

LEDBURY NEIGHBOURHOOD PLAN

DESIGN GUIDE

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SECTION 1 – ARCHITECTURAL STYLES

The parish of Ledbury currently maintains the character of a traditional Market Town centred in a wider rural landscape. This comprises mainly of small villages and other settlements in an area largely consisting of farmland and woodland, but also bounded by an area of national beauty (ANOB) to the east of the town.

The town centre features a number of historically important buildings which sets its character. Recent developments have generally been of a good standard and in a style sympathetic to its history, marred only by a few low quality infill developments. The housing stock is generally of a high quality. It is important that new developments enhance and maintain the character of Ledbury as a Market Town and rural parish.

This section is not intended to impose an architectural style, but ensure that new developments are respectful of this character. This does not mean that new developments should be a pastiche of older styles, as Ledbury derives much of its character from individuality and variety. New buildings in the 21st Century should continue to replicate this character.

Whilst the main thrust of this design guide will apply to major housing, business and other developments anticipated within the Ledbury Neighbourhood Development Plan (NDP) development settlement boundary around the town itself, its conditions also apply to other developments of any size in the wider rural setting of the parish.

LDG 1.1: In order to enhance and improve the existing character of Ledbury’s town centre, the design of new retail and commercial developments within the town centre should:

- 1.1.1 Avoid blank shop windows to ensure they integrate and enhance the street frontage.
- 1.1.2 Enhance the street frontage by using signage that is ‘conservation in style’ and sensitive to Ledbury’s character.



Shop frontages should avoid brightly coloured signs and favour ‘conservation type’ signs sensitive to the historic environment of the town.

- 1.1.3 Be designed to be respectful of the historical buildings in Ledbury whilst being clearly ‘of their time’. This may include taking cues from historical styles, but with a modern interpretation.

- 1.1.4 Be high quality in terms of materials and finishes and sympathetic to heritage colours. (See Appendix 2.0 for information on the standards which would be expected to be applied.)
- 1.1.5 Demonstrate the use of locally sourced materials where possible.
- 1.1.6 In terms of the built form and height be respectful of adjacent buildings.

LDG 1.2: The Design and Access Statement for any proposed development in the parish should demonstrate how the public realm has been designed in such a way that:

- 1.2.1 Parking does not dominate the external spaces, especially where the introduction of parking would conflict with the pedestrian environment or detract from a specific feature of historical importance.
- 1.2.2 Outdoor spaces should enhance the public realm through enabling increased interaction within the community.
- 1.2.3 Natural features are incorporated and are appropriate to the location, including water features and the use of native Herefordshire species and trees that do not dominate street frontages when fully grown.
- 1.2.4 Consideration has been given to supporting and encouraging wildlife friendly habitats and biodiversity as an integral part of the development. This could, for example, be incorporating Swift boxes or Bat boxes into the design of new buildings, showing how lighting should be best included and managed to encourage wildlife and setting aside areas for wild flowers which particularly attract pollinators.

LDG 1.3: The design of new residential developments should:

- 1.3.1 Reflect local and historical context and should not be from a standard palette of developer house types that are non-specific to anywhere in the country.



New houses should not be generic house types used all round the country but should be informed by local and historical context and local materials should be used where possible.

- 1.3.2 Be clearly of their time, of variable design and not a pastiche mix of so called 'traditional' styles.

- 1.3.3 Fully integrate 'affordable housing' into the development sites without grouping in specific areas.
- 1.3.4 Deliver 'affordable housing' in such a way that it is not identifiable from market housing in terms of quality and design.
- 1.3.5 Provide building frontages that offer natural surveillance over the 'street' and any areas of public space, avoiding the use of tall boundary treatments adjoining those spaces.
- 1.3.6 Demonstrate how innovative design and the increased use of natural materials, incorporating features such as green roofs, have been considered and incorporated wherever possible.
- 1.3.7 Not exceed 2½ storeys.

LDG 1.4: When designing in roof windows or planning loft conversions or refurbishments and refits to the rooflines of existing properties, developers are encouraged to take into account:

- 1.4.1 That roof windows and new build extensions relate well to the proportions, roof form and massing of the existing house and neighbouring properties. They should be appropriate in size, scale and proportion to the existing house and adjoining properties and must not be so large as to over dominate the existing roof or to overwhelm their immediate setting.
- 1.4.2 That householders, designers and architects, when seeking to build or extend existing property rooflines, aim to create attractive and interesting solutions which will enhance the existing surrounding architecture.
- 1.4.3 That the choice of materials should reflect or complement the character of the existing roof, the rest of the property and the immediate area.
- 1.4.4 The landscape provisions of this guide.

