



LEDBURY TOWN COUNCIL

TOWN COUNCIL OFFICES, CHURCH STREET, LEDBURY,
HEREFORDSHIRE, HR8 1DH Tel: 01531 632306

Email: admin@ledburytowncouncil.gov.uk

Website: www.ledburytowncouncil.gov.uk

2 September 2022

TO: Councillors Bannister, Bradford, Harvey, Howells, Hughes, Manns, Morris, Shields and Sims

You are hereby summoned to attend a meeting of the **Economy & Planning Committee** which will be held in the **Burgage Hall, Church Lane, Ledbury**, on **Thursday, 8 September 2022 at 7.00 pm** for the purposes of transacting the business set out below.

Yours faithfully

Angie Price
Clerk

FILMING AND RECORDING OF COUNCIL MEETINGS

Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner. Whilst those attending meetings are deemed to have consented to the filming, recording or broadcasting of meetings, those exercising the rights to film, record or broadcast must respect the rights of other people attending under the Data Protection Act (GDPR) 2018

A G E N D A

- 1. To receive apologies for absence**
- 2. 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 Herefordshire Council at least 72 hours prior to the meeting)

- 3. Public Participation**

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. The period of time, which is at the Chairman's discretion, for public participation shall not exceed 15 minutes. Each member of the public is entitled

to speak once only in respect of business itemised on the agenda and shall not speak for more than five minutes. Questions/comments shall be directed to the Committee Chairman.

MINUTES

4. To approve and sign the minutes of the Planning Committee meeting held on 11 August 2022 (Pages 4242-4252)
5. To review the Action Sheet (Pages 4253-4255)

ECONOMY

6. Painted Room Visitor Numbers April to July 2022 (Page 4256)
7. Ledbury Postcards (Verbal report)

WORKING PARTIES

8. John Masefield Memorial Working Party (To Follow)

PLANNING

10. Planning Consultations

	Application Number	Deadline for comments	Application details
10.1	<u>222407</u>	3 September 2022 – Target determination date 23.09.2022	Proposed annexe – 14 Oatleys Terrace, Ledbury, Herefordshire, HR8 2BX
10.2	<u>222689</u>	21 September 2022 – Target determination date 4 October 2022	Proposed replacement conservatory – 10 Horse Lane Orchard, Ledbury, Herefordshire, HR8 1PP
10.3	<u>222231</u> Deferred from August Meeting – extension given until 09.09.2022	25.08.2022 Target determination date 09.09.2022	Approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission appeal re: APP/W1850/W/20/3244410 and LPA ref. 171532) for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford road and Ballard Close – Land at 23 The

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING OF AN ECONOMY & PLANNING COMMITTEE HELD
ON 11 AUGUST 2022**

PRESENT: Councillors Bannister, Bradford, Howells, Morris, Shields, and Sims

ALSO PRESENT: Angela Price – Town Clerk
Sophie Jarvis – Minute Taker
Two members of the public were also present

P613. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Harvey and Manns.

**P614. TO RECEIVE ANY DECLARATIONS OF INTEREST AND WRITTEN
REQUESTES FOR DISPENSATIONS**

RESOLVED:

No declarations of interest were made.

P615. NOLAN PRINCLIPLES

RESOLVED:

That the Nolan Principles be received and noted.

P616. ELECTION OF VICE-CHAIR FOR THE 2022/23 MUNICIPAL YEAR

RESOLVED:

That Councillor Sims be duly elected as Vice-Chair of the Economy and Planning Committee for the 2022/23 municipal year.

P617. PUBLIC PARTICIPATION

One member of the public present had attended the meeting to discuss the Bus Proposal. However, this was not on the agenda for this meeting and the Town Clerk confirmed that the bus proposal would be included on the agenda of the next Extraordinary Full Council meeting scheduled for Thursday 18 August 2022.

The member of the public left the meeting at 7.05pm.

A242

P618. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 JULY 2022

Councillor Morris asked whether the minutes of the Markets Working Party meetings held on 16 May and 27 June 2022 had been included on the July agenda. Councillor Howells confirmed that they had been, and it was agreed that the Clerk would send a copy of the minutes to the Chair.

RESOLVED:

- 1. That the minutes of the Planning Committee meeting held on 14 July 2022 to be approved and signed as a correct record.**
- 2. That the Clerk send a copy of the Markets Working Party minutes of 16 May and 27 June to the Chair.**

The second member of the public left the meeting at 7.12pm.

P619. To review the Action Sheet

P583(10.1) the Clerk confirmed that she had emailed Chloe Smart but had not yet received a response. The Clerk was asked to chase this.

P592(2) Councillors queried why the TIC sign had not yet been changed. The Town Clerk confirmed that she would chase the Deputy Clerk to arrange with the Groundsman to complete this.

P603 10.1 (2) as to whether the "food store" referred to in the application is Lidl. The Town Clerk confirmed it is Lidl.

P605(2) Councillor Morris queried if the Clerk had established the expiration dates for the S106 funds. The Clerk confirmed that she had not followed this up as yet.

P609 Councillor Howells was asked if he had completed the report on the Herefordshire Local Plan. Councillor Howells advised that he was about halfway through drafting the report and confirmed he was aiming for it to be finished by the following week. This report will be brought to the next Economy and Planning meeting on Thursday, 8 September 2022.

P610 (1) Removable stairlift - the Clerk confirmed that the Deputy Clerk was investigating this and that it would be reported to the environment & Leisure Committee in due course. Councillors requested to see evidence of this at the next meeting.

P610 (2) The Town Clerk confirmed that she was still awaiting more information from the Deputy Clerk on the equipment prior to contacting the Council's insurers on this matter.

4243

RESOLVED:

That the Action Sheet be received and noted.

P620. CHARTER MARKET STRATEGY

RESOLVED:

The Charter Market Strategy be received and noted.

P621. PLANNING CONSULTATIONS

- 9.1 221152 The part removal of an existing brick-built wall (leaving 3ft of existing wall on either side) to allow access to an area of land owned by the homeowner and the erecting of a new 6ft fence along the boundary line of the property – 7 Churchill Meadow, Ledbury, Herefordshire, HR8 2DG**

RESOLVED:

No objection

- 9.2. 221399 Proposed single storey extension – Roswyn, Orlham Lane, Leddington, Ledbury, Herefordshire, HR8 2LW**

RESOLVED:

No objection

- 9.3 221775 Proposed changes of use to equestrian and install an all-weather riding arena – High House, Parkway, Ledbury, Herefordshire, HR8 2JE**

Councillor Sims queried if an Environmental Impact Study had been carried out regarding grazing and constant water running off the fields, and whether there would be suitable drainage put in place.

RESOLVED:

No objection, subject to a suitable Environmental Impact Study having been carried out.

- 9.4 222231 Approval of reserved matters relating to layout, scale, appearance, and landscaping (pursuant to outline planning permission appeal re: APP/W1850/W/20/3244410 and LPA ref. 171532) for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford road and Ballard Close – Land at 23 The Southend, Ledbury, Herefordshire, HR8 2EY**

Councillor Bannister proposed to defer this decision to the next Economy and Planning meeting scheduled for Thursday, 8 September 2022 due to it being a large application and to allow more time for consideration. The Clerk suggested that Members provide report ahead of the next meeting to aid the discussion Councillor Sims offered to provide this report t.

Councillor Bradford stated that he did not support carrying this item forward to the next meeting.

Councillor Shields asked whether deferring the decision to the next meeting would delay the process, the Clerk confirmed that it would not delay the process as the response date was 9 September and the next meeting was scheduled for 8 September.

RESOLVED:

This item be deferred to the next Economy and Planning meeting on Thursday, 8 September 2022 and that Councillor Sims will provide a written report ahead of the meeting to aid discussion.

- 9.5 222261 T1 – Variegated Holly situated on right hand side of gateway when approaching property, fell to as near ground level as possible. Reason – poor condition. T2 – Variegated Holly situated on left hand side of gateway, reduce in height by approximately 3m to second canopy line and lightly trim remaining lower canopy to leave a more compact and rounded appearance. Reason – outgrowing situation (has previously been reduced) – Land at 23 The Southend, Ledbury, Herefordshire, HR8 2EY**

Councillor Morris queried whether there was a tree surgeon report on this item, it was clarified that there was not. Councillor Sims proposed that any decision on this application should be deferred and that the Clerk contact Herefordshire Council for evidence that these works are necessary.

RESOLVED:

This planning application be deferred and that the Clerk be instructed to contact Herefordshire Council for evidence that these works are necessary.

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9.6 222290 Proposed single storey extensions to front and rear of dwelling and replacement of garage flat roof with mono-pitched tiled roof. – 11 Winston Close, Ledbury, Herefordshire, HR8 2XQ

RESOLVED:

No objection.

9.7 220783 Proposed changes of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR8 2PX

Councillor Howells informed members that there was some controversy over this application and that there had been an extension for responses to 31 August 2022. He advised that Herefordshire Council Planning Officers were investigating whether there had been a breach of the Herefordshire Traveller Strategy in respect of the number of pitches allocated to the site. Councillor Howells confirmed that he will be attending a meeting on this in the future – date to be confirmed.

Councillor Bradford confirmed that these works had already been carried out and we should be here to say that it is a retrospective application which should not have been built.

Councillor Bannister proposed there be an extension to consider this application until the next Economy and Planning meeting on Thursday, 8 September 2022 to enable Councillor Howells to provide an update following the meeting at Herefordshire Council. Councillor Bradford queried why should there be an extension if the works have already been carried out, Councillor Howells advised that clarification needs to be sought on whether the additional, retrospective works have contravened the Travellers Strategy before any decisions are taken by Herefordshire Council. Councillor Bannister stated that this is a retrospective planning application that should not have been built and therefore, it should be voted against it.

Councillor Sims suggested that if the application does get rejected then can Ledbury Town Council ask questions as to why.

Councillor Howells proposed that we ask the Clerk to be instructed to request an extension for response until after the next meeting on Thursday, 8 September 2022, subject to the outcome of the meeting with the planning officers and the Ward Councillors and if the application is rejected then the following questions be raised with Herefordshire Council Planning Officers.

1. Why was the extension not granted?
2. Does this application mean that there is an extension of pitches?
3. Does the application contravene Herefordshire Council Traveller's Strategy?

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RESOLVED:

1. That this agenda item be deferred to the next meeting of the Economy & Planning Committee scheduled for 8 September 2022.
2. That Councillor Howells provide an update on this application at the next meeting of the Committee.
3. That if the application is rejected the following questions be put to Herefordshire Council Planning Officers:
 1. Why was the extension not granted?
 2. Does this application mean that there is an extension of pitches?
 3. Does the application contravene Herefordshire Council Traveller's Strategy?

P622. APPEAL DECISION – PARKWAY HOUSE, LITTLE WOOLPITS, PARKWAY, HR8 2JG

RESOLVED:

The appeal decision – Parkway House, Little Woolpits, Parkway, HR8 2JG was received and noted.

P623. APPEAL DECISION – THE METHODIST CHURCH, 145 THE HOMEND, LEDBURY, HR8 1BS

Members expressed their disappointment that this application had been turned down. However, Councillor Bradford reminded Members that this Committee had objected to the application.

Discussions took place as to why this appeal had not encouraged with concerns being raised about the building being in a poor condition.

Councillor Bannister queried what happens to this building now. Councillor Morris suggested a meeting should be held with the head of planning at Herefordshire Council to receive justifications on their decision. Councillor Sims then queried what is Herefordshire Council's plan for all these unused buildings across the county. Councillor Howells confirmed that residents near the Methodist Church believed there would be too much from the building as a restaurant/wine bar.

Councillor Bradford asked what comment Ledbury Town Council had made in respect of this application. Councillor Bannister confirmed that the comments included; that it was in a residential area that the residents were not in favour of a wine bar/restaurant, there would be insufficient parking for a restaurant and there were issues with regards to noise.

RESOLVED:

That the Clerk be instructed to arrange a meeting with Herefordshire Council Planning Officers to discuss what type of planning application they would deem acceptable

P624. APPEAL 201718 – LAND SOUTH OF LEADON WAY & EAST DYMOCK ROAD LEDBURY, HEREFORDSHIRE, HR8 2JQ – DEELEY PROPERTIES LTD & COUNTRYWIDE FARMERS PLC

Members were advised that this item had been referred to the Planning Committee for a decision on who should represent Ledbury Town Council at the upcoming appeal and what their mandate would be.

Councillor Morris suggested that Councillor Bannister should attend the appeal process as he has done before. All councillors were in favour.

Councillor Bradford queried if the town council are supporting this appeal and if the nominated Councillor attending should be supporting it, stating that he was in support of the application.

Councillor Howells stated that supermarkets have a detrimental impact on the towns traffic and felt that the council should not change their mind on rejecting the appeal. He proposed that Councillor Bannister represent the Council by way of a statement at the appeal.

Councillor Bradford made the councillors aware that the residents of Ledbury were looking forward to having a Lidl or and Aldi in town because of the effects of the cost of living.

Councillor Shields asked whether there any advantages to this application be approved. Councillor Sims stated that it would not have a good impact on a thriving market town like Ledbury if current supermarkets were to go under due to the addition of a further supermarket. Councillor Howells agreed and advised that a retail impact report had been undertaken by Herefordshire Council in respect of this application which had identified that a further supermarket such as this would be detrimental to the independent shops in Ledbury and could do some damage to the town. He did indicate that it was likely that With the planned housing within Ledbury it would be conceivable that a further supermarket would be beneficial in the future.

Discussions took place around the proposed medical centre as part of this development. Councillor Howells advised that provision had been made within the NDP for possible sites or a medical centre in Ledbury.

Councillor Bradford requested a named vote.

RECOMMENDED:

- 1. That Councillor Bannister represent Ledbury Town Council at the appeal in respect of Planning Application 201718 Land South of**

Leadon Way & East Dymock Road, Ledbury, Herefordshire, HR8 2JQ – Deeley properties Ltd & Countrywide Farmers PLC.

**For: Councillors Bannister, Howells, Morris, Shields, and Sims
Against: Councillor Bradford.**

- 2. That Councillor Bannister be given a mandate to read a statement out at the appeal in support of the Councils original position in objecting to this application on the grounds of retail impact on the town centre.**

P625. PLANNING DECISIONS

RESOLVED:

That the planning decisions be received and noted.

P626. PROPOSED PLANNING SYSTEM REFORMS: LEVELLING UP AND REGENERATION BILL

RESOLVED:

The proposed planning system reforms: levelling up and regeneration bill be received and noted.

P627. SECTION 106 - LAND TO THE REAR OF THE FULL PITCHER, NEW STREET, LEDBURY

RESOLVED:

That the Section 106 information be received and noted.

P628. NON-CONFIRMATION OF DEFINITIVE MAP MODIFICATION ORDER

RESOLVED:

That the non-confirmation of definitive map modification order be received and noted.

P629. a. NEIGHBOURHOOD DEVELOPMENT PLAN WORKING PARTY (NDP)

i. NDP STEERING GROUP NOTES

RESOLVED: That the notes of the Steering Group meeting be received and noted.

- ii. TO APPROVE THE FOLLOWING DOCUMENTS FOR SUBMISSION TO HEREFORDSHIRE COUNCIL AS DELEGATED BY FULL COUNCIL (MINUTE C549 REFERS) TO MOVE TO THE NEIGHBOURHOOD DEVELOPMENT PLAN TO THE REG 16 STAGE:

- Strategic Environment Assessment (SEA)

RESOLVED:

That the Strategic Environment Assessment (SEA) to be approved and sent to Herefordshire Council for consideration at Reg 16 Stage

- Habitats Regulation Assessment (HRA)

RESOLVED:

That it be noted that the Habitats Regulation Assessment (HRA) was not required.

- Basic Conditions' Statement

RESOLVED:

That the Basic's Conditions' Statement be approved and sent to Herefordshire Council for consideration at Reg 16 Stage.

- Consultation Statement

RESOLVED:

That the Consultation Statement be approved and sent to Herefordshire Council for consideration at Reg 16 Stage.

Updated Reg 14 Schedule of Representations (Subject to Editing)

RESOLVED:

That the Updated Reg 14 Schedule of Representations be approved.

Updated Reg 14 Schedule of Alterations (Subject to Editing)

RESOLVED:

That the Updated Reg 14 Schedule of Alterations be approved.

Final Version of NDP Submission – with Highlights of Amendments of Reg 14 Consultation

Discussions took place that the town council website should be up to date to include all these necessary documents.

RESOLVED:

1. **That the Final Version of NDP Submission – With Highlights of Amendments of Reg 14 Consultation be approved.**
2. **To note in consultation with Sam Banks of Herefordshire council's NDP Team, and to ensure that the NDP website is fully updated with all the required documents, that the 6-week Reg. 16 consultation period is scheduled to commence during the first week in September**

b. TRAFFIC MANAGEMENT WORKING PARTY

To receive and note the Traffic Management Working Party minutes of meeting held on 25 July 2022

Discussions took place about recommendations for more accessibility in town and shops for people who use wheelchairs. Councillor Shields informed Councillors that she would send some suggestions for more drop kerbs.

