answer choice.)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Question 2b: To get support from Sport England, any new football facility needs to be combined to provide for both adult and junior football so they can benefit from shared facilities. Do you agree that this should be on the indicated site off Little Marcle Road? (See settlement boundary figure 3)** (Please tick one answer choice.)

<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Question 2c: Are there other recreational or leisure needs for which land should be identified?** (Please write your comments in the box below.)

**Question 2d: Given that Ledbury is required by the Core Strategy to provide 12 ha of new employment land to the south of Little Marcle Road, would you agree to:**

**i) Advancing one or more significant sites to meet this requirement?**  
(Please tick one answer choice.)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ii) Exploring the potential for further employment land restricted to uses that can take place within or adjacent to a residential area without detriment to amenity in the vicinity of the Full Pitcher Roundabout?**  
(Please tick one answer choice.)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**iii) Identifying other smaller areas to accommodate new or expanded businesses in appropriate locations elsewhere on the periphery of the town?**  
(Please tick one answer choice.)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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☐☐☐☐☐

### 3. Land North of the Viaduct and Railway Line

**Question 3a: In the unlikely event that it would be possible, should a proposed route for a bypass to the north of the town be protected?** (Please tick one answer choice.)

**Strongly agree**

☐

**Agree**

☐

**No Opinion**

☐

**Disagree**

☐

**Strongly disagree**

☐

**Question 3b: Should a more proactive approach be taken, if possible, to provide improved accessibility to the eastbound platform of the railway station, platform services and extended car parking?** (Please tick one answer choice.)

**Strongly agree**

☐

**Agree**

☐

**No Opinion**

☐

**Disagree**

☐

**Strongly disagree**

☐

### 4. Supporting the Town Centre

**Question 4a) Which areas do you think should be included in the town centre definition - as per the original (in red in figure 4) and/or are there other areas you think should be added?** (Please tick your selection(s) and add any suggestions you may have about areas to be added in the box below)

**Only Red**

☐

**and + Blue**

☐

**and + Green**

☐

**and + Purple**

☐

**No View**

☐

**Comment/other areas which should be included in the town centre:**

**Question 4b) Given the changes in retail type definitions, do you agree that there should be no differentiation between primary and secondary shop frontages and shops, restaurants and cafes, drinking establishments, financial and professional services, and that hot food takeaways be allowed within this combined frontage?**

**Strongly agree**

☐

**Agree**

☐

**No Opinion**

☐

**Disagree**

☐

**Strongly disagree**

☐



**Question 4c: Should we propose a co-ordinated approach to the regeneration of the Lawnside and Market Street area to benefit the town centre, its conservation area and community services?** (Please tick one answer choice.)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Question 4d: Should the NDP promote the retention of health facilities in the town centre if it is at all possible?** (Please tick one answer choice.)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 5. Green Infrastructure

**Question 5a: Do you agree with the following proposals:**

**i) That the new and extended corridors and enhancement zones identified in figure 7 should be added to the existing green infrastructure identified in the Herefordshire Green infrastructure report?** (Please tick one answer choice.)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ii) That within those areas green infrastructure should be protected, enhanced and extended where possible?** (Please tick one answer choice.)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Question 5b) Do you agree that all green and open spaces shown in figure 8 should generally be afforded protection as contributing to Green Infrastructure within and surrounding the town? Can you suggest any additional green spaces?** (Please tick one answer choice and write your suggestions in the box below)

Strongly agree	Agree	No Opinion	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comment/other possible green spaces:**

**Question 5c) Do you agree that allotments and/or community gardens should be encouraged? Can you suggest a suitable location for them?** (Please tick one answer choice and write your suggestions in the box below).

**Strongly agree**

☐

**Agree**

☐

**No Opinion**

☐

**Disagree**

☐

**Strongly disagree**

☐

**Comment/other possible locations:**

**Question 5d: Can you suggest any footpaths, cycleways or other connections that should be protected or created to benefit residents and access to wildlife?** (Please write your comments in the box below.)

**Question 5e: Can you identify an area where children's play facilities are needed or could be improved, including providing access to nature?**

(Please write your comments in the box below, including what type of play area is needed e.g. open space, play equipment and for what age range.)