SECTION 2 – LANDSCAPE

Ledbury Parish consists of its central market town bounded by beautiful countryside. It has wooded hills to the east, the River Leadon to the west, is surrounded by agricultural land and is on the edge of the Malvern Hills AONB. The natural environment defines the character of Ledbury more than the built environment and is therefore a key element to informing the future development of the town and its surrounding rural areas.

LDG 2.1: Applications for the development of all sites should ideally be accompanied by a Drainage Strategy setting out:

- 2.1.1 Details of the integration of a sustainable drainage strategy (SUDS) to address all surface water run-off from the development site.
- 2.1.2 The approach to foul drainage.
- 2.1.3 Any proposed infrastructure improvements and how these will be delivered.

LDG 2.2: Maintaining the landscape character of Ledbury is important and developments should:

- 2.2.1 Demonstrate how the landscape design responds to a typical Ledbury rural environment.
- 2.2.2 Demonstrate the use of high quality and durable surfaces that are sensitive to the Ledbury environment.
- 2.2.3 Demonstrate how the use of boundary treatments is sensitive to the Herefordshire countryside or the specific environment. (See Appendix 1.0 for further definition.)
- 2.2.4 Utilise a variety of parking formats so that car parking does not dominate the landscape and avoids the use of rear parking courtyards unless it can be demonstrated it would contribute to the character and appearance of the surrounding area - for example, where houses front onto open green spaces with rear served dwellings, which softens the green space and removes detracting street clutter and vehicles from the public open space.
- 2.2.5 Demonstrate how the external and street lighting design is appropriate to the area and minimises light pollution whilst providing a safe environment.

LDG 2.3: Planting and soft landscaping should be an integral part of new developments and should:

- 2.3.1 Utilise native Herefordshire species.
- 2.3.2 Introduce trees, and particularly into street scenes, that are carefully considered so that they contribute positively to the public realm and do not become dominant when fully grown.
- 2.3.3 Consider adding water features such as ponds and streams to support wildlife diversity and improve community quality of life.

LDG 2.4: All new developments should be designed so that they improve non-vehicular connectivity, both to and within the town and to and within surrounding countryside, and

integrate into the wider cycling, pedestrian and disabled access footpath networks. Furthermore, as applicable, they should demonstrate how they:

- 2.4.1 Connect to Ledbury town’s existing footpath and cycle path network as a basis for their design.
- 2.4.2 Provide connections within the development to give priority to pedestrians, cyclists and disabled access over vehicle use.
- 2.4.3 Provide positive and appropriate connections to public rights of way giving access to the wider landscape.



This image shows how a development could be designed to meet these design criteria within a more rural area of the town. Roads have been designed as narrower shared surfaces to replicate a more typical Herefordshire lane, with hedgerow boundary treatments and native planting. Ditches provide above ground drainage and add to the visual interest. Houses take inspiration from traditional Herefordshire building styles whilst being clearly of their time and overlook and integrate with the public realm with parking being provided in a variety of arrangements in order to dilute the impact on the development.

LDG 2.5: Where possible all residents should have the opportunity to grow food, so developments are encouraged which:

- 2.5.1 Include gardens to all houses which provide an opportunity for a growing area which still offers additional suitable private amenity space.
- 2.5.2 Consider how, where opportunities for growing areas are not possible for individual gardens, it could be possible to provide for an equivalent access to allotments or community growing areas (this also applies to apartments or mews style properties without gardens).

LDG 2.6: All new developments should be designed to carefully integrate waste and recycling facilities and should:

- 2.6.1 Incorporate dedicated storage for waste and recycling for residential developments at a suitable capacity for current or foreseeable collection levels. This should be in a manner that is discreet and carefully considered either within the ownership boundary of each dwelling or as central shared waste and recycling storage or a combination of both.
- 2.6.2 Provide adequate storage for commercial waste in a manner that does not impact on the public realm.

LDG 2.7: New developments will be supported that:

- 2.7.1 Protect and enhance existing natural features of sites that have importance with regard to their biodiversity and make them accessible to all.

2.7.2 Create new habitats within sites or the wider town, such as a small wetland nature reserve.

LDG 2.8: Given the tourist and holiday importance to the Ledbury parish economy, the development of chalet, caravanning and camping sites is encouraged, but they should reflect the provisions of this guide so that:

2.8.1 Proposals are ideally either located within an existing development boundary or on suitable previously developed land. Proposals not within these preferred locations will be expected to demonstrate how the development can nevertheless meet the landscape sensitivity provisions of this guide.