RESOLVED:

1. **That the minutes of the Traffic Management Working Party meeting held on 25 July 2022 be approved and signed as a correct record.**
2. **That Councillors provide the Clerk with suggestions in relation to drop kerbs in and around the town centre.**

P630. NEW STREET FOOTBALL GROUND – NOTIFICATION OF CHANGE OF CONTACTS

RESOLVED:

That the New Street Football Ground – notification of change of contacts be received and noted.

P631. LEDBURY FOOD STRATEGY – REQUEST FROM COUNCILLOR SHIELDS

Discussions took place regarding concerns about the security of Ledbury food supplies and as to whether Ledbury should sign up to Hereford Food Charter Group. It was suggested that residents of Ledbury should be encouraged to buy local to strengthen the local food supply. Discussions also took place about the lack of allotments and how the Council could work with Ledbury Food Group.

Councillor Sims queried how this should be progressed to encourage residents of Ledbury to source their food locally. Councillor Shields suggested an event should be held to raise awareness.

Councillor Bradford queried if signing this Charter will place any financial ties on the Council. A debate then took place as to whether the Food Group was a business and how involved the Town Council could get. Councillor Sims clarified as far as he was aware the Food Group is not a business itself and by signing the Charter the Council were making a declaration that they are interested in promoting and supporting locally grown produce. He suggested that if a stall is to be set up it should be to purely on provide information on how to shop locally.

Councillor Bradford suggested that the Food Group be encouraged to attend the Charter Market to help encourage the sale of local produce within the Town.

Councillor Morris proposed that Ledbury Town Council sign up to the Hereford food charter.

RECCOMENDATION:

- 1. That a recommendation be referred to Council that Ledbury Town Council sign up to the Food Charter and work with Ledbury Food Group to create an event to promote local produce.**
- 2. That the Markets Working Party to invite the Food Group members to have a stall at the Charter Markets to promote buying locally sourced products.**

P632. MARKET TOWNS MAINTENANCE FUND

RESOLVED:

That the amendments to the market towns maintenance fund, as proposed by Herefordshire Council be accepted.

P633. DATE OF NEXT MEETING

Councillor Shields gave her apologies as she unable to attend the next Planning Committee meeting.

RESOLVED:

That the date of the next meeting of the Planning Committee is scheduled for 8 September 2022 at 7.00pm.

The meeting ended at 8.55pm

Signed Dated
(Chair)

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A253

Minute No.	Action	To be Actioned by	Date Actioned	Comments	Status
P605 (2)	That the Clerk find out expiration dates for the funds to ensure that it is used to the benefit of Ledbury town (S106)	TC	Aug-22		In Progress
P609	That Councillor Howells prepare a report on the Herefordshire Local Plan meeting for consideration at the next E&P Committee meeting on 11 Aug 2022	PH	Aug-22	To be considered at next E & P meeting - report awaited	In Progress
P610 (2)	Once more information is available the Clerk contact the Council's insurers in respect of potential risks and report back accordingly. (Stair lift)	TC	Sep-22		Awaiting information from DTC
P618(2)	That the Clerk send a copy of the Markets WP Minutes of 16 May and 27 June to Chair	TC	12.08.2022	Copies sent to Chair	Completed
P621(9.4)	Application no. 222231 - reserved matters Vistry development - That this item be deferred to the next E & P Meeting and that Cllr Sims provide a written report ahead of the meeting to aid discussion.	Cllr Sims	TBC	No report received as at 01.09.2022 - email sent to Cllr Sims - on agenda for further consideration - extension given until 09.09.2022 for response	In Progress
P621(9.5)	Application 222261 Trees in Southend - This planning application be deferred and that the Clerk be instructed to contact HC for evidence that these works are necessary.	TC	01.09.2022	Email sent to Case Officer requesting further information. Response awaited - item on agenda for further consideration	In Progress
P621(9.7)(1)	That this agenda item be deferred to the next meeting of the E & P Com - Traveller Site Application No, 220783	TC	8.09.2022	Onn agenda for further discussion - Clerk emailed Case Officer to request extension - extension granted	In Progress

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P621(9.7)(2)	That Cllr Howells provide an update on this application at the next meeting	Cllr Howells	08.09.2022	Cllr telephoned PH to remind him of need to provide update at meeting on 08.09.2022	In Progress
P621(9.7)(3)	That if the application is rejected the following question be put to HC PO's	TC	TBC	Target determination date 31.08.2022 - however extension given for responses	In Progress
P623	Former Methodist Church - lark to arrange meeting with HC PO's to establish what type of application would be acceptable for this site	TC	01.09.2022	email sent to CS requesting a meeting - response awaited	In Progress
P624(1)	That Cllr Bannister represent LTC at the appeal for planning application 201718 Land South of Leaddon Way & East Dymock road - Deeley Properties	Cllr Bannister	24.08.2022	Cllr Bannister prepared statement and attended appeal - copy of statement on agenda for information - no date given for anticipated outcome of appeal hearing	Completed
P624(2)	That Cllr Bannister be given a mandate to read a statement out at the appeal in support of the Councils original position in objecting to this application on the grounds of retail impact on the town centre	Cllr Bannister	11.08.2022	Cllr Bannister prepared statement and attended appeal - copy of statement on agenda for information - no date given for anticipated outcome of appeal hearing	Completed
P629(A)(2)	That the final version of the NDP submission with highlights of Amendments of Reg 14 Consultation be approved and forwarded to Sam Banks at HC	TC	12.08.2022	Final version of NDP sent to SB at HC	Completed
p692(B)(2)	That Cllrs provide the Clerk with suggestions in relation to drop kerbs in and around the town centre	Cllrs		No emails received	
P631(1)	That a recommendation be referred to Council that LTC sign up to the food Charter and work with Ledbury food Group to create an event to promote local produce	TC	29.09.2022	To be included on FC agenda	In Progress

P631(2)	That the Markets WP invite the Food Group Members to have a stall at the Charter Markets to promote buying locally sourced products.	TC/MWP	Next MWP Meeting	To be included on next MWP agenda	In Progress
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4255

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Planning Decisions Log

Planning App	Details	Case Officer	LTC's Recommendation	HFDS Decision
LTC MEETING DATE 11 July 2018				
<u>192361</u>	Proposed works to remove T1 Cherry and works to T2 Variegated Maple to thin and lift the crown at Bowling Green Cottage, The Southend, Ledbury, HR8 2HD – works to trees in a conservation area	OK	No objection	No Decision
LTC MEETING 9 DECEMBER 2021				
<u>213810</u>	Reserved Matters application following outline 171532 for part of the landscaping matter for the advance planting of new hedgerow and associated planting to the north west boundary – Land North of Viaduct, Adjoining Orchard Business Park, Ledbury, Herefordshire	Carl Brace	No Objection	No Decision
LTC Meeting 10 April 2022				
<u>220694</u>	Proposed new stables and garden store; to include vehicle access to stables and parking off road with turning area – Ludstock Grange, Ross Road, Ledbury, Herefordshire, HR8 2LE	MN	No Objection	No Decision
LTC Meeting 19 May 2022				
<u>221306</u>	Proposed change of use from B2 Use3 to hand car wash. Construction of canopy to cover was area (retrospective) – Ledbury Hand Car Wash, Ledbury, Herefordshire, HR8 1LG	JB	That members wait for more information to be provided in respect of flood and drainage issues before submitting a comment	Approved with conditions
<u>221468</u>	Proposed two storey rear extension – Arknell Farm, Horse Road, Wellington Heath, Ledbury, Herefordshire, HR8 1LS	JB	Query whether falls within Ledbury Parish – Case Officer advised that site is adjacent to the boundary of Ledbury	Refused

				Parish and therefore consulting adjacent parish in case there are any comments	
LTC meeting 16 June 2022					
221577	Construction of a low carbon commercial building comprising offices and warehouses heated with ground source and air source heat pumps with associated parking, HGV manoeuvring, new pavement connection, sustainable drainage and landscaping – Land between Leadon Wy and Amcor Flexibles, Lower Road Trading Estate, Ledbury, Herefordshire, HR8 2DJ	CS		That the clerk contact the planning department in order to have a dialogue with the applicant regarding their application	No decision
LTC Meeting 14 July 2022					
201718	Appeal reference APP/W1850/W/21/3279731 – Land South of Leadon Way & East Dymock road, Ledbury, Herefordshire, HR8 2JQ	CS		Referred back to committee – appeal granted	Pending Appeal
220783	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR82PX	MT		Deferred back to committee	No decision
221797	Repairs to existing structure including an extended slot drain to the base of the monument – War Memorial, High Street, Ledbury – Listed Building Consent	EB		Information only – conflict of interest	No decision
221870	Proposed single storey extension – Mallory, Long Acres, Ledbury, Herefordshire, HR8 2AT	MN		No objection	Approved with conditions
LTC Meeting 14 July 2022					
221152	The part removal of an existing brick built wall (leaving 3ft of existing wall on either side) to allow access to an area of land owned by the home owner and the erecting of a new 6ft fence along the boundary line of the property – 7 Churchill Meadow, Ledbury. Herefordshire, HR8 2DG	JB		No objection	No decision

221399	Proposed single storey extension – Roswyn, Oriham Lane, Leddington, Ledbury, Herefordshire, HR8 2LW	MN	No objection	No decision
221775	Proposed change of use to equestrian and install an all-weather riding arena – High House, Parkway, Ledbury, Herefordshire, HR8 2JG	MN	No objection, subject to a suitable EIS being carried out	No decision
222231	Approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission re: APP/W1850/W/20/3244410 and LPA ref. 171532) for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford Road and Ballard Close – Land at 23 The Southend, Ledbury, Herefordshire. HR8 2EY	CS	Defer to next meeting (08.09.2022) – deadline for comments 09.09.2022	No decision
222261	T1 – Variegated Holly situated on right hand side of gateway when approaching property, fell to as near ground level as possible. Reason – poor condition. T2 – Variegated Holly situated on left hand side of gateway, reduce in height by approximately 3m to second canopy line and lightly trim remaining lower canopy to leave a more compact and rounded appearance. Reason – outgrowing situation (has previously been reduced) – Land at 23 The Southend, Ledbury Herefordshire, HR8 2EY	OK	Request for evidence of justification of works	No decision
222290	Proposed single storey extensions to front and rear of dwelling and replacement of garage flat roof with mono-pitched tiled roof. – 11 Winston Close, Ledbury, Herefordshire, HR8 2XQ	MN	No objection	No decision
220783	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site -Little Bush Pitch, Bush Pitch, Ledbury Herefordshire, HR8 2PX	MT	Defer until further information received from Ward Councillors and Planners – extension requested	No decision
LTC Meeting 11 August 2022				
221152	Part removal of an existing brick-built wall (Leaving 3ft of existing wall on either side) to allow access to an area of land owned by the	JB	No objection	No Decision

	homeowner and the erecting of a new 6ft fence along the boundary line of the property – 7 Churchill Meadow, Ledbury, Herefordshire, HR8 2DG				
221399	Proposed single storey extension – Roswyn, Orlham Lane, Leddington, Ledbury, Herefordshire, HR8 2LW	MN	No objection	No Decision	
221775	Proposed changes of use to equestrian and install an all-weather riding arena – High House, Parkway, Ledbury, Herefordshire, HR8 2JE	MN	No objection, subject to a suitable Environment Impact Study having been carried out	No Decision	
222213	Approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission appeal re: APP/W1850/W/20/3244410 and LPA ref: 171532) for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford road and Ballard Close – Land at 23 The Southend, Ledbury, Herefordshire, HR8 2EY	CS	Deferred to next meeting (Cllr Sims to provide report)	No Decision	
222261	T1 – Variegated Holly situated on right hand side of gateway when approaching property, fell to as near ground level as possible. Reason – poor condition. T2 – Variegated Holly situated on left hand side of gateway, reduce in height by approximately 3m to second canopy line and lightly trim remaining lower canopy to leave a more compact and rounded appearance. Reason – outgrowing situation (has previously been reduced) – Land at 23 The Southend, Ledbury, Herefordshire, HR8 2EY	OK	This planning application be deferred and that the Clerk be instructed to contact Herefordshire Council for evidence that these works are necessary	No Decision	
222290	Proposed single storey extensions to front and rear of dwelling and replacement of garage flat roof with mono-pitched tiled roof – 11 Winston Close, Ledbury, Herefordshire, HR8 2XQ	MN	No objection	No Decision	
220783	Proposed changes of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR8 2PX	MT	Deferred to next meeting (Councillor Howells to provide	No Decision	

				verbal update on meeting with PO's)		
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Directorate/Division: Economy and Environment
Team: Development Management
Our Ref: 220855
Please ask for: Chloe Smart
Direct line: 01432 260139
Email: Chloe.Smart@herefordshire.gov.uk
Date: 16 August 2022

Angela Price
Clerk to the Parish
Ledbury Town Council
Town Council Office
1-3 Church Street
Ledbury
Herefordshire
HR8 1DH
clerk@ledburytowncouncil.gov.uk

Dear Angela Price

APPLICATION NO & SITE ADDRESS: Planning Re-consultation - 220855 - Land South of Leadon Way, Ledbury, Herefordshire,
DESCRIPTION: Application for approval of reserved matters following outline approval. (212243)
APPLICANT(S): Vistry Homes Limited
GRID REF: OS 370989, 236567
APPLICATION TYPE: Approval of Reserved Matters
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

Amended ☐ Additional ☐ Amended and Additional ☒

Plans or documents have been received for the proposal described above.

The planning application and its supporting documentation can be viewed, normally within 24 hours, by using the website link above and entering the application number 220855.

If your Parish Council has any further comments to make please respond to **Chloe.Smart@herefordshire.gov.uk** by **30/08/2022**. If you do not respond by this date it will be assumed that you have no further comments to make.

Please use the space below, if required, for your response

Please do not send responses to planning_enquiries@herefordshire.gov.uk

All personal data held is processed in accordance with data protection law. For further information please see our website

https://www.herefordshire.gov.uk/info/200142/planning_services/62/apply_for_planning_permission/3

Yours sincerely

TECHNICAL SUPPORT OFFICER

4262

LTC Clerk

From: Andrew Winstone <Andrew.Winstone@bloorhomes.com>
Sent: 10 August 2022 09:47
To: LTC Clerk
Cc: Smart, Chloe
Subject: Land North of Viaduct, adjoining Orchard Business Park, Ledbury
Attachments: 25634 DAS Justification report rev4_LR.pdf; 25634 - BM-M-01E - Phasing Plan (Outline Condition No. 5)-Layout1.pdf

Dear Angie,

I thought I would write to you following the meeting that we had with Town Councillors on 22nd June. I did say that I would comment on some matters raised at the meeting.

I would add that the Town Council will be aware that we have now submitted two reserved matters applications to Herefordshire Council as follows:

- Application no. 222107 – reserved matters application for 230 dwellings with associated drainage, highway infrastructure (internal roads, footways, footpath/cycleway and spine road) and play area (Phase 1).
- Application no. 222231 – reserved matters application for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford Road and Ballard Close.

Application no. 222107 is supported by a Design Compliance Statement which explains the design principles underpinning the Phase 1 proposals, with reference to the Design and Access Statement for the outline planning application. Town Councillors should find this document helpful in the context of the discussions and questions at the June meeting on matters of design and appearance. I have attached the Design Compliance Statement to my e-mail as it has not yet been uploaded to Herefordshire Council's planning webpages.

I also attach an updated Phasing Plan for the site as a whole which, amongst other things, sets out the programme and anticipated timescales for the construction of the off-site highway works and the provision of on-site foot and cycle path connections linking the new housing to the Hereford Road (and the town centre). I trust the Town Council will appreciate this is a 'live' document as whilst it sets out our intended programme of works, it will be periodically reviewed in order to reflect programme changes as may be necessary in future. At our meeting there was much discussion about the connectivity of the new development to the town and its facilities and services, and in this regard I confirm that it is our intention to complete the foot/cycle improvements to the Hereford Road (including controlled pedestrian crossings), and the on-site links, by Winter 2023, very soon after our first occupations. Reserved matters application no. 222231 is, therefore, critical to the programme.

The pedestrian links will also enable future residents to access bus service/s on the Hereford Road. Whilst the potential for a bus service to route into the new development was discussed with Herefordshire Council officers during pre-application advice and through application determination, it was agreed that this was not necessary due the close proximity of Bus Stops on either side of the Hereford Road and the direct foot (and cycle) path connections to and through the new development which Bloor would deliver.

I trust the above is helpful. Once we have had an opportunity to review all consultation responses on the two applications it may be useful for us to provide further comments on aspects of the proposals.

