

Notes from a meeting to discuss the re-start of the Ledbury Neighbourhood Development Planning process after the pause due to Covid 19 (March – August 2020) held on 21 August 2020

Present:

Cllr Phillip Howells,
Cllr Liz Harvey,
Nicola Forde,
Carly Tinkler, Landscape Architect,
Ian Singleton Architect,
Dave Tristram, Herefordshire Council

1. LSCA

CT explained that the LSCA work had been halted as the main parties had been focussing on the Appeal for the viaduct site.

The emerging LCSA shows consensus amongst most parties about what kind of development could happen and where that should be.

The LCSA will identify areas which can take development without impacting on landscape or townscape. The government's current proposals re introducing a system of zoning into the planning system will impact the content of the NDP. The emerging LCSA is already revealing the zoning which would be applicable to Ledbury.

That devising a zoning plan and then using the LSCA to test capacity within zones for the zoned activity would be an efficient approach.

That there is potential to be proactive and work with developers to plan development ensuring that the town gets the kind of development it wants and needs.

The LCSA should be completed by Christmas.

2. Process and Timescale

There was a general discussion key points were:

The review of the Herefordshire Core Strategy is on-going – consultations are out on SHLAA and affordable housing

An effective NDP should be based on a vision for the future of the town, a vision for 2050/60. The first group who worked on the NDP had done some work on visioning and it would be useful to revisit these ideas.

PH to find the paperwork. All to start thinking about Ledbury in 2050

There is still urgency for the revision of the NDP, ideally before the Core Strategy Review is finalised so that it can feed into the strategy.

Rough timescale:

LSCA/zoning/visioning completed by Christmas,

consultation in spring 2021;

Regulation 14 summer 2021.

NF to re-do the project plan.

Green infrastructure should underlie the plan and should include green gaps between Ledbury and Parkway and Ledbury and Wellington Heath.

The route of the reinstated canal should be central to the green infrastructure - so far it has been ignored – it should be looked at as an opportunity and an asset to the town. An

additional/complementary attraction to the AONB. The tow path should form linked footpath/cycle way to Dymock and Staplow, this can be in place before the actual canal is reinstated – about 40 miles of pathway. Herefordshire Council has goals to link the county with walk and cycle ways. Need to identify and protect area for Canal Basin and visitor centre by the Full Pitcher.

To N of Ledbury around Wellington Heath and in the area where there are a lot of polytunnels positive management of the land to create wetlands, waterways and attenuation ponds which could also be used for leisure could feed the canal (historically the canal had problems getting water).

The NDP can be used to identify and protect areas for development the town wants to see and be a basis for working with developers in the future. For example there is a clear need for a footbridge over Leadon Way – the location of such a bridge should be identified and protected from development. Development needs to encompass changes due to Covid-19 which could effect live/work demand, need for reliable fast broadband, public transport.

3. Funding

Current budget still applies £42,000 - £28,000 from grants

DT funding applications should be made in late September/October