2.8.2 The proposed development is of appropriate scale considering the character of both the site and its surroundings, including the site's existing or potential relationships with close-by settlements and any important focal points such as views and historic buildings.

2.8.3 The site is of a sufficient size to accommodate the proposal without prejudicing any appropriate provision of ancillary facilities such as soft landscaping and parking and service areas. The scale of the development should be compatible with, and fit comfortably into, its surroundings.

LDG 2.9: New agricultural building proposals will be supported that show:

2.9.1 Wherever possible, new agricultural buildings will be appropriately located in or adjacent to existing farmsteads or other farm buildings. Proposals for any new agricultural building located near to existing farmsteads should not dominate the existing farmstead, but instead, respect for the existing farmstead plan type should always be maintained.

2.9.2 The building style, scale, massing and siting of any new building respects and will be complementary to the local landscape character and should not cause significant adverse effects on visual amenity. The visual impact of a larger building should be limited by the use of a series of shorter span portal frames to reduce elevations and create a lower roof height than a single span roof.

2.9.3 The scale and mass of larger buildings will be broken up by setting back or projecting some sections of the building or by stepping the roofline. Overhanging eaves are encouraged to create a shadow line, making buildings appear smaller than they are. Consideration should be given to constructing two smaller buildings rather than one large building, particularly where the topography is steeply sloping and there is limited space for development.

2.9.4 When building on sloping ground, buildings are proposed to be constructed on lower rather than higher slopes, and on a break in the slope. This reduces both the visual impact and the need for earth movements and alterations in land form.

2.9.5 Landscaping schemes will include a backdrop of mature trees or hills to reduce the building's visual impact. However the emphasis should be on alleviating visual impacts through good siting and design rather than through screening and mitigation measures.

2.9.6 New agricultural buildings will enhance the diverse existing built character, with historic features such as hop kilns and timber framed barns being retained.

2.9.7 The use of materials and colours takes into account the landscape provisions of paragraph LDG 2.11.

LDG 2.10: Development proposals in the wider Ledbury countryside will be supported that demonstrate they respond positively to the following general design principles relevant to each local Landscape Character Type (or LCT). (For more information on LCTs see Appendix 2.)

2.10.1 The clustered settlement pattern with unsettled land between should be maintained and buildings should be set back from the road in their own grounds.

2.10.2 New domestic development, alterations and conversions should respect the simple character in design, materials and massing.

2.10.3 Development should enhance or be complementary to the characteristic mix of materials including timber, red brick and limestone, for example by including a red brick chimney or a stone extension on a timber-framed building or including a stone plinth on a red brick building. Designs should respect the dominant local character by protecting and creatively enhancing local characteristics such as large exterior chimneys, bread oven projections, or steeply pitched roofs.

2.10.4 In all areas external lighting should be kept to a minimum in all development to minimise impacts on dark skies. New lighting should minimise light spillage into adjoining areas and the sky. Schemes should demonstrate good practice, such as using low energy bulbs, directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage. Motion sensors should be used to avoid permanently lit outside lights.

2.10.5 The characteristic mixed species hedgerows and buildings set among a backdrop of native trees including oak, hazel and birch should be maintained and enhanced. Boundaries should normally comprise thick, mixed species native hedgerows, or stone walls in the more settled areas. All mature and veteran trees should be retained wherever possible.

LDG 2.11: All new developments should be designed to incorporate the use of appropriate colours to reduce the visual effects of buildings on the landscape so that:

2.11.1 Development proposals demonstrate an understanding of the important contribution colour makes to the special character and local distinctiveness of the area.

2.11.2 Due thought has been given in consideration of the use of colour when selecting materials and finishes. This is to ensure not only that new developments fit with the special landscape of the nearby Malvern Hills AONB, but also to the surrounding beautiful countryside of Ledbury parish.

2.11.3 Guidance on appropriate materials and colour use has clearly been taken from the publication of 'Malvern Hills Area of Outstanding Natural Beauty - Guidance on the Selection and Use of Colour in Development'. (See Appendix 2 for more information.)

SECTION 3 – SUSTAINABILITY

Energy use in buildings accounts for almost half of CO2 emissions. However, there is the opportunity for new buildings to be designed in such a way that they reduce energy use through a 'fabric first' approach and where possible generate at least some energy from renewable sources. There is also an opportunity to encourage local recycling, energy production and more sustainable transport methods such as walking, cycling and public transport.

For Section 3, please refer to Appendix 3.0 for industry standard definitions and examples.