Kind regards,

Andrew

Andrew Winstone
Planning Manager

Bloor Homes Western
Western House, Furrowfield Park, Tewkesbury, Gloucestershire, GL20 8UR

Tel: 01684 278158
Email: Andrew.Winstone@bloorhomes.com




A

LAND NORTH OF LEDBURY VIADUCT

DAS Compliance Report | July 2022

BLOOR HOMES

**BARTON
WILLMORE** now  **Stantec**

4264

1.1. INTRODUCTION

The following document is a Design Compliance report to show how the Phase 1 Reserved Matters application (RMV) conforms with principles set out in the Design and Access Statement for the Outline Planning Application.

This report has also been shaped by Pre-Application discussions with key local authority officers with the most recent on the 6th April 2022.

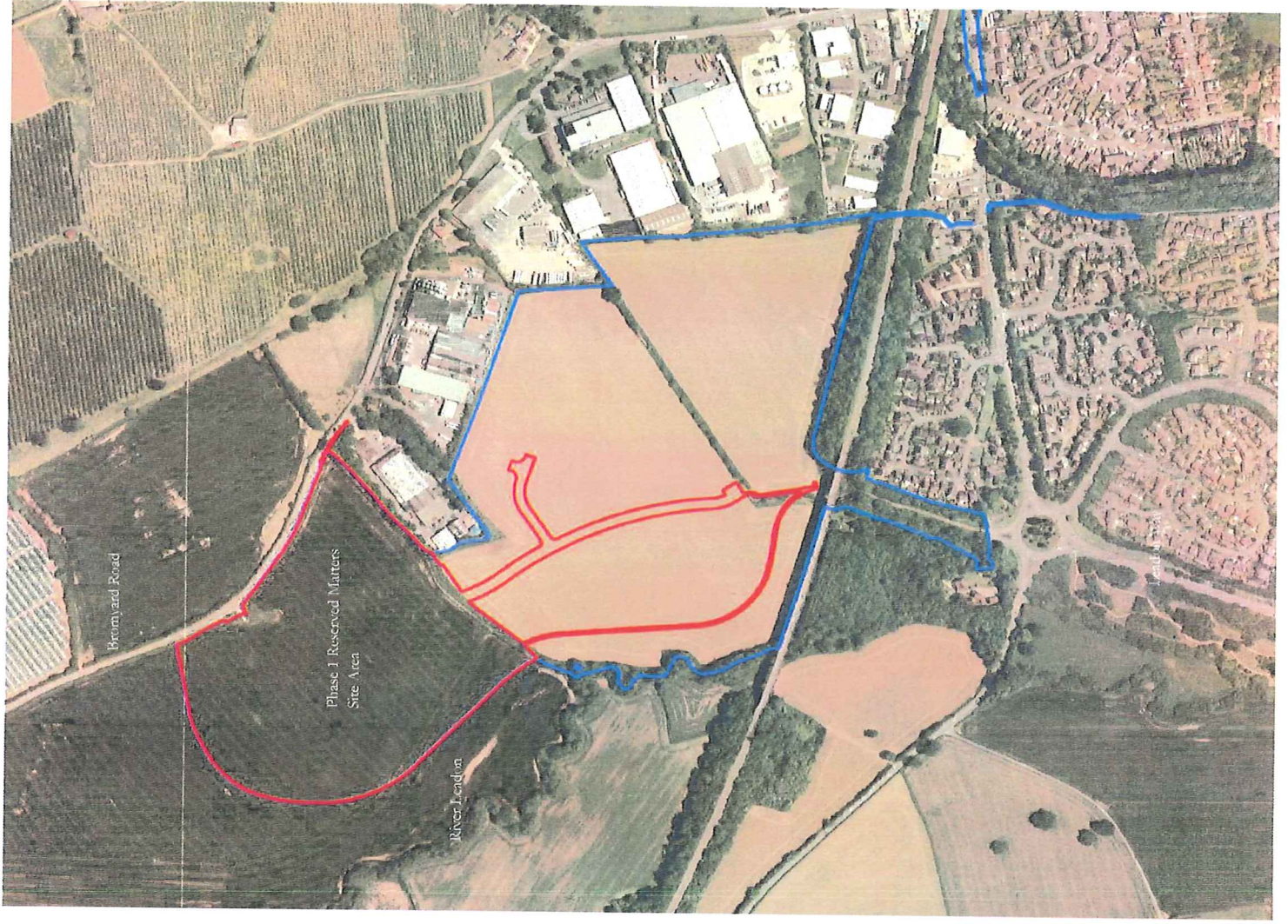
The report begins with reaffirming the Vision for the site, setting out the policy context within which design proposals were developed and confirming the technical context and analysis for the site leading to clear constraints and opportunities.

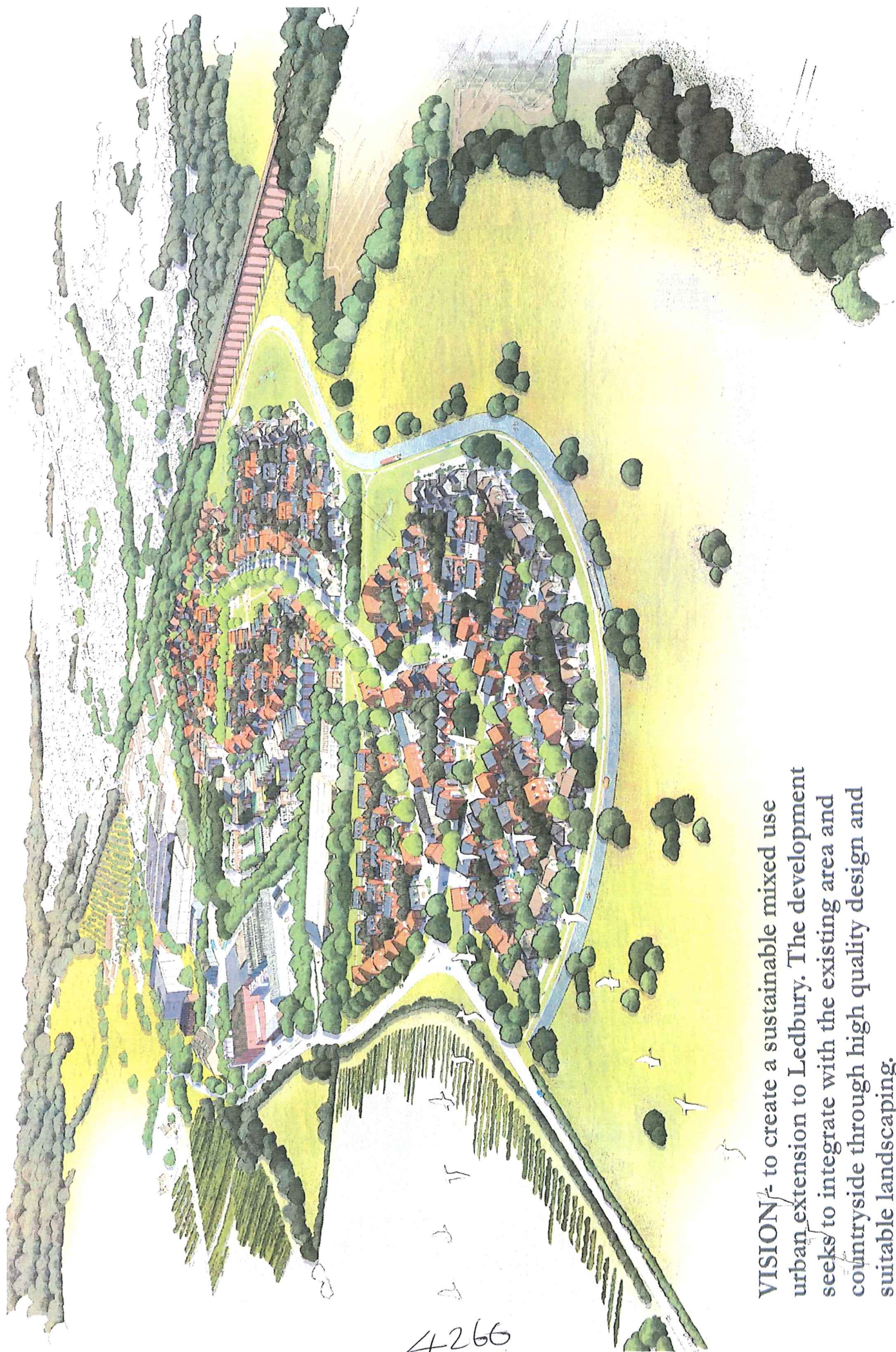
The report further identifies the key design principles and parameters drawn from the Outline Planning Application against which the RMA proposals are assessed, namely:

- The Design Concept and Principles
- Parameter Plans - Land Use and Amount, Green Infrastructure, Access and Movement, Scale and Density
- Key design strategies such as Street Hierarchy and Character Areas

The final section of the report demonstrates how the RMA application takes account of the site context and complies with the key design principles and parameters.

Red line - Reserved Matter Application
Blue line - Outline Planning Application





4266

VISION - to create a sustainable mixed use urban extension to Ledbury. The development seeks to integrate with the existing area and countryside through high quality design and suitable landscaping.

1.2. POLICY CONTEXT

This section sets out the key policy context for the site including the National Design Guide. Although the NDG was not published in 2017, at the time of the Character Appraisal submission, it does form a useful framework in organising our governance response.

National Design Guide

The National Design Guide (NDG) was published on 1 October 2019. The NDG addresses the question of how we recognise well-designed places, by outlining and illustrating

the Government's priorities in the form of ten characteristics. These characteristics work together in a mutually supporting way, interacting to create an overall character of place.

Context – understanding of the features of the site and the surrounding context

Identity – having a positive and coherent identity that everyone can identify with

Built form – compact forms of development that are walkable, contributing positively to well-being and placemaking

Movement – limiting the impacts of car use by prioritising and encouraging walking, cycling and public transport

Nature – integrate existing, as well as new natural features into a multifunctional network that supports quality of place

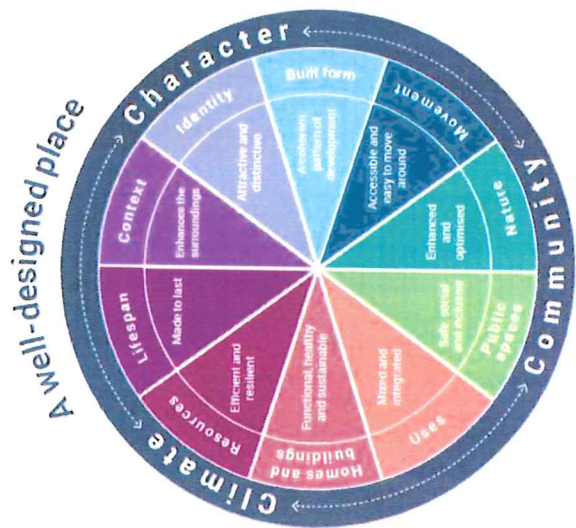
Public spaces – well-located public spaces that support a wide variety of activities and encourage social interaction

Uses – a mix of uses including local services and facilities to support daily life

Homes and buildings – provision of good quality internal and external environments for their users, promoting health and well-being

Resources – have a layout, form and mix of uses that reduces resource requirements, including for land, energy and water

Lifespan – designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages



Safeguards to quality and quantity of water in the River Leaden, rise to future residents and the continuation of nearby business operations

Sustainable standards of design, construction and drainage including accommodation for the elderly and respecting the setting of the listed viaduct and nearby

Milvern Hills ACNB New walking, cycling and bus links and a riverside walk under the viaduct to create linkages to nearby development and existing facilities, new vehicular arrangements to be discussed.

Policy LB2 - Land north of the Viaduct

The most notable planning policy relating to the site is its allocation in the Core Strategy under Policy LB2, demonstrating that the Council believe it to be a sustainable location for development as a mixed use urban extension of the town. This policy carries full weight in the determination of the application. A summary of the policy and its expectation are as follows:

Mixed use development of around 625 new homes with a mix of market and affordable homes

3 hectares of employment land for B1 use

A target of 40% of the total number of dwellings to be affordable housing

Developer contributions to identified community facilities/ infrastructure including a linear park

Land and contributions to facilitate a restored canal to be delivered in partnership with the Herefordshire and Gloucestershire Canal Trust

Ledbury Neighbourhood Development Plan 2021 –2031

The draft document, which is currently undergoing consultation has set out principles for the development of Ledbury and for Design in Residential Development through Policy HO2.3

Policy HO2.3 Design in Residential Development

Building Design and Site Layout including how new development relates to the characteristic built forms of Ledbury and buildings present active and attractive frontages to streets and public areas.

Protecting Amenity by providing sufficient garden space and providing or contributing to the provision of open space for play and public amenity.

Landscape Design and Features through the retention of important features such as street trees and other tree cover, ponds, orchards, hedgerows, as well as adding to the natural assets of the Plana area.

Sustainable Design Components including the provision of safe cycle storage and electric vehicle charging.

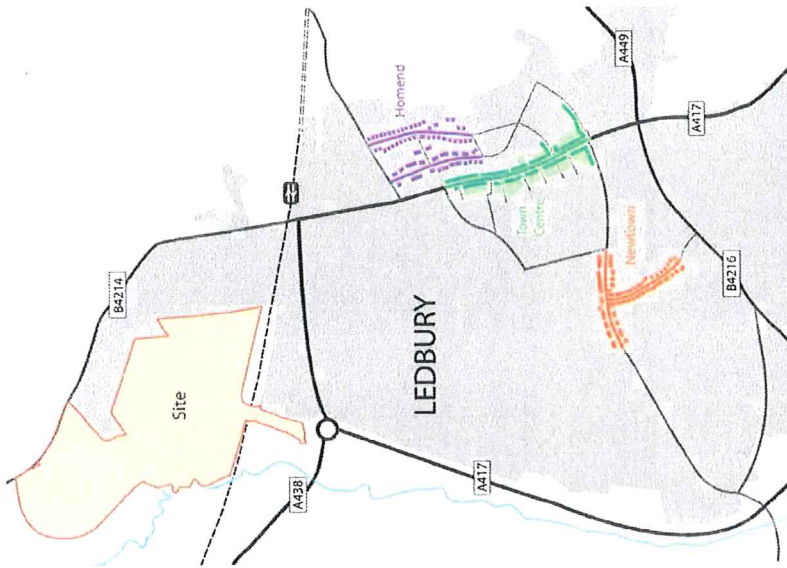
1.3. LOCAL CONTEXT

An analysis of the existing built environment is a useful exercise to help create a responsive development that is locally distinctive and responds sensitively to the surrounding context. This section iterates the identification of the positive characteristics within Ledbury set out in the DCS for the Outline Application and how they have influenced the proposals within the Phase 1 RMA.

Three areas of Ledbury were identified for study and are listed below:

- Town Centre
- Newtown
- Homend

The analysis of each area establishes a set of 'key character generators' drawn out of an understanding of built form, scale, massing, materials and architectural details which will help to provide a number of positive contextual references for any proposed development.



Aerial Analysis Plan

TOWN CENTRE

Key Character Generators

- Streets designed with sequential views to focal buildings;
- Tight knit urban form creates a strong heart to the settlement;
- Consistency in building line provides a cohesive and formal street scene;
- Predominant use of red brick and render;
- Up to 3 storeys high but including the use of 2 and 2.5 storeys;
- Varied roofline



Aerial Plan of existing town



Local Precedent Images

4268

4268

NEWTOWN

Key Character Generators

- Simple street hierarchy creates a legible residential environment;
- Consistency of building materials, mainly red brick and simple architectural detailing
- Tree and shrub planting in front gardens or on the street helps with legibility and greenery the streets.
- Varying depth of front gardens
- Typically 2 storeys



Aerial Plan of existing town



Local Precedent Images

HOMEND

Key Character Generators

- Development responds to the contours providing gentle gradients along the routes and panoramic views;
- A linear public open space along the street creates an attractive focal area for the community;
- Planted deeper front gardens and continuous brick boundary walls or hedges provide an attractive street scene.
- A strong building line and high quality boundary treatment
- Dwellings are 2 storeys
- Detached or Semi-detached dwellings with generous sized plots



Aerial Plan of existing town



Local Precedent Images

1.4. ENVIRONMENTAL COLOUR ASSESSMENT

An Environmental Colour Assessment was undertaken as an objective process that helps to resolve many of the issues associated with colour selection and specification, especially in the external environment. A summary of the resultant colour palette recommendations are set out below, which have been utilised to inform the development proposals.

The developed palette aids the harmonious integration of the development into the receiving landscape and townscape context when viewed from the Malvern Hills and from the wider surrounding landscape.

This palette should be applied to the dwellings and street elevations. The overall aim is to integrate the development within its context, drawing upon the hues of the locally characteristic farmsteads and properties and upon a small number of complementary industrial buildings.

Much of the palette comprises key integrating colours, primarily devised from the hues of the earth, brick viaduct and the locally characteristic building materials.

The hues of the adjacent industrial units (and more distant poly-tunnels) are predominantly too light and do not integrate well within the landscape. Subsequently they have not been sampled, except for a small number of industrial buildings where care has been taken to better integrate the units within the landscape.