## 6. Design and the Environment

**Question 6a: Do you agree that that the NDP should include policies covering as wide a range of design matters as possible?** (Please tick one answer choice.)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Question 6b: Do you agree that the NDP should include policies to support sustainable development to mitigate the climate and ecological emergency?** (Please tick one answer choice.)

<b>Strongly agree</b>	<b>Agree</b>	<b>No Opinion</b>	<b>Disagree</b>	<b>Strongly disagree</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 7. Other Matters

**Question 7a: Bearing in mind that this is an NDP revision, do you have any other comments on the specific topics covered above or any other issues you wish to raise?** (Please write your comments in the box below)

**Question 7b: Please write your postcode in the box below.** (This does not identify any individual, but is simply to help in analysis so we can assess the degree of response by post code and if they are relatively equally spread across all Ledbury parish post codes; it helps us to see which areas of the Parish have responded and where greater engagements needs to take place.)

**It is preferred, if you can, that you complete these questions online using the link on page 1. Otherwise please return your response to the Ledbury Town Council Office by any of the following options.**

To be completed including possible Freepost address

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<b>EXTRAORDINARY FULL COUNCIL</b>	<b>22 APRIL 2021</b>	<b>AGENDA ITEM: 6</b>
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Report prepared by Angie Price – Town Clerk

## **COUNCIL MEETINGS BETWEEN 7 MAY – 21 JUNE 2021**

### **Purpose of Report**

The purpose of this report is to provide Members with information received from the Society of Local Council Clerks (SLCC) in relation to how the Council could manage its activities during the period 7 May – 21 June 2021 due to current legislation being withdrawn.

### **Detailed Information**

In March 2020 when the country went into the first Covid lockdown Town and Parish Council's were unable to hold face to face meetings. At that time they were also unable to hold virtual meetings due to the need for Council meetings to take place in a room where Councillors are present in person as per the Local Government Act 1972.

At that time, a decision was taken to delegate powers to the Clerk in conjunction with the Chair and Vice-Chair of relevant committees, until such time legislation was in place that would allow the Council to meet via virtual means.

Recently the Government reviewed the Coronavirus Act, however the temporary change in legislation which allowed councils to meet via electronic meetings was not considered as part of that review, thus creating a void between 7 May and 17 June 2021 whereby it would be unlawful for councils to hold virtual meetings during that period, and it would not be possible to hold council meetings in person due to the requirements of social distancing and the need for council meetings to be available to the public.

This is being appealed by Lawyers in Local Government (LLG), the Association of Democratic Services Officers (ADSO) and Hertfordshire County Council, and the appeal is being supported by the Secretary of State for Housing, Communities and Local Government.

At the meeting of council held on 1 April 2021 the Clerk was instructed to seek advice on whether the council could hold informal virtual meetings, whilst delegating the decision making to the Clerk and Committee Chairs and Vice-Chairs.

The advice received from SLCC was as follows:



*"Once Council has delegated decisions to the Clerk it could hold 'informal' virtual meetings to discuss any items arising which would normally have gone on an agenda for a meeting. The informal meetings would not be legal Council meetings so would not need to be legally advertised or invite public etc.*

*The delegated decision making is granted to the Clerk (employee) not Councillors but, the decision could indicate that the Clerk would liaise with Chairs."*

Therefore, to enable Council business and activities to continue during the period 7 May – 17 June 2021, Councillors could choose to confer delegated powers to the Clerk in conjunction with the Chairs and Vice-Chairs and hold informal, non-decision-making meetings to discuss any issues that were considered necessary. Whilst there is no requirement on the Council to make these meetings public, they could choose to do so. Any decisions made by the Clerk and Committee Chairs during this period should be documented and submitted to the first meeting of Council following 21 June 2021.

Should Members wish to proceed as above they will need to consider when the Annual Council Meeting should be held, as currently this meeting is scheduled for 13 May 2021, which falls within the period 7 May to 21 June 2021.

#### **Recommendation**

1. Members are requested to confer delegated powers to the Clerk in conjunction with Chairs and Vice-Chairs for the period 7 May to 21 June 2021.
2. Members are requested to agree an amended date for the Annual Council Meeting, to be held as soon as possible following 21 June 2021.