LDG 3.1: It is desirable that all applications for new residential developments are encouraged to demonstrate in the Design and Access Statement how measures have been taken to design energy efficient dwellings and developments which should achieve at least one of the following

- 3.1.1 Passivhaus certification or equivalent.
- 3.1.2 Meet national technical standards and necessary Building Regulations and achieve high credits for energy. Developments should also demonstrate how they have been designed to take into consideration building orientation, solar gain, high levels of insulation and airtightness as best practice for a Passivhaus design approach, which aims for zero carbon emissions.
- 3.1.3 Meet national technical standards and necessary Building Regulations in combination with achieving a minimum of AECB Silver Standard.

LDG 3.2: It is desirable that all applications for new commercial developments are encouraged to demonstrate in the Design and Access Statement how measures have been taken to design energy efficient buildings and should achieve at least one of the following:

- 3.2.1 Passivhaus certification or equivalent.
- 3.2.2 BREEAM Excellent or higher and achieve BREEAM Outstanding for the energy section of the assessment. Developments should also demonstrate how they have been designed to take into consideration building orientation, solar gain, high levels of insulation and airtightness as best practice for a Passivhaus design approach, which aims for zero carbon emissions
- 3.2.3 BREEAM Excellent in combination with achieving a minimum of AECB Silver Standard.

LDG 3.3: Refurbishment of existing buildings:

- 3.3.1 Achieving Passivhaus EnerPHit certification will be encouraged. Where this is not achievable it should be demonstrated, within the Design and Access Statement for such projects, how energy efficiency has been addressed and ensured.

LDG 3.4: Renewables:

- 3.4.1 All developments should demonstrate in their Design and Access Statement that consideration has been given to renewable energy sources and justification provided if these have not been included.

LDG 3.5: Sustainable transport:

- 3.5.1 All developments should comply with design guide clause LDG 2.4
- 3.5.2 All developments should demonstrate in their Design and Access Statement how sustainable transport methods have been considered and implemented in the layout and design of the site.
- 3.5.3 It is desirable that all houses, including social housing, provide adequate and secure covered storage for cycles (allowing space for 1 cycle per bed space) and mobility scooters, with level access to the highway within the ownership boundary of each property. It would also be desired that secure and combined electric cycle, mobility scooter and electric vehicle recharging points be included at each property.

LDG 3.6: Providing better highway design in new developments to minimise the impact of traffic:

- 3.6.1 Ledbury Town Council will work with Herefordshire Council and developers to provide improved highway design in new developments and minimise the impact of traffic. Highway design in new developments should minimise visual impact and encourage highways safety. Schemes should aim to provide an attractive and safe environment which encourages transport by means other than the private car and which supports pedestrians and cyclists. Against this background, the following design principles will be encouraged wherever possible.
- 3.6.2 Schemes should take account of the existing character of the road and traffic flow and not over-specify, to avoid encouraging speed increases.
- 3.6.3 Interventions should be minimised and materials and colours used which are sympathetic to the landscape. Landscaping should include locally characteristic natural vegetation to enhance and soften new road schemes. Road surfacing should use local stone. Yellow road markings should be narrow and colour No.310 (primrose) should be used. New barriers and safety fences should only be erected where there is a proven need and timber clad barriers should be used whenever possible.
- 3.6.4 Signage should be minimised. 'Flag signs' should be used to indicate side roads. Traditional finger posts and milestones should be retained wherever possible. Signs and poles should be sited against a backdrop of hedges or trees to avoid breaking the skyline and be painted in appropriate colours to blend into the landscape and street scene. Backboards should not be used unless it is demonstrated they are essential.
- 3.6.5 Public lighting should be limited to footway lighting, be white in colour and fully cut off to avoid light pollution. The use of bollards should be avoided.

SECTION 4 – CONSULTATION

A meaningful community consultation process ensures that new developments can benefit from local knowledge and respond to community concerns resulting in developments that are truly integrated into their wider environment.

LDG 4.1: Developers wishing to submit applications for new residential developments larger than 10 dwellings and commercial developments larger than 500 square metres are encouraged to:

- 4.1.1 Make contact with Ledbury Town Council and provide details of the proposed site and the nature of the development and, if requested, attend a meeting to discuss the application prior to submitting the consultation.
- 4.1.2 Undertake a minimum of 2 community consultations prior to a planning application being submitted. The first would be a session before any designs have been developed to gauge local opinion and gather information from the community in order to inform the design process. This would be followed by a consultation prior to the application to enable feedback on the design being submitted and how it reflects and responds to community concerns. Additional consultations between these should be considered if appropriate to the feedback and to refine proposals.
- 4.1.3 Consultation sessions should be advertised in the local media, be advertised on town notice boards and details provided on the Town Council website. Advertisements should be made at least 2 weeks prior to consultation sessions taking place.
- 4.1.4 If requested by the Ledbury Town Council, prior to final planning application, present the proposals prior to a planning application being submitted.