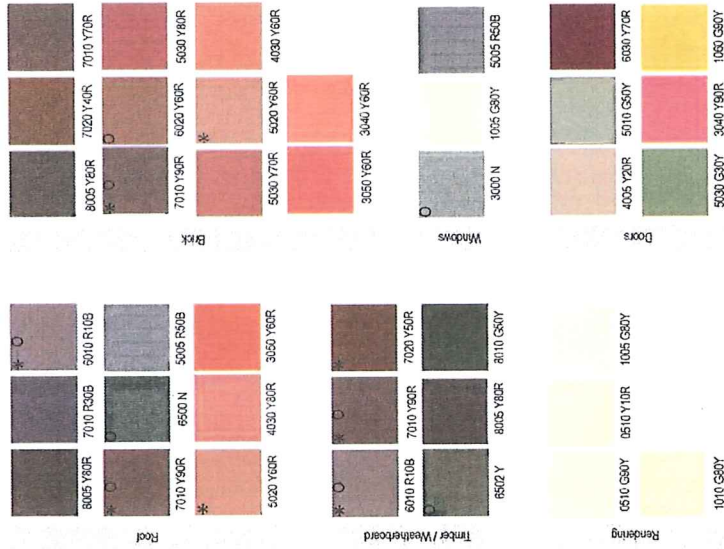
Contrast and accent colours have also been selected to be considered for use in details such as windows and doors, and for rendering to focal buildings. These colours tend to be either lighter or more intense than the integration colours and should be used sparingly.

It is assumed that window frames will be a standard white, as white for window frames are a prevalent finish in the area and around Ledbury, however should coloured window frames be desired, hues should be neutral greys that tone in with proposed brickwork. Three example colours are indicated.

With doors, there is an opportunity to select more intense colours that tone or contrast with the broader selected colour palette. Again the colours identified provide a suggested range and are not exhaustive. The first row of colours tone in and are of the same hue but more intense than the following colours identified within this study: 3005 Y20R, 4010 G50Y and 5030 Y70R. The second row provide alternative examples of brighter colours found in the landscape - the dominant greens and bright yellows of buttercups. Whilst it is acknowledged that these are seasonal components within the landscape they are nevertheless a typical and positive feature of the local landscape.

The recommended colours for render reflect the dominant local render hues in the landscape surrounding this site - pure white is not a typical render colour and would be too prominent (as demonstrated by the presence of white industrial buildings and polytunnels) so should be avoided. An off-white, reflective of the distant views of the white of the roadside cow parsley and hawthorn hedgerows may be considered, samples 1005 G80Y and 1010 G80Y provide a guide but are not exhaustive.

Palette & Materials



Recommended Palette and Materials

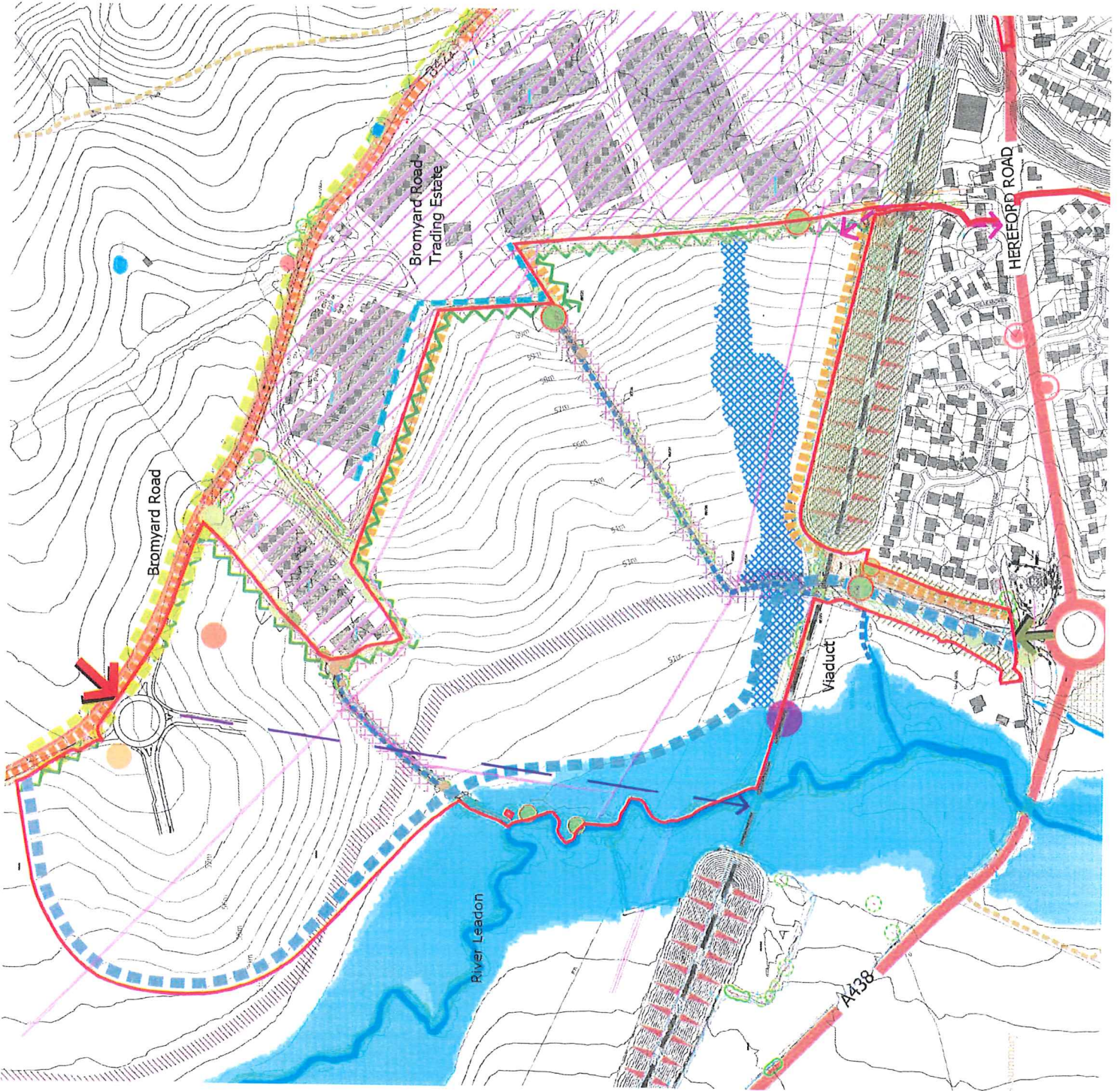
1.5. SITE CONTEXT

The constraints and opportunities plan opposite provides a summary of the technical evaluation of the site undertaken at outline planning stage.

This evaluation remains relevant and to be used as the basis for the RMA application and a guide for design decisions undertaken.

Boundaries / Ownerships	Access & Movement	Approximate location of trees
Red line boundary	Vehicular access	Cat A trees
Potential pedestrian and cycle access	Potential pedestrian and cycle access	Cat B trees
A road & bus routes	A road & bus routes	Cat C trees
Bus stop	Bus stop	Tree with bat potential
B road	B road	Cat B hedgerow
Public Right of Way	Public Right of Way	Cat C hedgerow
Potential footpath link	Potential footpath link	Field margin with reptiles to be retained
Landscape Features	Uses	Hedgerows with habitat potential
Waterways	Existing employment area	Proposed buffer planting
Contours	Heritage	Woodland scrub belt
Railway line	Ledbury Viaduct Grade II Listed	
Embankment	Medieval / Post Medieval Mill race	
Wet ditch	Site of Winster Elms C19 Farmhouse	
Wet ditch Buffer	Possible location of Wynodestre Mill	
Flood Zone 2	Other	
Flood Zone 3	Potential noise emitter	
Shallow overlaid flow route	Potential line of new Herefordshire & Gloucestershire Canal	
Retained view of viaduct		
Existing WPD 11KV electricity apparatus		

Constraints and Opportunities Summary Plan



1.6. DESIGN CONCEPT

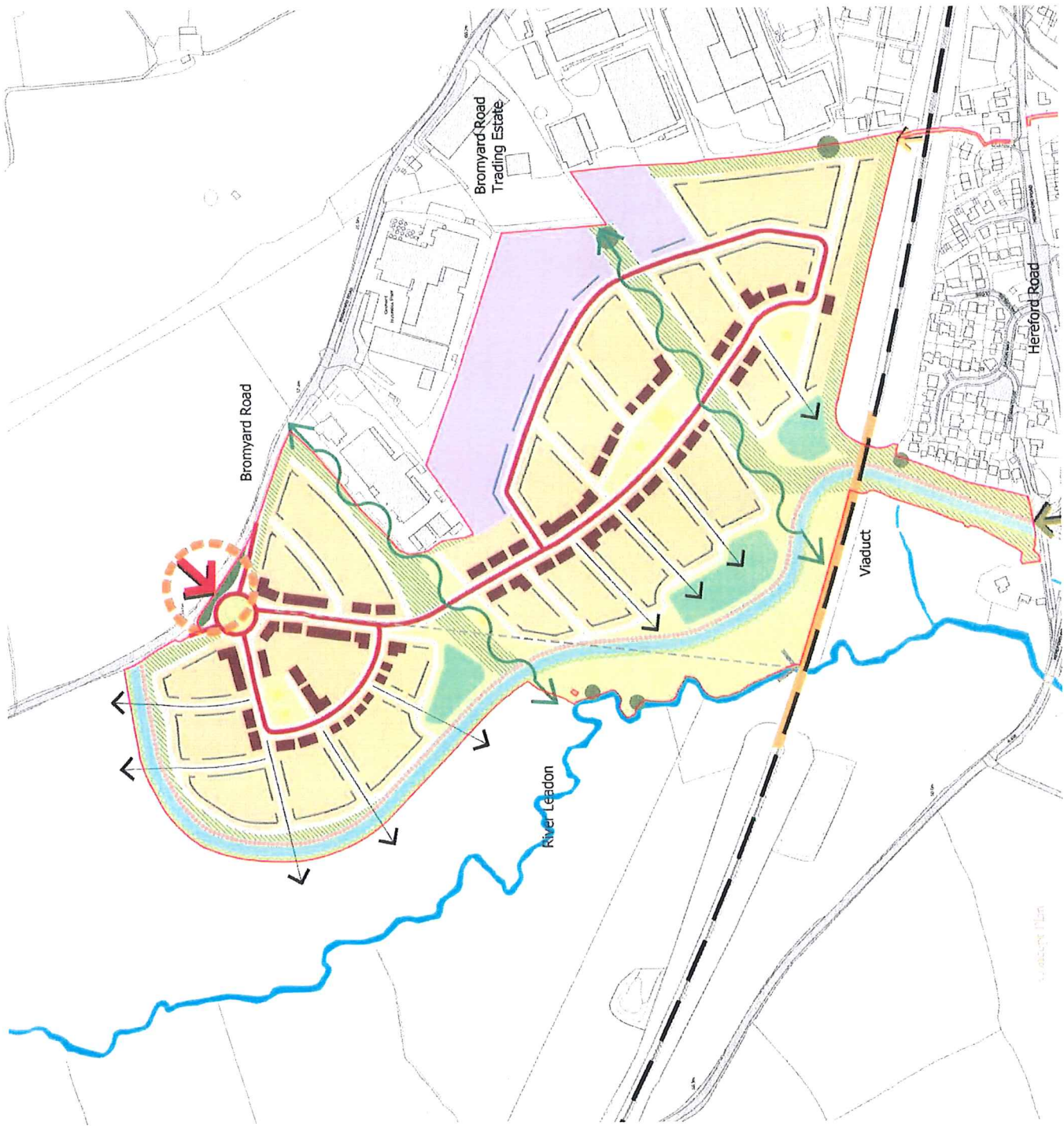
The Design Concept opposite and Parameter Plans on the full range pages drawn from the Outline Application DAS, constitute a clear design approach for the site. This is supported by a summary below of the key design principles.

Later sections within the document show how the RMA proposals comply and deliver the design approach grouped within the framework set by the National Design Guide.

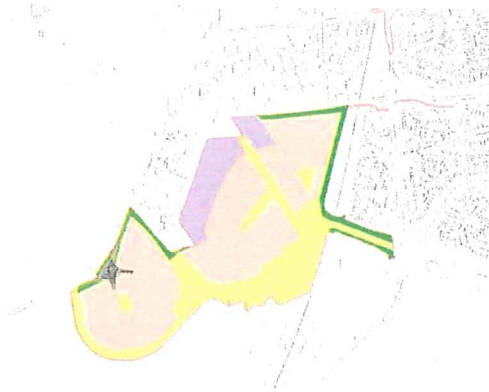
KEY DESIGN PRINCIPLES

- Entrance gateway space
- View to Viaduct
- Looped primary street
- Permeable streets
- Linear Park
- Footpath along canal
- Central green space / LEAP
- Smaller green spaces / LAPS
- Employment uses
- Attenuation at low points
- Strong building line and denser morphology to primary street
- Retention and enhancement of existing hedges

	Outline application boundary		10m canal waterway		Residential
	Indicative frontage development		3m footpath and soft landscaping		Employment
	Potential vehicular access point		5m foot & cycle path		Landscape buffer area
	Proposed main pedestrian / cycle access point				Public open space (inc. areas of retained planning, LAPS)
	Potential pedestrian access point				Attenuation pond
	Primary route				Existing retained trees
	18m canal corridor				Green corridors & retained ditches
					Viaduct
					Key View to viaduct
					Views to landscape, viaduct, canal & River Leadon
					Site entrance & gateway
					Railway line
					Play (LAP / LEAP)
					River Leadon



1.7. PARAMETER PLANS



LAND USE AND AMOUNT

The Land Use Parameter plan presented here defines the extent of the proposed Land uses.

Residential

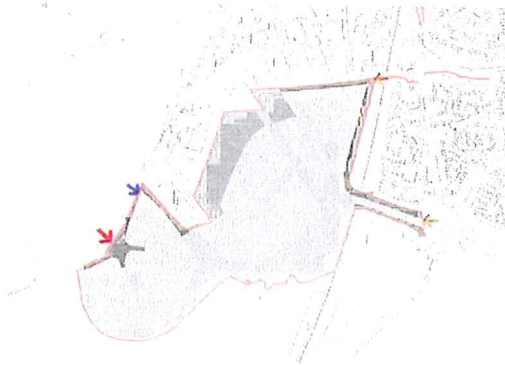
Up to 625 dwellings will be provided in total. Approximately 15 hectares of residential land is proposed comprising a range of dwelling types.

Employment

Approximately 2.9 hectares of land for employment.

Open Space

A well-connected and integrated network of approximately 6.2 hectares of open space is proposed which includes the linear park adjacent to the Canal.



ACCESS AND MOVEMENT

The Parameter Plan defines the points of access to the site, and the key pedestrian and cycle connections.

Pedestrian/cycle access

The parameter plan identifies pedestrian/cycle access points into the site (identified with yellow arrows on the plan). They provide direct and effective movement by pedestrians and cyclists following key desire lines across the site and around the edges.

Vehicular access

One access point is proposed along Bromyard Road to allow efficient vehicular access to the site (identified with a red arrow on the plan). An emergency vehicular access point is also shown to the east of the proposed roundabout access (identified with the blue arrow on the plan).



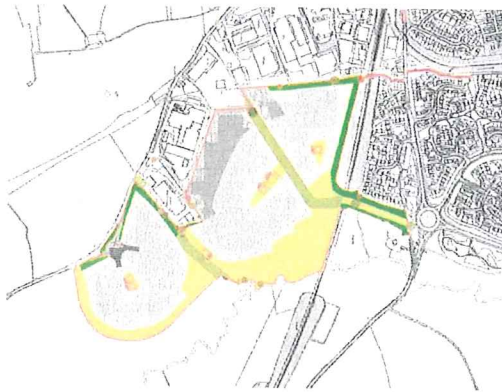
DENSITY

The development will provide for up to 625 new dwellings.

The overall average density is approximately 40dph, in line with the core strategy. Variation in residential density is proposed to enhance legibility and placemaking.

The highest densities (up to 45dph) are proposed in the central and south eastern part of the site. Lower density development is mostly to the western development edge.

This density range will ensure a mix of dwelling types and sizes from starter units through to intermediate and large detached housing to reflect the need of the local area.



GREEN INFRASTRUCTURE

A network of linked open spaces will be accessible to new residents and the existing community.

The Green Infrastructure parameter plan defines the key 'green' land uses proposed within the development. Public Open Space has been provided in accordance with Herefordshire Council standards.

The plan shows how a multi-functional network of green infrastructure will permeate the development providing for a development with a distinctive character with green spaces within a short walk of all properties.

The parameter plan provides for the retention of existing hedgerows and trees throughout the site, where possible. Important trees and hedgerows have been retained and space will be provided around them in the form of green corridors.

Existing watercourses, the proposed canal and attenuation basins are incorporated into the green infrastructure network.

1.8. PARAMETER PLANS

SCALE

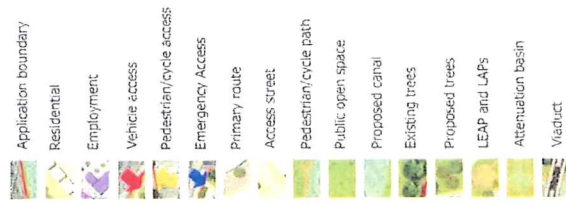
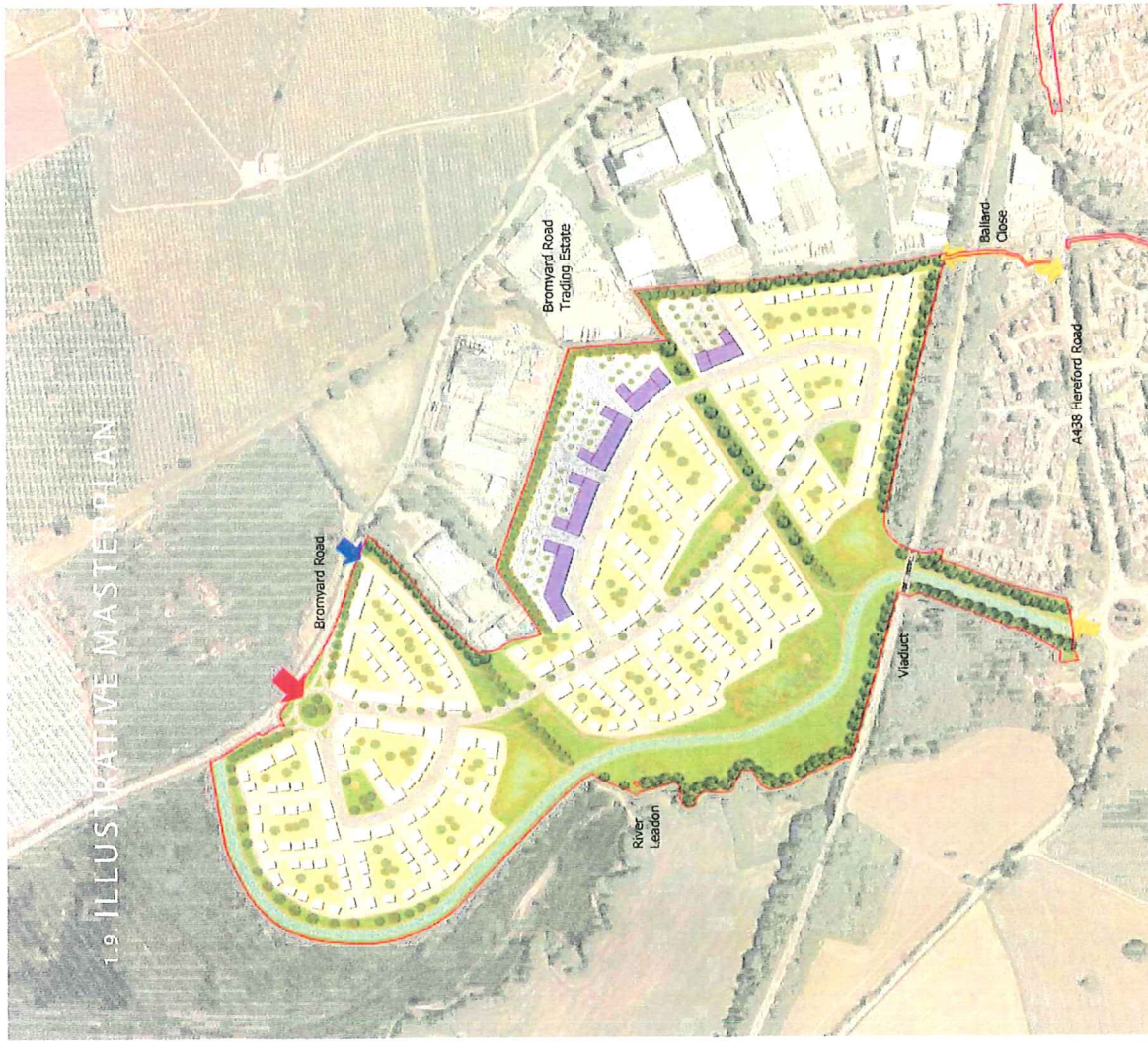
Residential Uses

A clear hierarchy has been established with respect to the height of proposed buildings to achieve a legible structure. Within areas identified as being the most visible at the western edges of the site a maximum of 2 storeys is proposed.

Residential development along the spine route will be up to 2.5 to 3 storeys and at other key nodal points.

Development in the employment area will be up to 12.5 metres high above the proposed ground level.

4274



Illustrative Master Plan

1.10. RMA COMPLIANCE WITH DESIGN PRINCIPLES AND PARAMETER PLANS

SUMMARY OF KEY DESIGN PRINCIPLES

- ✓ Entrance gateway space
- ✓ View to Viaduct
- ✓ Looped primary street
- ✓ Permeable streets
- ✓ Linear Park
- ✓ Footpath along canal
- ✓ Central green space / LEAP
- ✓ Smaller green spaces / LAPS
- ✓ Employment uses
- ✓ Residential uses
- ✓ Attenuation at low points
- ✓ Strong building line and denser morphology to primary street and key spaces
- ✓ Retention and enhancement of existing hedges

The following section sets out how the Phase 1 Reserved Matters Application complies with the summary Design Principles and Parameter Plans from the Outline Application.

We have used some of the key National Design Guide categories to group our compliance responses.

- ✓ Context
- ✓ Built Form
- ✓ Uses
- ✓ Identity
- ✓ Public Space
- ✓ Nature
- ✓ Movement

The Phase 1 layout opposite is the first phase in a wider masterplan covering the whole site.



Phase 1 Reserved Matters Detailed Layout

A275

CONTEXT

The illustrative street view opposite is of the housing surrounding the green square in Phase 1.

This reflects the characteristics we identified within our local context appraisal and the Environmental Colour Assessment through:

- Strong building lines and consistent setbacks
- Reflection of existing materiality in Ledbury including the predominant use of redbrick and render
- Typically, 2 storey development with simple architectural treatment

- Simple and legible street hierarchy
- Use of the following materials palette as a close or direct match with those colours sampled in the ECA
- Use of tree and shrub planting in front gardens

Proposed Door and Render Colours

Pigeon (2010 G80Y)	Mauve's Black (4005 Y20R)	0804 G60Y	1005 G80Y
Ealing Room Red (8000 Y00R)	Cardroom Green (3010 G30Y)	0603 G80Y	

Proposed Materials

 The colour is similar to 8000R, which has been sampled in this area (see table below) from (various locations) and (various locations) and (various locations).	 The colour is similar to 6000R, which has been sampled in this area (see table below) from (various locations) and (various locations) and (various locations).	 Brick is in part an asset to the area, and has been sampled in this area (see table below) from (various locations) and (various locations) and (various locations).
 The colour is similar to 6000Y, which has been sampled in this area (see table below) from (various locations) and (various locations) and (various locations).	 The colour is similar to 6000Y, which has been sampled in this area (see table below) from (various locations) and (various locations) and (various locations).	 Brick is an asset to the area, and has been sampled in this area (see table below) from (various locations) and (various locations) and (various locations).
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3D View - Green Square

BUILT FORM

The built form of Phase 1 Reserved Matters Application has been well considered in relation to good urban design principles.

Density is varied through the scheme with lower densities on the site edge facing the Canal and at the site entrance to support the gateway character. A denser approach has been taken along the primary street and key spaces through the use of runs of terraces, in particular.

Although setbacks vary with deeper setbacks at site edges, there are strong and consistent building lines along primary streets and around key spaces.

Building heights are 2 storeys at the western edge of the site as well as the use of 2.5 storeys at the site entrance to reinforce the gateway. This is in compliance with the Scale Parameter Plan.

USES

The Reserved Matters Application has indicated the site within Phase 1 to be allocated for residential uses. This is in accordance with the Land Use and Amount Parameter Plan



Housing at the site entrance will be predominantly 2 storeys with the occasional use of 2.5 storeys to reinforce the gateway



Reserved Matters key plan extract showing runs of higher density terracing along primary streets and around key spaces

IDENTITY

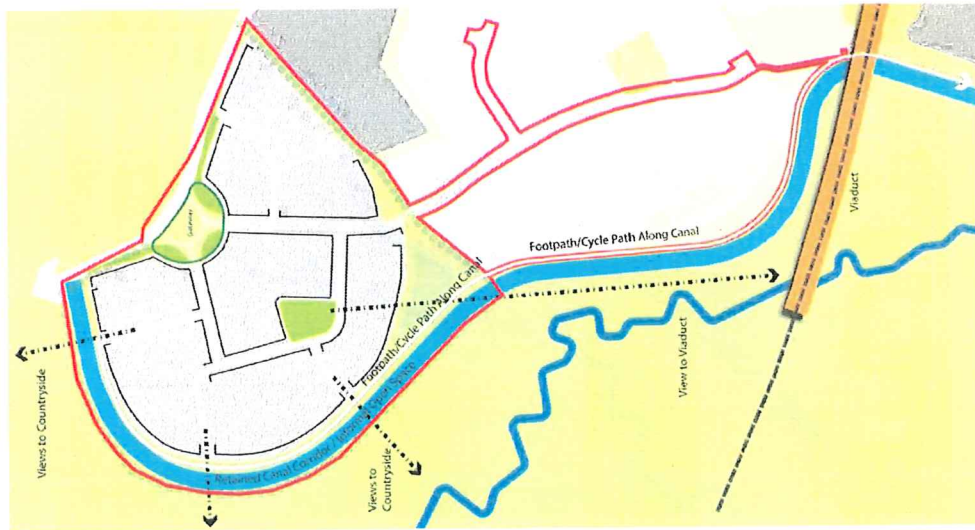
The identity and legibility of the site has been considered in relation to the surrounding context and the overall character of Ledbury.

Legibility for the Phase 1 scheme comes through:

- A sequence of spaces including a very memorable entrance gateway space defined by housing and landscape
- Key footpaths overlooking main streets and public spaces
- Views to the surrounding countryside and the viaduct have shaped the radial street pattern and public facing western boundary

The identity of buildings has been strongly influenced by the character of Ledbury, including:

- Use of materials through red brick, off white render and a mixture of grey slate, red/brown roof tiles.
- Simple window detailing
- Use of gables, chimneys and dormers
- Varied roofline including the use of gable fronted and some hipped roofs



Plan highlighting legibility principles



INDICATIVE STREET SCENE PLOTS 20 - 46



INDICATIVE STREET SCENE PLOTS 88 - 64

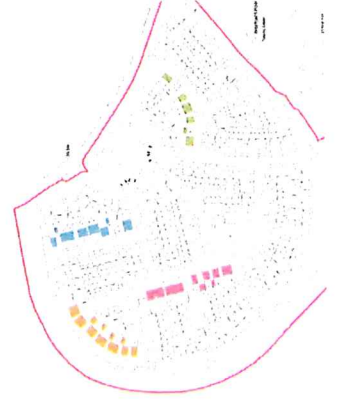


INDICATIVE STREET SCENE PLOTS 15 - 6



INDICATIVE STREET SCENE PLOTS 166 - 171

Street scenes for the *Residual Matters* application



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NATURE

The public open space network set out in Phase 1 of the Reserved Matters application have been considered in accordance with the Outline Application. This includes:

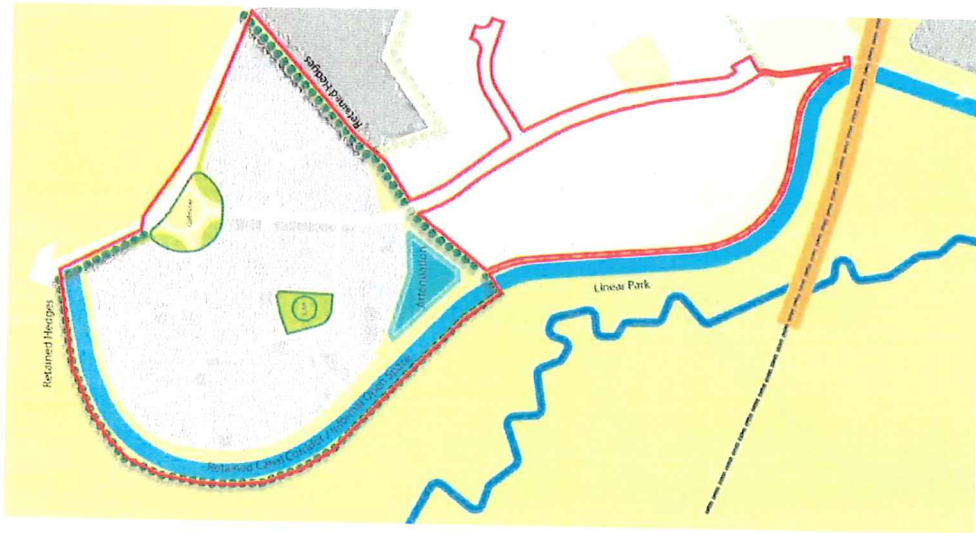
- Provision for the entrance gateway which includes a landscape setting for the houses supported by formal planting and street trees

- A central green space containing a Local Area for Play

- Informal open space in advance of the Canal provision links to a linear park which will run all the way along the south western edge of the development providing views of the viaduct and a foot/cycleway

- Natural elements such as existing trees and hedges have been retained and incorporated within the proposals.

- The site contours have been taken into consideration with attenuation basins utilising the lowest part of the site.



Plan highlighting open space and nature proposals



Housing overlooking the informal open space alongside the proposed Canal

MOVEMENT

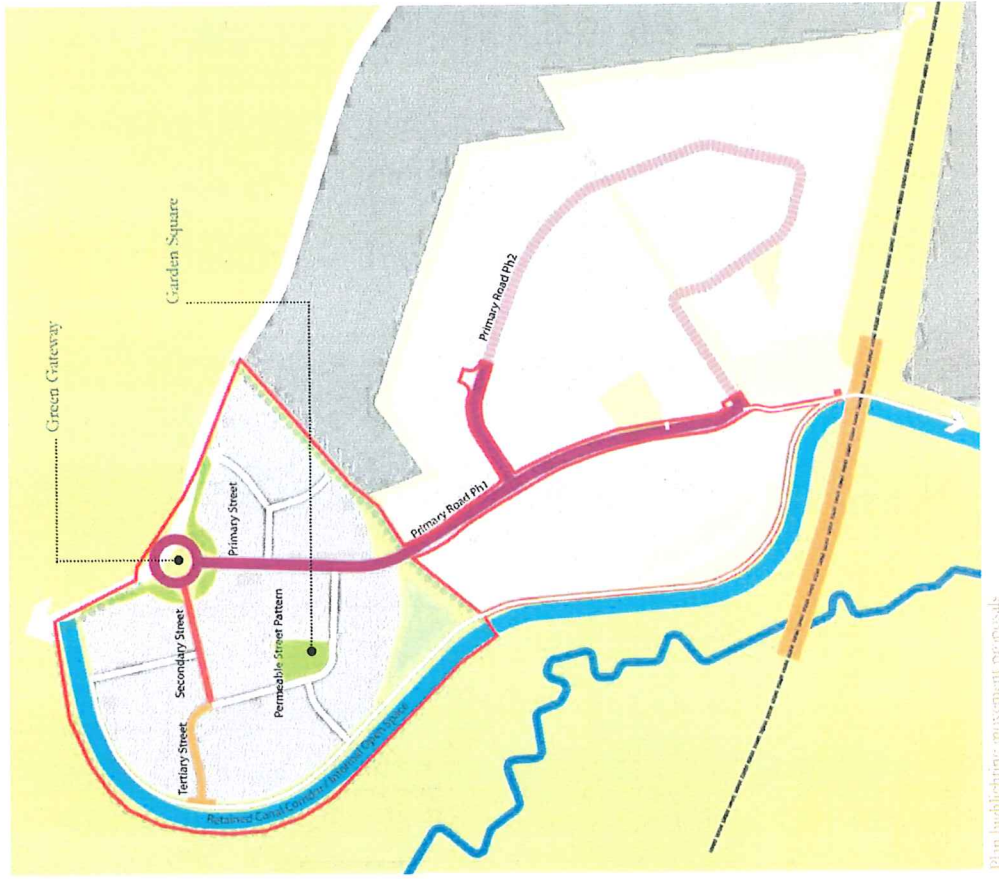
The movement network proposed for the Phase 1 Reserved Matters Application broadly follows the principles set out in the Outline Application. This includes:

- The radial street pattern has been well incorporated to link into the public footpath along the linear park, which will form a permeable and accessible pedestrian and cycling infrastructure linking various parts of the site.
- The proposals for Phase 1 will form the outset of the primary loop road, which will unlock development in the subsequent phase.


PUBLIC SPACE

The Phase 1 proposals set out a clear hierarchy of permeable streets and public spaces including:

- A Primary Street leading to a narrower, more enclosed secondary street before a shared surface edge lane along side Green Infrastructure
- Different public space typologies form a green gateway providing the setting to the Phase 1 development, a garden square accommodating a Children's Play Space and then an informal open space overlooking the Canal.