LDG 4.2: It would be desired that development applications that fall within the criteria set out on LDG 4.1 demonstrate in the Design and Access Statement:

- 4.2.1 How the criteria set out in LDG 4.1 have been achieved.
- 4.2.2 The number of people that have attended or responded to each consultation session.
- 4.2.3 What information was presented at each consultation session and the feedback received. All relevant feedback should be included (it is understood that not all concerns can be met).
- 4.2.4 How the proposals were developed at each stage to integrate feedback received at consultations and if relevant set out the reasons for not being able to integrate feedback into the designs.

LDG 4.3: In order to prove their design quality, new developments will be supported if:

- 4.3.1 They have been presented and developed with MADE or an appropriate similar body through their design review process.

SECTION 5 – DESIGNED FOR LIFE

The neighbourhoods that we live in are rarely large developments of limited house types and sizes. Often residential areas include, for example, houses suitable for disabled or elderly persons, houses with additional accommodation for elderly relatives and affordable housing for young people to get on the housing ladder. Allowing a mix of house types and tenures contributes positively to all new developments and their integration within the wider town and rural areas.

LDG 5.1: It is desired that all applications for all new residential developments would:

- 5.1.1 Achieve Lifetime Homes Standard. If this is not possible, as a result of significant site constraints for example, then reasons for non-compliance should be set out in the Design and Access Statement accompanying the planning application.

LDG 5.2: Applications for all new residential developments which integrate the following will be supported:

- 5.2.1 Dwellings within the development that provide accommodation for elderly and/or disabled persons linked to other house types.
- 5.2.2 A mix of housing densities across large sites in particular, to avoid monotonous development layouts.
- 5.2.3 Dwellings of a suitable size and cost to allow local people to reside within Ledbury and to support first time buyers.
- 5.2.4 Dwellings or groups of dwellings for elderly persons within residential developments.

APPENDICES

Appendix 1.0 - Example of suitable development boundary designs

Boundary treatments adjoining public spaces or the highway should be high quality and reflect the character of Ledbury. They should be of a suitable scale to allow natural surveillance with buildings arranged to overlook open spaces.

The use of high timber fences or walls means a development turns its back on the public realm and creates visually uninteresting frontages, so should not be applied. The use of a variety of treatments such as hedgerows or low level brick walls and trees within the streetscape is more in keeping and can also increase the biodiversity of the natural environment.

Appendix 2.0 - Use of colour in development design

Colour and the landscape

The landscape of the Malvern Hills and surrounding areas, in which Ledbury is closely situated, has been designated as an Area of Outstanding Natural Beauty (AONB) with the primary purpose of conserving and enhancing its natural beauty. Both natural and cultural influences have combined to produce the landscape that is so highly valued today.

Colour makes an important contribution to the special character and local distinctiveness of the area. As well as the seasonal colours of spring and autumn, the bedrock colours including granites, sandstone and limestone give rise to different soil colours and different patterns of vegetation.

Comprehensive information and guidance on the use of colour in developments relevant to the Ledbury NDP can be found in the document 'Malvern Hills Area of Outstanding Natural Beauty - Guidance on the Selection and Use of Colour in Development', which is located on the internet at http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf

This purpose of the document is to provide direction and guidance on the selection and use of colour associated with development within the Malvern Hills AONB, but it should also be seen as applying to development covered by this guide. 'Development' includes any building work, ranging from home extensions and conversions through to house building, fencing, agricultural, industrial premises and out buildings, retail and office buildings. In this context, it also includes new finishes on existing structures as well as infrastructure and finishes associated with transport (eg. roads and signage) and utilities.

In particular, developers should take heed of the range of colour palettes in the guidance. These have been set out according to the Landscape Character Type (LCT) categorisations which exist for the area. However, due to the often undulating topography of the AONB, only considering the LCT within which the development site sits may not provide the full information needed to appraise the visual context. This is particularly significant for developments on the margins of LCTs - such as may apply to industrial and office estates within and around Ledbury Town, or smaller ones in the rural setting - where rising ground or woodland plantations, located within a different character type actually provide a more significant backdrop. Thoroughly analysing the site before referring to the palettes will help to ensure colour selection from the appropriate group.

Appendix 3.0 - Sustainable development industry standard terms and definitions

As referred to in Section 3, these are the advisory sustainability standards to which developers are encouraged to comply.

Passiv Housing

Passivhaus or 'Passive House' is the fastest growing energy performance standard in the world with 30,000 buildings realised to date with the majority of those since the turn of the century. The Passivhaus standards strength lie in the simplicity of the approach; build a house that has an excellent thermal performance and exceptional airtightness with mechanical ventilation.

The first dwellings to be completed to the Passivhaus Standard were constructed in Darmstadt, Germany, in 1991. The Passivhaus standard is a comprehensive low energy standard intended primarily for new buildings.

The following energy performance targets define the standard and should be met in order for certification to be achieved.

Energy performance targets and air changes per hour:

- Specific Heating Demand - ≤ 15 kWh/m². yr
- Specific Cooling Demand - ≤ 15 kWh/m². Yr
- Specific Heating Load - ≤ 10 W/m²
- Specific Primary Energy Demand - ≤ 120 kWh/m². Yr
- Air Changes Per Hour - ≤ 0.6 @ n50

The Passivhaus standard can be applied not only to residential dwellings, but also to commercial, industrial and public buildings. As we become more aware of fuel poverty it becomes increasingly important to reduce our dependence on fossil fuels.

With fuel prices continuing to rise, the low heating demand of Passivhaus buildings of less than 15kWh per square metre per year means that annual fuel costs are reduced by a factor of between 5 and 10.

For example, a household living in a 70m² Passivhaus with gas heating could spend as little as UK£25 on space heating each year - for more information see the website www.passivhaus.org.uk

The Passivhaus standard can be achieved when refurbishing buildings, although this can prove costly. For more on Passivhaus refurbishment see the EnerPHit standard.

Non-residential Passive House buildings

The Passive House Standard allows for extremely high levels of comfort as well as enormous energy savings - and not only for residential buildings. The Passive House Standard has been successfully realised in many different types of buildings including offices, hostels, factories, administrative buildings, sports halls, schools and kindergartens.

Passive House office buildings are certified by the Passive House Institute (PHI) based on a standard occupancy level and corresponding internal gains of 3.5 W/m². A certain pattern of usage may change after a couple of years, but the building fabric will last for several decades.

The certified building should perform as a Passive House under all circumstances that can reasonably be assumed within this time span.

By planning the building for a typical use, a high level of efficiency is reached over the entire lifetime of the building. A higher occupancy level essentially leads to higher internal gains, which means that the 15 kWh/(m²a) Passive House criteria is in theory easier to reach. On the other hand, it can cause problems during hot summer periods.

Criteria for non-residential Passive House buildings are buildings in which comfortable indoor conditions can be achieved throughout the year with minimum energy input. Passive Houses should meet very stringent requirements regarding both their design and construction.

Passive House houses are certified based on a thorough quality check of their design. The certification criteria that apply for non-residential buildings are described below:

Heating;

Specific space heating demand - $\leq 15 \text{ kWh}/(\text{m}^2 \text{ a})$ or alternatively: heating load $\leq 10 \text{ W}/\text{m}^2$

Cooling:

Specific useful cooling demand - $\leq 15 \text{ kWh}/(\text{m}^2 \text{ a})$

Primary energy

Total specific primary energy demand - $\leq 120 \text{ kWh}/(\text{m}^2 \text{ a})$

Airtightness pressure test result - $n_{50} \leq 0.6 \text{ h}^{-1}$

EnerPHit Standard

This is a certification criteria for refurbished buildings. If the certification criteria for a Passivhaus are met when refurbishing a building then it is possible to certify the building as a 'Quality-Approved Passive House' based on the same criteria as for new buildings.

However, for various reasons it is often difficult to achieve the Passivhaus standard for older buildings with reasonable effort.

The use of Passivhaus technology for all relevant building components in existing buildings does lead to considerable improvement in respect of thermal comfort, structural protection, cost-effectiveness and energy requirements.

Buildings that have been refurbished using Passivhaus components and largely with exterior wall insulation can be certified to the EnerPHit standard as evidence of quality assurance and to verify achievement of the specific energy values.

Overarching sustainability standards

Passivhaus is sometimes compared to or confused with the Code for Sustainable Homes and BREEAM ratings for non-domestic buildings. In reality the distinction is quite simple. Passivhaus is a specific energy performance standard that delivers very high levels of energy efficiency, whilst the Code and BREEAM are overarching sustainability assessment ratings which address a large number of environmental issues.