Plan highlighting movement proposals

**BARTON
WILLMORE** now  **Stantec**

4281

The scaling of this drawing cannot be assured	
Revision	Date
E	15.07.22
Table revised and footpath labels updated	
	Dm
	SM
	BW

[illegible]

Project

Land North of Ledbury Viaduct

Drawing Title:

Drawing Title

(Outline Condition No. 5)

Date	Scale	Drawn by	Check by
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APPROVED BY				
PROJECT NO.				
SHEET NO.				
TITLE				

Project No	Drawing No	Revision
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25634 BM-M-01 E

BARTON
WILLMORE

now

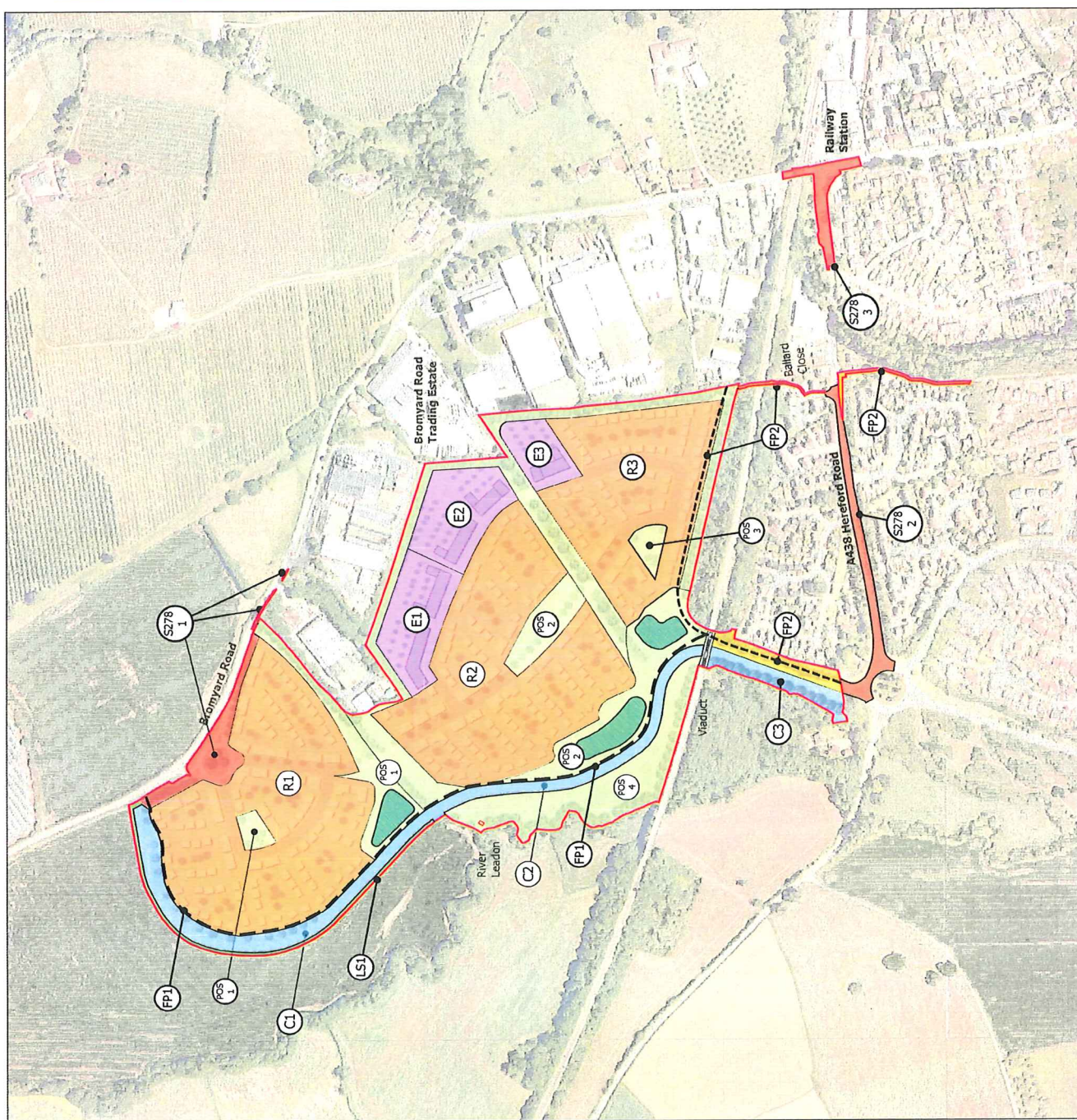
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125000125634 - Land North Of Ledbury Vastucl144 - Dws & Registers1Master Planning125634 - BM-M-Q1E - Praising Plan (Outline Condition No. 5).dwg - Layout1

Ledbury Town Council statement to the appeal Inquiry on the Refusal of the Deeley proposal for the construction of a Lidl Supermarket, Medical Centre and Nursery on land south of Leadon Way

Ledbury Town Council responded to this application with a detailed objection back in January 2021. I am attending this inquiry as the representative of LTC to re-state our objection to this development proposal.

- The application had three parts, food-store, childcare nursery and medical centre. The first two were fully detailed, the medical centre was in outline only.

Lidl Supermarket

- Herefordshire Council commissioned an independent Retail Consultant to assess the proposals. James Williams, who undertook the work, is a recognised expert in the field and so much so that he was appointed to the Government's High Street Task Force. Mr Williams did the same exercise with respect of the earlier Aldi application at Ledbury a few years ago.

This was approved as it was identified that the town had spare capacity at the time and so could accommodate a mid-sized Aldi store which also provided additional choice for shoppers, without causing a significant impact on the other supermarkets or the town centre shops.

However, even then there was a noticeable negative impact on foot fall in the town centre which was evidenced by reduced Car Parking receipts in the towns car parks. It should be noted that the previous large Sainsbury Superstore application some years before Aldi was approved was turned down precisely because it would be detrimental to footfall in the town centre and would result in a significant overcapacity in the town.

- The retail impact analysis showed a very significant negative impact of 14.3% on the town centre and a negative 21% on the

Ledbury Town Council statement to the appeal Inquiry on the Refusal of the Deeley proposal for the construction of a Lidl Supermarket, Medical Centre and Nursery on land south of Leadon Way

edge of town supermarkets (ie. Tesco and Coop). The overcapacity it would have generated would remain up to 2025

- As a comparison, for towns that do have two discount stores such as Aldi and Lidl, the statistics show that these towns have over 3 times the population of Ledbury in order to support economical trading for all supermarkets and shops, which clearly demonstrates why the conclusion Herefordshire's consultant was, that significant overcapacity would result should the application be granted.
- But these are just statistics – LTC would like to be more specific and look at the town itself.
- From our mailing list for the NDP public consultation, we know that Ledbury comprises about 6500 dwellings in the town and parish, that's around 18-19000 people - Just what does Ledbury already provide for this population ?

The Coop – New St 2 mins from the High St
Tesco -Orchard Lane – 4 minutes from the High st
Aldi – The Industrial estate
Spar Mini-Market – the High St
One Stop – the high St
Londis - Homend petrol station
Hay Wines - High St
Ceci Paolo – High St
Handleys Fruit and Veg- High St
Jenkins Fruit and Veg Homend
Gurneys Butchers Homend
Waller's Butchers Homend
LDA Meats - the industrial estate
Baker's Dozen Bakery Homend

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Greggs High St

Wellworth It - Homend

J Mart - Homend

Ledbury Hardware - Homend

Florist – Homend

And not forgetting the Charter Market (open Tuesday and Saturday) which the town council hopes to develop substantially in the future.

This list is not exhaustive, and there are many cafés, restaurants and pubs which benefit from the footfall generated by these shops. It is clear then, that in refusing yet another out of town food and household goods store, the good citizens of Ledbury would not be deprived of a varied and comprehensive supply of shopping outlets – it already exists in the town centre and should be protected.

- The NPPF recognises the importance and role of town centres such as Ledbury's, with high streets not only vital economically, but also in social and cultural terms, and as such protects them through planning policies and guidance.
New retail outlets are meant to be directed to town centre locations unless it can be demonstrated there are no sites within or adjoining it AND any out of centre store would not create a significant adverse impact on the town centre.
- Currently, Ledbury Town Council is in the process of renewing its Neighbourhood Development Plan, and it has passed the Regulation 14 stage and will reach Regulation 16 in September and go out for the final public consultation.

Consequently LTC believes that the new plan, although not yet publicly adopted, should have some weight in this inquiry.

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The new NDP re-defines the town centre to include the COOP supermarket, and it also introduces a policy, that any out-of-town proposal for new retail outlets should specifically include the Tesco supermarket in any impact assessment. If these edge of town centre supermarkets were included in the town centre impact analysis the impact would be shown to be much more significant and negative.

Medical Centre

- Herefordshire and Worcestershire Clinical Commissioning Group, as part of the NHS, were consulted on the application and they responded by saying they had no formal approaches by, or detailed discussions with the applicant on the proposed medical centre. It was therefore a purely speculative proposal with no timescales or certainty of delivery.

The new NDP identifies 4 possible sites for a new medical centre in the town itself – which is the preferred location for any new medical centre.

Budget Hotel

The new NDP also suggests that the site under consideration at this inquiry would be ideal for the development of a Budget Hotel – a facility for Ledbury which would increase the footfall in the town centre, bringing in new business - not just diverting and diluting existing business in the town centre. This would be far more useful and beneficial to the town than another discount supermarket.

Ledbury Town Council statement to the appeal Inquiry on the Refusal
of the Deeley proposal for the construction of a Lidl Supermarket,
Medical Centre and Nursery on land south of Leadon Way

Supporting Documents....

1. Previous LTC Objection made to Herefordshire Planning.

<https://myaccount.herefordshire.gov.uk/documents?id=bfceef59-621a-11eb-ae0c-0050569f00ae>

2. New NDP in final form to be submitted to Herefordshire council at

Reg 16 stage – September 2022

<https://www.ledburytowncouncil.gov.uk/uploads/Ledbury%20Neighbourhood%20Submission%20Draft%20Plan%20July%202022.pdf>

Affordable Housing

DRAFT Supplementary Planning Document

Consultation Document

June 2020



CONSULTATION

This is a draft Affordable Housing Supplementary Planning Document for consultation.

Following public consultation, a final version of this document will be prepared to take account of any consultation responses received and any other relevant changes.

Once the final version of this Affordable Housing Supplementary Planning Document has been formally adopted, the Council will use it in the determination of planning applications as a material consideration.

The Council is committed to protecting your privacy when you use its services. Information on our privacy policy can be found at the following web address:

www.herefordshire.gov.uk/directory_record/5907/forward_planning_privacy_notice

Consultation will run from Wednesday 24 June to Midnight Wednesday 5 August 2020.

To comment on the document, please complete the online survey at:
www.herefordshire.gov.uk/affordable-housing-spd

Alternatively, you can email: ldf@herefordshire.gov.uk

Or send your completed survey by post to:

Affordable Housing SPD Consultation
Forward Planning
Herefordshire Council
Council Offices
Plough Lane
Hereford
HR4 0LE

If you require any further information or need the survey in an alternative format, please contact us by above email address or tel: 01432 383357

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1.0 INTRODUCTION

Purpose of the Supplementary Planning Document (SPD)

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to assist the Council in meeting its objective of delivering affordable housing. The SPD is designed to provide supplementary guidance on the Herefordshire Local Plan Core Strategy affordable housing policies in the adopted plan. While it does not in itself make it a policy it will be a material consideration in the determination of planning applications.
- 1.2 It is important that everyone living in Herefordshire has the opportunity of a decent and affordable home. One of the priorities in Herefordshire's Corporate Plan –The County Plan 2020/24¹ is to 'Build communities to ensure everyone lives well and safely together', this reflects the Council's commitment to guarantee we get the right mix of housing for our communities.
- 1.3 The Council supports the Government's aim to secure mixed and balanced communities. Where there is an assessed need for affordable housing, the Government enables local authorities to deliver affordable homes by requiring developers to provide them within new housing schemes.

Scope and status of this supplementary planning document (SPD)

- 1.4 The current Planning Obligations Supplementary Planning Document (SPD) was adopted in 2008. There is now a need to revise the aspect of Affordable Housing through an SPD in the light of the 2019 National Planning Policy Framework (NPPF) and local evidence. If the draft SPD is adopted it would supersede the Affordable Housing section of the existing Planning Obligations SPD.
- 1.5 This draft SPD provides detailed guidance on how policies SS2, H1, H2 and H3 in the Core Strategy should be interpreted and implemented in order to support proposed development and help deliver sustainable communities.
- 1.6 The draft SPD will be subject to consultation, review of feedback and then formal adoption by the council. Once adopted it will be a material consideration in the determination of planning applications. It should be taken into account in the preparation of planning proposals for residential and mixed use development from the pre-application stage on, and while negotiating and undertaking development feasibility.

National Planning Policy Context

- 1.7 Government guidance on affordable housing is provided in the National Planning Policy Framework 2019 (NPPF). The NPPF sets out the Government's Planning policies for England and how these should be applied

¹ Approved by Full Council 14th Feb 2020

and in particular, section 5, delivering a sufficient supply of homes, (paragraphs 59-79).

- 1.8 Annex 2 of the NPPF defines affordable housing as 'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'. The definition goes on to state that there are 4 major categories of affordable housing as set out below:
- Affordable housing for rent
 - Starter homes
 - Discounted market sales housing
 - Other affordable routes to home ownership
- 1.9 The Planning Practice Guidance (PPG) section relevant to affordable housing policy comes under the section - *Housing needs of different groups*². This section was most recently updated 22 July 2019. The section entitled 'Affordable housing' cross references to Annex 2 of the NPPF which sets out what affordable housing is. The section also goes on to explain how affordable housing needs are calculated. The approach to identifying the overall supply and need is also set out here.
- 1.10 In addition, the PPG has a section on 'Planning obligations' setting out how and when affordable housing is negotiated via this route. This is subject to regular updates and is therefore subject to change.

Local policy context

- 1.11 The Herefordshire Local Plan Core Strategy 2011-2031 was adopted in 2015. The document sets out the vision and objectives that will underpin all the Council's planning policies. The Core Strategy identifies the Council's objective of meeting the needs of all sections of the community (especially those in affordable housing). The provision of an appropriate proportion of affordable housing of the right type and tenure in suitable locations is essential to achieving this.
- 1.12 The Core Strategy is now due to be updated and this work commenced in winter 2019. However until the plan has been completed current Core Strategy Policies H1, H2 and H3 set out the circumstances in addressing affordable housing (see appendix 1). It should be noted that whilst the policies remain valid in their approach, the actual numbers of dwellings to be provided will shortly be replaced by those set out by the Government's new approach known as the '*standard method*'. This will be further supported by an up to date assessment of "need" as required by NPPF and related guidance and this is referred to below under 'The Evidence'.

² www.gov.uk/guidance/housing-needs-of-different-groups

- 1.13 Policy H1 Affordable Housing – threshold and targets of the *Core Strategy 2011-2031*, establishes affordable housing targets, Policy H2 refers to rural exception sites in relation to affordable housing in rural areas and Policy H3 ensures there is an appropriate range and mix of housing (see appendix 1). The Core Strategy should be reviewed as a minimum every 5 years and therefore policy may be subject to change due to new evidence.
- 1.14 Policy H4 – ‘Travellers Sites; the accommodation needs of Travellers’ has been addressed through a Travellers Site Document (DPD) which was adopted by full Council October 2019. This allocates 13 residential traveller pitches and 5 temporary stopping places to meet the five year supply of pitches. The DPD identified a requirement for a further 33 pitches based on cultural need for travellers that do not meet the definition of Travellers provided in the Government’s Planning Policy for Traveller’s Sites 2015. This will be provided for in the Core Strategy Review in addition to a longer term requirement for pitches beyond 2022/23.
- 1.15 There are a significant number of Neighbourhood Development Plans (NDPs) in Herefordshire. These form part of the development plan and many contain local level policies regarding affordable housing. Therefore, it is important that these are considered alongside the policies of the *Core Strategy*. The policies within NDPs can differ from parish to parish. NDPs have the ability to allocate sites specifically for affordable housing.
- 1.16 Supplementary Planning Documents (SPD) provide more detailed planning guidance about policies in the Local Plan and are a material consideration in the determination of planning applications. SPD contents will need to be taken into consideration from the earliest stages of the development process, including in the purchase of sites and the negotiation and preparation of residential schemes. This SPD will update and replace Part 3, Section 3.2 of Planning Obligations, Supplementary Planning Document, April 2008.
- 1.17 An SPD cannot make changes to policy and should be used where they can help applicants make successful applications or aid infrastructure delivery. They should not be used to add, unnecessarily, to the financial burdens on development.
- 1.18 This SPD will guide development in affordable housing and how planning obligations are managed in planning applications. It is not an opportunity to make changes to policies within the existing core strategy e.g. any changes on climate change and design will need to be addressed in the updated strategy.

AFFORDABLE HOUSING NEED IN HEREFORD

The Evidence

- 2.1 Within the county, the need for affordable housing has been investigated through the *Strategic Housing Market Assessment 2008* (SHMA) which introduced the broad housing needs of the county. A *Local Housing Market Assessment* (LHMA) was completed in 2011 and updated in 2013, which draws on and develops the SHMA to provide a local assessment of housing requirements for the seven local housing markets across Herefordshire, (see appendix 2). There are currently plans to replace the LHMA during 2020/21 financial year with a new Housing Market Area Needs Assessment (HMANA).
- 2.2 In addition to the LHMA, parish level housing needs surveys will need to be undertaken to support the development of affordable housing within policy H2. The need for affordable homes across the county is significantly high, but the viability of delivering affordable homes over the plan period has been recognised in order to provide an achievable target in the Core Strategy.
- 2.3 In Herefordshire, to support this SPD, the council produces a working document that is updated on an annual basis entitled 'Provision of Affordable Housing Technical Data' (see appendix 3). The technical data is outside of the SPD process. The technical data provides additional guidance and sets out the following:
 - local house price affordability;
 - assessing affordable house prices;
 - affordable housing tenures;
 - evidence of need;
 - local authority's preferred housing partners.

Housing Register

- 2.4 The Housing Register (Home Point Herefordshire) for the county provides more detail about the level of affordable housing need experienced by households in the county that require rented accommodation. The register shows that there is a high requirement for small affordable dwellings; however it also shows that there is a need to provide larger dwellings of four and five beds.
- 2.5 Social rented and affordable rented housing in Herefordshire is advertised and allocated through Home Point.
- 2.6 To buy a Shared Ownership property the help to buy agent for the Midlands should be contacted.
- 2.7 Low cost market, discounted market and shared equity is delivered via developer in consultation with the council.

Affordability

- 2.8 The Council will need to be satisfied that rental levels, service charges and low cost home ownership costs will be affordable both initially and in the long term to occupants.
- 2.9 For social rented housing, rents should be in line with the Homes England (HE) calculation for 'target rents', as set out in the HE's latest Capital Funding Guide. Increases should be limited annually according to HE's requirements on annual rent and service charge increases.
- 2.10 Affordable rented housing is not subject to the national rent regime, but requires a rent no greater than 80% of the local market rent. This figure will be inclusive of service charges and based on the Royal Institute of Chartered Surveyors' approved valuation methods.
- 2.11 Outgoings on shared ownership homes should in no case exceed the average market rent for comparable properties. The mortgage element of the outgoings should be assessed on the basis that there is a 25 year repayment mortgage at standard variable rates (i.e. ignoring any introductory discounts). The initial share of the equity in shared ownership must not be less than 25% and not exceed 75% of the Open Market Value of the affordable dwelling, with the opportunity (but no obligation) for the purchaser to acquire additional equity shares. Any rents payable on shared ownership homes should not exceed 3.00% of the capital value of the unsold equity. However, RP's are encouraged to set rents that average no more than 2.75%. This is to ensure that as much income as possible is available to occupants to pay off mortgage costs.
- 2.12 For discounted market, low cost market and shared equity schemes, the mortgage amount should be between 2.5 times and 4.5 times an applicant's gross annual household income from employment. Between 25% and 45% of a household's net household income should be used to support the purchase of the dwelling but should not exceed 45% household debt to net income ratio to ensure sustainability and ensure sufficient income remain for all other living costs.
- 2.13 For intermediate rented housing, rents should not exceed Local Housing Allowance Rates. In every case, rents must fall within any relevant ceiling set within the Housing Benefit system (e.g. Local Reference Rents or Local Housing Allowance).
- 2.14 Schemes should be designed to ensure that service charges applicable to any affordable housing are kept as low as reasonably possible. In any event, service charges should not exceed the maximum amount an eligible household would be entitled to claim under the housing benefit regulations in force at the time.

3.0 AFFORDABLE HOUSING PLANNING POLICY

- 3.1 The following section explains in more detail how the Affordable Housing Policies in the Core Strategy will be applied (see appendix 1).

Applying the policy

- 3.2 The requirement to provide affordable housing will apply to all proposals for residential development, including:
- new build, conversions and mixed use schemes; (where the threshold of 10 dwellings will be exceeded unless the proposal is for more than 10 units but below 1000sqm)
 - phased developments (whether the result of one or more than one planning application) where the threshold of 10 dwellings or a floor space of more than 100sqm will be exceeded by cumulative totals;
 - developments by Registered Providers (RPs);
 - schemes providing housing for people receiving care or support, (age restricted C3 uses only), including supported housing developments;
- 3.3 Proposals for, and limited to, purpose built student accommodation, residential units arising through the conversion of existing buildings within the central shopping and commercial areas of Hereford and market towns, such as units over retail premises, institutional care homes, and nursing homes (C2) will not be subject to affordable housing requirements. The central shopping and commercial areas are defined within the neighbourhood development plans for each of the market towns. Some of market town NDPs will have specific policies for housing within the town centre.
- 3.4 When a vacant building is brought back into lawful use, or is demolished to be replaced by a new building, the developer is entitled to a 'credit' equivalent to the existing gross floor space of the relevant vacant building/s (see appendix 4). This is offset against the affordable housing contribution for the development. The Vacant Building Credit (VBC) does not apply where the building has been abandoned. Applicants will need to provide the gross external area (GEA) of any vacant building they wish to claim VBC on, and the GEA of the proposed buildings. Appendix 4 shows an example of the methodology for calculating how affordable housing would be applied to a proposed development.
- 3.5 Policy H1 will also apply where the council reasonably considers that development of a site has been phased, or a site sub-divided or parcelled in order to avoid the application of the affordable housing policy, whether in terms of numbers of units or site size. In these circumstances the whole site will be assessed; or

Where the Council reasonably considers that the development scheme has been specifically designed to fall under the threshold or a sites potential is not being fully realised in accordance with policy SD1- Sustainable design and energy efficiency ; or

If having had a scheme approved, a subsequent proposal for additional housing units brings the cumulative total over the threshold.

- 3.6 All properties will be allocated to people in accordance with Herefordshire's Allocation Scheme.

Amount of affordable housing

- 3.7 Policy H1 sets out the Council's intention to negotiate affordable housing on all new open market housing. Proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1,000sqm will be expected to contribute towards meeting affordable housing need.
- 3.8 The amount and mix of affordable housing will vary depending on evidence of housing need. The following indicative targets have been established based on evidence and viability in the county's housing market and housing value areas (see appendix 2) and set out in policy H1:
1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands and Kington and West Herefordshire housing value areas;
 2. a target of 40% affordable housing provision on sites in Ledbury, Ross and Rural hinterlands; and Northern housing values areas which includes Bromyard);
 3. a target of 25% affordable housing provision on sites in the Leominster housing value area.
- 3.9 When calculating the percentage of affordable housing if the figure is not a complete number we will use a rounding up and down as follows;
- if the figure is above 0.5 we will round up to the nearest whole number;
 - if the figure is below 0.5 we will round down to the nearest whole number
- 3.10 Policy H2 sets out the requirement for Rural Exception sites and Policy H3 ensures an appropriate mix and range of housing.
- 3.11 The properties must be made available to local people in housing need in Herefordshire. In order to have a local connection a person must;
- live in Herefordshire;
 - work in Herefordshire;
 - have a family association in Herefordshire; or
 - special circumstances (as agreed with the council).
- 3.12 Any shared ownership units that are delivered with grant from Homes England (HE), or successor organisation will be exempt from the local connection requirement.

Distribution and Design

- 3.13** Affordable housing should conform to the design standards normally required by Building Regulations. The Government published the National Design Guide in October 2019³ and it sets out a more practical approach including ways to fully integrate affordable housing into mixed housing schemes. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools⁴.
- 3.14** Unlike homes bought on the open market by private purchasers, affordable housing units are usually fully occupied by bed space and space standards therefore need to be adequate for the maximum number of occupants. Developers are encouraged to engage at an early stage of the development process with the council over any concerns they may have regarding unit sizes.
- 3.15** Innovative design of market and affordable homes and their environment will be encouraged. Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals wherever possible, should incorporate the requirements as outlined in Policy SD1 – 'Sustainable design and energy efficiency'. In addition to this, Policy H3 – Ensuring and appropriate range and mix of housing required residential development to create a balanced and inclusive community, it should not be possible to ascertain any difference between the different tenures in any one scheme.

Tenure and Dwelling Type, Size and Mix

- 3.16** The Council will require an appropriate range and mix of affordable housing which can contribute to the creation of a balanced and sustainable communities. The size and type of the affordable housing should meet the needs of all households including the younger single and elderly population. All sites will consist of a range of house types which may include terraced, semi-detached, detached flats, houses and bungalows.
- 3.17** The tenure mix on each site will take into account the tenure requirements of the surrounding area and will be based on the prevailing need for affordable housing units. This need will be evidenced in the LHMA or the most up to date evidence available at the time of application⁵. The mix will be agreed with the Council on a site by site basis. On schemes providing 100% affordable housing there needs to be an appropriate range of affordable tenures and house types to meet the needs all of households e.g. specialist, older person,

³ National Design Guide <https://www.gov.uk/government/publications/national-design-guide>

⁴ Design process and tools <https://www.gov.uk/guidance/design>

⁵ At the time of drafting the Council is about to undertake a review of the Local Housing Requirements for Herefordshire and this is expected to be available in autumn 2020.

right sizers and younger single people. This is to ensure the creation of a balanced and inclusive community.

- 3.18** With outline permission, it is appreciated that the full details on units etc. may not be known. The Council will, in these cases, seek to secure the percentage of affordable housing via a S106 agreement with detailed reserved matters negotiations to be secured via a planning condition attached to the outline permission.
- 3.19** The revised National Planning Policy Framework expects at least 10% of the affordable homes to be available for home ownership. However, it is recognised that the tenure split on each site may vary, having regard to the specific circumstances of the site. All affordable tenures must meet the definitions set out in Annex 2 of the revised National Planning Policy Framework.

Viability

- 3.20** Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.
- 3.21** The National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.
- 3.22** Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance⁶ and be proportionate, simple, transparent and publicly available. The viability assessment process is open and transparent and subject to scrutiny.
- 3.23** Applicants for planning permission are expected to consider the overall cost of the development, including affordable housing and all other requirements of the development plan, prior to negotiating the purchase of land or an option. The Council wishes to avoid situations where developers purchase land without taking the requirement to provide affordable housing into account. Developers should not expect that the requirement will be waived where this has not been accounted for in the land purchase price.

⁶ <https://www.gov.uk/guidance/viability>

- 3.24 The Council reserves the right to have all viability assessments checked by an independent RICS-qualified surveyor/valuer to ensure the robustness and validity of the assumptions and methods used. In these circumstances, the Council will appoint the surveyor/valuer, but the viability assessment costs incurred by the Council will need to be paid by the applicant. The applicant will also be required to provide a written undertaking to cover the costs before the surveyor/valuer is appointed. Viability reports resulting from this process will be shared and discussed with the applicant.
- 3.25 Applicants should note that an independent assessment could take a number of weeks (6-12 weeks) depending on the complexity and/or the information supplied. It is in the applicants' interest to provide full and complete information for the assessment process.

Supported and Wheelchair Accessible Housing

- 3.26 PPG 'Housing and Economic Needs Assessment' and 'Housing for Older and Disabled People', encourages the identification and planning for the housing needs of particular groups of people. A key influence on the housing stock required is the forecast for a substantial increase in older people. Similar to the rest of the UK, Herefordshire is experiencing an increasing ageing population in not just people aged over 65 but an increasing number of people aged 85 and over. When planning for new homes, the council must be able to estimate the likely need arising from an ageing population as this will have consequences for its housing stock.
- 3.27 The supporting text to Policy H3 states that the affordable housing mix should include specialist housing, where there is an evidenced need. Where an evidenced need exists, the Council may therefore seek an element of affordable specialist / supported housing in its negotiations.
- 3.28 The Council's Accessible Housing Register demonstrates that there is also a clear need for affordable housing that is wheelchair accessible. To help meet this need, on qualifying sites, a percentage of the affordable housing threshold should be wheelchair accessible. This percentage will be negotiated on a site by site basis and may reduce the percentage of affordable housing required
- 3.29 The wheelchair accessible housing will be those sizes and types of dwellings that most effectively meet the greatest need (at the time of full application or reserved matters) of those on the Council's Accessible Housing Register at that time. Wheelchair accessible housing is to be built in accordance with the Building Regulations M3 (2) Accessible and adaptable dwellings or M3 (4) Wheelchair user dwellings or any amended version in force at the time of reserved matters or full application submission (see appendix 5).

Section 106 Agreement

- 3.30** Planning obligations are used to make a development acceptable in planning terms. Legal agreements are the tool to secure planning obligations and are negotiated between local planning authorities and those with an interest in a piece of land (e.g. developers). Planning obligations can be secured either through a bilateral Section 106 Agreement or through a 'Unilateral Undertaking' from a developer. Unilateral Undertakings are only signed by the land owner(s) and any other parties with an interest in the land, and not by the Council. These unilateral obligations are most frequently used in planning appeal situations, but can also be used in other circumstances.
- 3.31** The statutory basis for allowing anyone interested in land in the area of a local planning authority to enter into planning obligations is Section 106 of The Town and Country Planning Act (TCPA) 1990 (as amended).
- 3.32** On qualifying sites, the application will need to detail the quantum and type of affordable housing to be delivered. This will be secured through a Section 106 Agreement. The Section 106 agreement will control;
- percentage/number of affordable units;
 - tenure;
 - local connection;
 - allocation and
 - delivery process

The planning decision notice will not be signed and issued until the S106 has been engrossed and sealed by the council.

Self and Custom Build

- 3.33** "Self and custom build housing is an important element of the Government's housing strategy because it can contribute towards housing delivery and economic growth. The Government therefore wants to see an increase in the amount of land providing plots for self and custom building. The Core Strategy was close to adoption when the Self and Custom Build Housing Act was passed. Therefore it does not include any policies on this matter although there are textual references to it. However the council recognises that self and custom build housing can be an effective way of delivering affordable and lower cost housing as well providing the opportunity for residents to design their home to suit their own requirements.
- 3.34** Self-build and custom-build housing: is defined in the NPPF as "Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act."

- 3.35** The council encourages the inclusion of a suitable number of self or custom build plots that will contribute to affordable housing supply within housing developments or as stand-alone applications in line with policies in the Core Strategy. These may be delivered in partnership with the council, registered housing providers or a community land trust. In all cases the Council will need to be satisfied that there is demand for this and that any proposals for affordable self and custom build housing meets this definition before it grants outline or full permission. The scheme proposal should meet the requirements of this SPD. Any planning permission will then be subject to conditions and/or obligations to ensure it meets this definition and that the plots are made available to those that are eligible for affordable housing. All affordable self and custom self-build plots will be secured as affordable housing in perpetuity in the same way as other types of affordable housing.
- 3.36** Where affordable self/custom build housing is proposed, the affordable housing model should be submitted to and approved by the LPA prior to the submission of a planning application and it should be detailed in the Affordable Housing Statement accompanying the planning application.
- 3.37** The Council maintains a register of those seeking to self or custom build. A profile of those registered can be viewed as part of the Authority Monitoring Reports⁷

⁷https://www.herefordshire.gov.uk/info/200185/local_pla/142/authority_monitoring_reports

APPENDIX 1

Policy H1 – Affordable housing – thresholds and targets

All new open market proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000m² will be expected to contribute towards meeting affordable housing needs.

The amount and mix of affordable housing including those on strategic housing sites will vary depending on the evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value areas:

1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas;
2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard)
3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.

Policy H2 – Rural exception sites

Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. the proposal could assist in meeting a proven local need for affordable housing; and
2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and
3. the site respects the characteristics of its surroundings, demonstrated good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2

In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.

Policy H3 – Ensuring an appropriate range and mix of housing

Residential developments should provide a range and mix of housing units which can contribute to the creation of balance and inclusive communities. In particular, on larger sites of more than 50 dwellings developers will be expected to:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of meeting the specific needs of the elderly population by:
 - a. providing specialist accommodation for older people in suitable locations
 - b. ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
 - c. ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

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APPENDIX 2

The Housing Market Areas of Herefordshire



Housing Market Areas

Herefordshire
Council
2010-2015
Map of Housing Market Areas of Herefordshire
Copyright © 2010 Herefordshire Council



Housing Value Areas



Herefordshire
Council
2010-2015
Map of Housing Value Areas of Herefordshire
Copyright © 2010 Herefordshire Council



APPENDIX 3

Provision of Affordable Housing Technical Data

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2. Assessing affordable house prices	19
3. Affordable Housing	21
4. Evidence of Need	24
5. Local Authority's preferred Housing Partners with a Development Programme in Herefordshire	9

Provision of Affordable Housing

Technical Data to support the Supplementary Planning Document (SPD) for Planning Obligations (April 2008).