These standards are by no means mutually exclusive. Sub-sections within these sustainability standards account for energy and carbon dioxide emissions which are the most heavily weighted and most difficult to achieve.

The Code for Sustainable Homes

The Code for Sustainable Homes was the national standard for the sustainable design and construction of new homes. It had aims to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set out by the building regulations.

It was launched as part of a package of measures towards zero carbon development, including an overarching consultation: 'Building a Greener Future on the shift to zero carbon'.

However, as set out in a ministerial statement of 25 March 2015, the Government created a new approach for setting technical standards for new housing in order to rationalise the many differing existing standards and reduce red tape associated with planning and housebuilding.

The Code for Sustainable Homes was withdrawn (aside from the management of legacy cases) and replaced by new national technical standards which comprise new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).

These additional options (which are comparable with the requirements for the former Code for Sustainable Homes Level 4) can be required by a planning permission.

The new approach had immediate and future effects on policy making and decision taking in several areas. On policy making, new Local Plans, Neighbourhood Development Plans, supplementary planning documents and local validation lists should not include any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.

This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development as the Government has now withdrawn the code, aside from the management of legacy cases.

Existing policies on technical housing standards or requirements should be considered and updated as appropriate. Local validation requirements should also be checked to ensure they do not request information that is no longer necessary.

The optional new national technical standards should be required only through new Local Plan policies (not Neighbourhood Development Plans). They should only be included if they address a clearly evidenced need and where their impact on viability has been considered.

BREEAM

BREEAM (Building Research Establishment Environmental Assessment Method), first published by the Building Research Establishment (BRE) in 1990, is the world's longest established method of assessing, rating and certifying the sustainability of buildings.

It sets best practice standards for the environmental performance of buildings through design, specification, construction and operation. It addresses a number of lifecycle stages such as new construction, refurbishment and in-use.

BREEAM sets benchmarks for standard categories of development (such as offices, retail developments, educational buildings and healthcare buildings) and offers a bespoke scheme for non-standard buildings. It can be applied to new developments or refurbishment projects.

Local planning authorities may require BREEAM certification (or equivalent) either as part of a local plan, or as a planning condition imposed on developments. This kind of requirement is likely to become more common given the presumption in favour of sustainability in the National Planning Policy Framework.

Assessments are carried out by trained assessors. BREEAM assessments are based on a scoring system carried out against nine criteria:

- Energy.
- Land use and ecology.
- Water.
- Health and well-being.
- Pollution.
- Transport.
- Materials.
- Waste.
- Management.

Each of the criteria is scored and then multiplied by a weighting. There are minimum thresholds that should be achieved and additions can be made for specific innovations. The resulting overall score is translated into the BREEAM rating. BREEAM ratings include unclassified, pass, good, very good, excellent and outstanding.

Two stages of assessment and certification are carried out; a design stage assessment resulting in an interim certificate being issued and a post construction assessment resulting in a final certificate being issued and a rating awarded.

There can also be an optional pre-assessment report, which can help designers understand where the design needs to be improved to achieve the desired rating. See the website www.breeam.com for more information.

MADE design review

MADE's design review service helps developers, architects and local authorities speed up planning, save money and create high quality places. Design review provides independent, objective and expert feedback on the design of proposed developments.

The service works through a panel of experienced professionals (architects, urban designers, engineers, transport planners, sustainability experts, landscape architects). The panel meets regularly to consider schemes that will have a significant impact on their area.

They visit the site, study the designs, listen to a presentation from the developers and their architects, discuss the proposals and give feedback. This is followed by a report which summarises the panel's views.

The developers design review is an opportunity to save time and money and speed up proposals through planning by getting design issues resolved early. Increasingly, and in response to the National Planning Policy Framework, local planning authorities are relying on design review and requiring that schemes come to MADE. See the website at www.made.org.uk

Lifetime Homes Standard

The concept of Lifetime Homes was developed in the early 1990s by a group of housing experts, including Habinteg Housing Association and the Joseph Rowntree Foundation. The group was formed because of concerns about how inaccessible and inconvenient many homes were for large sections of the population. Lifetime Homes was developed to ensure that homes are accessible and inclusive.

Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations.

The Lifetime Homes concept is based on five overarching principles which inform and establish the functional basis for the statements of principle that have been introduced for each of the sixteen Lifetime Homes criteria: inclusivity, accessibility, adaptability, sustainability and good value. For more information see the website www.lifetimehomes.org.uk

AECB Silver Standard

The AECB Silver Standard and Passivhaus are two standards to which more homes are being designed and built. The AECB (Association for Environment Conscious Building) is a network of individuals and companies with a common aim of promoting environmentally sustainable building. The AECB Silver Certification is a self-certification scheme open to building projects that meet the AECB Silver Standard design and performance criteria.

The AECB self-certification route has been developed whereby the self-certifier takes responsibility for certification and for underwriting the Silver Standard claim. The AECB self-certification process is designed to make explicit the project's claim to be a low energy design and to provide the consumer with a degree of protection under trading standards. See the AECB website at www.aecb.net

Appendix 4.0 - Glossary

This explains terms used in Ledbury's NDP and in the wider context of planning. This may help any references to other documents such as the Core Strategy. There is a more extensive Glossary of Terms in the Core Strategy.

Affordable Houses (NPPF Definition)

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Allocated Sites

Allocated sites are those identified within a neighbourhood plan or a specific Site Allocations Development Plan Document (DPD) which have been set aside for specific uses to meet the targets for the delivery of housing and/or employment.

Area of Outstanding Natural Beauty (AONB)

A statutory landscape designation which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.

BREEAM

Building Research Establishments Environmental Assessment Method is the most widely recognised method of assessing the environmental quality of a building design.

Brownfield Land

In the UK a brownfield site (or brownfield land) is defined as 'previously developed land' that has the potential for being redeveloped. It is often (but not always) land that has been used for industrial and commercial purposes and is now derelict and possibly contaminated.

Design/Vernacular

Design which takes account of its surrounding settings and existing development.

Design Guide

According to the Government's Department of Communities and Local Government (DVLG) document: 'Preparing Design Codes - A Practice Manual', a Design Guide (or Code as it is often also called) is defined as a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area.

The manual notes that good design is not just about making places visually attractive. It has a fundamental role in achieving more sustainable development. The hallmark of good design is a place that is designed around people, that functions well and creates variety and choice. The Ledbury NDP Design Guide is an important complementary document to the Neighbourhood Development Plan which has been produced to help ensure new developments meet these design objectives. It is a valuable tool to help planners, designers and developers respond to the policy content of the NDP.

Development

Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission.

Development Plan

This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Employment Land

Land used for office, industrial and warehousing purposes.

Greenfield Land

Land which has not previously been used for any type of previous use with the exception of agricultural use and forestry. In most cases this refers to 'green' fields at the edge of settlements formerly used as arable or pastoral farming. National policy guides development to previously developed or Brownfield site first before Greenfield will be released for development (see Brownfield Land)

Government Department

The authority which sets the overarching policy is the Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) whose job is "to create great places to live and work, and to give more power to local people to shape what happens in their area".

In-filled Development

Use of land located within a built-up area that is currently not developed for further construction, especially as part of a community redevelopment or growth management program.

Infrastructure

The term infrastructure refers to the basic physical and organisation of structures and facilities needed for the operation of a society or community. It includes roads, utilities, sewerage, water, social services, health, waste and recycling facilities. Health provision falls to NHS England which oversees the budget, planning, delivery and day-to-day operation of the commissioning side of the NHS in England as set out in the Health and Social Care Act 2012. It holds the contracts for GPs and NHS dentists.

Landscape Character Area

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.

Local Plan

The Local Plan expresses the vision, objectives, overall planning strategy and policies for their implementation across the whole District. This encompasses Ledbury's NDP and the Core Strategy.

National Planning Policy Framework (NPPF)

Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.

Passivhaus

A standard where the heating requirement is reduced to the point where a traditional heating system is no longer considered essential. Cooling is also minimised by the same principles and through the use of shading and in some cases via the pre-cooling of the supply air. The Passivhaus standard can be applied to residential dwellings, commercial, industrial and public buildings.

Public Realm

The space between buildings comprising the highways land, footpaths and verges. These are often described as being 'hard' spaces, but may include planting and green space.

Sustainable Modes

Transportation types or modes which do not rely on the use of the private car. Walking, cycling and public transport are all sustainable modes, with pedestrians and cyclists being counted as the most sustainable.

Street scene

Elements which comprise the street environment, including roadways, pavements, street furniture etc.

Street Trees

Trees found within the street scene either as part of front gardens or within verges.

Sustainable Development

The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Sustainable Urban Drainage (SUDs)

A series of processes and design features to drain away surface water in a sustainable manner.

Type and Tenure

Two terms which are inter-related and used to describe residential housing. Type refers to the size and scale of housing, either in terms of number of bedrooms or building form such as semi-detached or bungalows. Tenure refers to the ownership arrangements of the property. The most common is owner occupied market housing, but other common types include social rented, rented housing or shared ownership.