1. LOCAL HOUSE PRICE AFFORDABILITY

- 1.1 To assess affordability, both house prices and incomes have been taken into account to ensure that local households have the ability to access the properties being delivered. The figures provided will be updated on an annual basis to ensure that the data remains up to date.
- 1.2 A recognised measure of house price affordability is the ratio of median quartile house price to median quartile earnings⁸. For 2018, the ratio for Herefordshire was 9.5, which was the worst affordability ratio out of the 14 West Midlands Authorities (unitaries, counties and metropolitan boroughs). Stoke-on-Trent had the most affordable homes in the region, with a ratio of 4.5. Provision of subsidised housing is therefore a priority for Herefordshire that needs to be addressed through partnership working between Herefordshire Council and Registered Providers.
- 1.3 The average (median) price in Herefordshire, across all property types, in the year ending September 2018, was £ 217,800⁸; whereas a house at the bottom end of the market (lower quartile house price) was £ 160,000⁸

2. ASSESSING AFFORDABLE HOUSE PRICES

- 2.1 To ensure that local people are able to access the housing market, it was considered appropriate to make assumptions on incomes and the likely occupancy of the various sizes of property.
- 2.2 Figures on earnings in Herefordshire are given by the Annual Survey of Hours

⁸ [Office for national Statistics. October 2018. House price to workplace-based earnings ratio.](#)

and Earnings (ASHE), sampled annually in April⁸. The average (median) gross annual earnings for a full time worker on adult rates in Herefordshire in 2018 were given as **£24,043**; while earners towards the lower end of the scale (represented by lower quartile earnings) were **£18,200** per year.

2.3 Table 1 shows the house prices a household can afford, based on lower quartile and median earnings for the following scenarios –

- ❑ Single-earner household purchasing a one-bed home with a 10 per cent deposit
- ❑ Dual-earner household purchasing a two-bed home with a 10 per cent deposit.
- ❑ Dual-earner household purchasing a three-bed home with a 20 per cent deposit

It is assumed that for households with two earners, the second earner works part time, earning half the full time amount⁹.

For the purpose of assessing affordable house prices for Herefordshire, a household on the lower end of the earnings scale is considered to be able to afford to purchase a home that costs 3.6¹⁰ times the total gross household earnings. However, mortgage lenders may offer a loan-to-income ratio of 4.5¹¹ for a small number of residential mortgages, serving as an upper limit to what a household can afford.

Table 1. Most likely affordable house prices for single and dual

⁹ According to the 2001 census, families with dependent children where there are two earners, in nearly three quarters of cases the second earner works part time. Although not directly comparable, figures from the more recent 2011 census show that the relationship between economic activity and household composition had not changed in Herefordshire over the last 10 years. Data from the 2001 & 2011 Censuses is ONS Crown Copyright Reserved

¹⁰ Based on average observed loan to income ratios (LTIs) during the year ending August 2018, as reported by [UK Finance](#)

¹¹ The Bank of England recommended that mortgages which make up more than 4.5 times a household's income should comprise of no more than 15 per cent of new lending offered by banks and building societies - [Prudential Regulation Authority, Bank of England. Oct 2014. Implementing the Financial Policy Committee's recommendation on loan to income ratios in mortgage lending](#)

earner first-time buyers, based on Herefordshire's lower quartile earnings.

single earner; with a 90 % mortgage	£72,800
dual earner; with a 90 % mortgage	£109,200
dual earner; with an 80 % mortgage	£112,900

Based on average observed LTIs during the year ending August 2018, as reported by [UK Finance](#)

3. AFFORDABLE HOUSING

- 3.1 Housing that is provided for sale or rent to those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

Affordable housing for social rent and affordable rent: eligibility is determined with regards to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or the subsidy to be recycled for alternative affordable housing provision.

- **Social rent:** is owned by Local authorities (LA's) and Private Registered Providers (RP'S) (as defined in section 80 of the Housing and Regeneration Act) are providing dwellings available for social rent, these rents are in line with guideline target rents which are determined through the Government's rent policy.
- **Affordable rented housing:** is let by LA's or RP's 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).
- **Affordable private rent housing** is housing that is made available for rent at a level which is at least 20% below local

4-308

market rent. Eligibility is determined with regards to local incomes and local house prices. Provision should be made to ensure that the affordable private rent housing remains available for rent at a discount for future eligible households or for alternative affordable housing provision to be made is the discount is withdrawn. Affordable private rented housing is particularly suited to the provision of affordable housing as part of the Build to Rent Schemes.

Intermediate Housing: is housing that is provided for sale and rent at a cost above social rent, but below market levels. Eligibility is determined with regards to local incomes and local house prices. It should also include provisions to remain at an affordable price for future eligible households or for any receipts to be recycled for alternative affordable housing provision. These include Shared Ownership, Shared Equity, Low Cost Market Discounted Market, Rent to buy and Intermediate Rent.

- **Shared Ownership:** Ownership is under the terms of a lease by which a lessee may acquire a share or shares of the equity from the RP who retains the remainder and may charge a rent.
- **Intermediate Rent:** Is housing that is provided by an RP or private landlord, the housing provided will have the same characteristics as social rented housing except that it is outside the national rent regime, but it is subject to other rent controls that require it to be offered to eligible households at a rent of up to 100% of the Local Housing Allowance (housing benefit for people who rent a home from a private landlord) for Herefordshire.
- **Discounted Market Sales Housing** is housing that is at least 20% below local market value. Eligibility is determined with regards to local incomes and local house prices. It should include

provisions to remain at a discount for future eligible households.

- **Low Cost Market Housing:** is housing that is sold at a discount of at least 20% below local market level. In Herefordshire any discount should be sufficient to meet local housing needs. The discount set is applied using the assumptions in 1 – 2 above. Eligibility is determined with regard to local incomes and local house prices. It should include provisions to remain at a discount for future eligible households.
- **Shared Equity:** is housing that 100% of the title is to be transferred to a Qualifying Purchaser at no more than 80% of Open Market Value subject to a legal charge in favour of the Council for 20% of the units' equity value.
- **Rent to Buy:** is housing provided by RP's that is let at an intermediate rent for a maximum of 5 years to a household that is looking to buy but are unable to save for a deposit.

Starter Homes: is housing as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income those restrictions should be used.

4. EVIDENCE OF NEED

4.1 Herefordshire Housing Needs Studies:

- In line with the requirements of the NPPF, local authorities should have a clear understanding of housing need in their area.
- A [Local Housing Market Assessment](#) was published in November 2013. This provides analysis of the 7 identified housing market areas across Herefordshire. The report proposes an overall target of 35% affordable housing to be provided in new developments across Herefordshire; for individual Housing Market Areas, the targets range from 25% to 40%. This document is due to be update in 2020-2021.
- A [Herefordshire Gypsy and Traveller and Travelling Showperson Accommodation Assessment](#) was published in July 2017 and a needs modelling revision to table 5.1 in July 2018. Based on survey data, a shortfall of 52 pitches (excluding turnover) was identified over the five year period 2018/19 to 2022/23.
- The [Herefordshire Older People's Housing Strategy and Pathway](#), published in March 2015, provides information about the housing and support needs of Older People that can be used for housing, regeneration and planning purposes, and can contribute to supporting investment decisions.

5. LOCAL AUTHORITY'S PREFERRED HOUSING PARTNERS WITH A DEVELOPMENT PROGRAMME IN HEREFORDSHIRE

Organisation	Name	Contact Details
Bromford	James Mcloughlin Business Development Lead	 01454 821165
		 07800528567
		 James.Mcloughlin@bromford.co.uk
Citizen	Jon Wood Head of New Business	 0121 329 0383
		 07508 330569
		 Jon.Wood@wmhousing.co.uk
Platform	Mike Baggatt Head of New Business	 01684 579443
		 07813 002405
		 mbaggatt@fortisliving.com
Connexus Group	Amanda Knowles Development Manager	 0300 7774321 x3445
		 07817 864862
		 Amanda.Knowles@connexus-group.co.uk
Stonewater	Clare Bray Development Manager (West)	
		 07775 543572
		 Clare.bray@stonewater.org
Sanctuary Housing Group	Sophie Bell Assistant Development Manager	 01905 334547
		 07436 269041
		 sophie.bell@sanctuary-housing.co.uk

APPENDIX 4

Methodology for calculating vacant building credit

Step 1: Establish existing vacant development: existing buildings on site to be demolished: total 865m² GEA

Step 2: Establish the gross external floor area of the proposed development: scheme of 26 dwellings: 1607.1 m² GEA.

Step 3: Establish the affordable housing policy requirement: There is a requirement for 40% of units to be affordable housing on site, which equates to 10 affordable dwellings before any adjustment for vacant building credit.

Step 4: Calculate the GEA of the vacant buildings to be demolished as a percentage of the GEA of the replacement buildings:

$$865m^2/1607.1m^2 \times 100\% = 54\%$$

Step 5: The percentage in step 4 to be deducted from the on-site affordable housing provision calculated in steps 1-3:

$$54\% \times 10 \text{ affordable dwellings} = 5 \text{ affordable dwellings}$$

Step 6: Deduct the resultant number of affordable units from the policy requirement:

$$10 - 5 = 5 \text{ affordable dwellings}$$

NB: rounded to the nearest whole dwelling

Total contribution required - five affordable dwellings

4313

APPENDIX 5

Building Regulation Standards 2010

Optional requirement M4(2): Category 2 – Accessible and adaptable dwellings

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Part M access to and use of buildings	
Category 2 – accessible and adaptable dwellings	
M4(2) optional requirements	Optional requirement M4(2)-
<p>(1) Reasonable provision must be made for people to-</p> <ul style="list-style-type: none"> (a) gain access to; and (b) use, the dwelling and its facilities. <p>(2) The provision made must be sufficient to-</p> <ul style="list-style-type: none"> (a) meet the needs of occupants with differing need, including some older or disabled people; and (b) to allow adaptation of the dwelling to meet the changing needs of occupants over time 	<ul style="list-style-type: none"> (a) may apply only in relation to a dwelling that is erected; (b) will apply in substitution for requirement M4(1) (c) does not apply where optional requirement M4(3) applies; (d) does not apply to any part of a building that is used solely to enable the building or any service of fitting in the building to be inspected, repaired or maintained

Optional requirement M4(3): Category 3 – Wheelchair user dwellings

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Category 3 – wheelchair user dwellings	
M4(3) optional requirements	Optional requirement M4(2)-
<p>(1) Reasonable provision must be made for people to</p> <ul style="list-style-type: none"> (a) gain access to; and (c) use, the dwelling and its facilities. <p>(2) The provision made must be sufficient to-</p> <ul style="list-style-type: none"> (a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or (b) meet the needs of occupants who use wheelchairs. 	<ul style="list-style-type: none"> (a) may apply only in relation to a dwelling that is erected; (b) will apply in substitution for requirement M4(1) (c) does not apply where optional requirement M4(3) applies; (d) does not apply to any part of a building that is used solely to enable the building or any service of fitting in the building to be inspected, repaired or maintained



WHP Telecoms Ltd, 1a Station Court, Station Road, Guiseley, Leeds LS20 8EY

Our Ref: HFD24417

18th August 2022

Dear Herefordshire Council, Ledbury North Ward Councillors and Ledbury Town Council Members,

Subject: Proposed 5G Telecommunications Installation for H3G UK

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to a planning submission. The application will be in the name of CK Hutchison Networks (UK) Ltd who will be responsible for construction of the site, the Operator will be H3G better known as Three.

As you will see we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operators' sites and the council's own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site. This has led to us identifying the following potential site:

Site Name/Address:	Orchard Lane Streetworks Orchard Lane Ledbury Herefordshire HR8 1BY
NGR:	E: 370784 N: 237973
Type of Installation:	Proposed 15.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawings.

The site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System.

4315



WHP Telecoms Ltd, 1a Station Court, Station Road, Guiseley, Leeds LS20 8EY

All H3G UK Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

If you have any feedback on these proposals, we look forward to receiving your comments and if you are aware of any other local organisations that are not statutory consultees that you consider should be informed, please let us know and we will endeavour to consult with them.

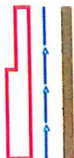
Yours faithfully,

Sam Holt
s.holt@whptelecoms.com

4316

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
- DIRECTIONS TO SITE:
Head west on N50. At junction 2, take the A417 exit to Ledbury Hereford/A438. Sharp right onto Ledbury Rd/A417. At the roundabout, take the 2nd exit onto A449. Continue straight onto High St/A438. Turn left onto Orchard Ln. Follow Orchard Ln and site location is on the left hand side.



Site Provider's
Property Boundary:
Access Route To Site:
Access Route:

Signature	NAME	3UK DNSW	Planning	A
M001	MBNL			
05/08/2022				
DATE	GN			
DATE	GN			
DATE	GN			

CK Hutchison
Networks (UK)
Limited

Highgate Road, Reading,
Berkshire, England.

RG1 8D
Design Consultant & Principal Contractor:



WHP Telecoms

Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:

ORCHARD LANE STREETWORKS

Site ID:

HFD24417

Address:

ORCHARD LANE, LEDBURY,
HEREFORDSHIRE,
ENGLAND,
HR8 1BY

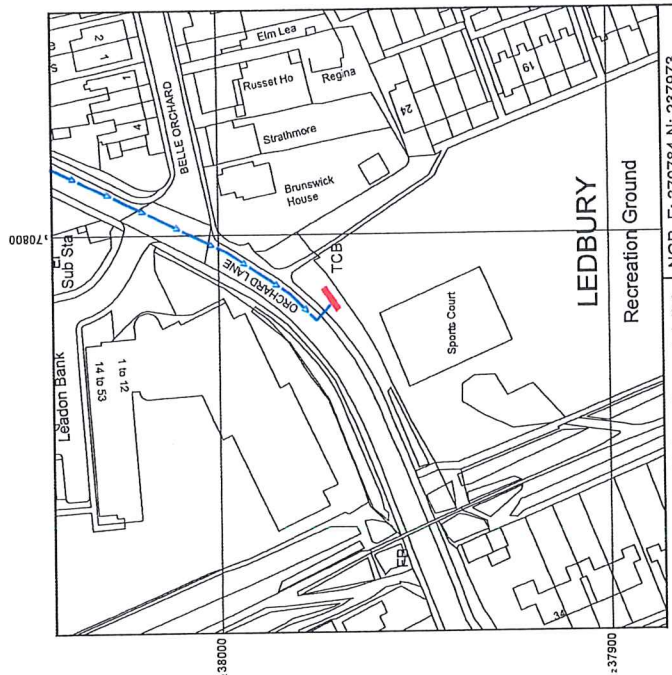
Time: 002 SITE LOCATION PLAN

Project:	3UK DNSW
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Purpose of Issue:	PLANNING
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EE Cell ID:	MBVL Cell ID	Cell ID:
87634	HFD136	HR0184

Master Drawing No:	HFD24417_M001	ISSUE:	A
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NGR	E: 370784	N: 237973
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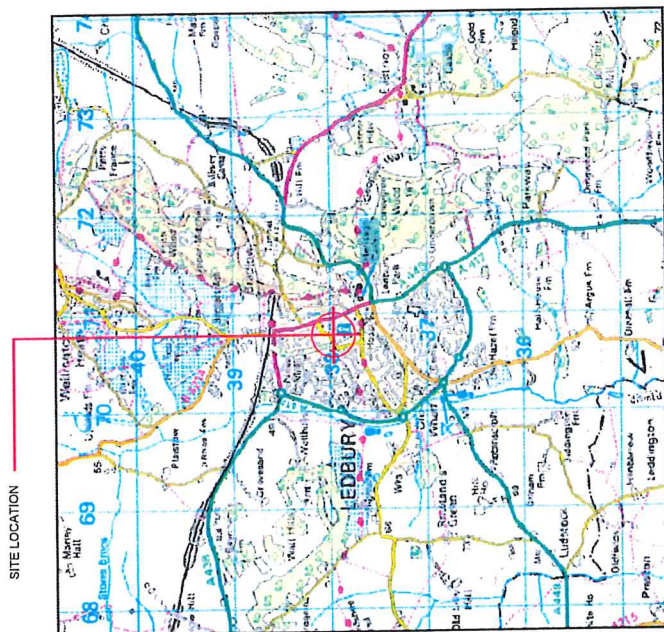
SITE LOCATION PLAN



GOOGLE MAPS QR CODE

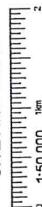
GOOGLE MAPS - <https://goo.gl/maps/rriT7RNxkWBjThfH9>

GOOGLE STREETVIEW - <https://goo.gl/maps/L4BLd3KrRfwu2Vo66>



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SITE AREA PLAN



SITE PHOTOGRAPH

4317

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

[illegible]

CK Hutchison
Networks (UK)

Great Brighams Mead,
Eastern Road, Reading
Berkshire, England,
RG1 8DJ

Design Consultant & Principal Contractor:



Site Name: ORCHARD LANE STREETWORKS

HFD24417

ORCHARD LANE, LEDBURY,
HEREFORDSHIRE,
ENGLAND,
HR8 1BY

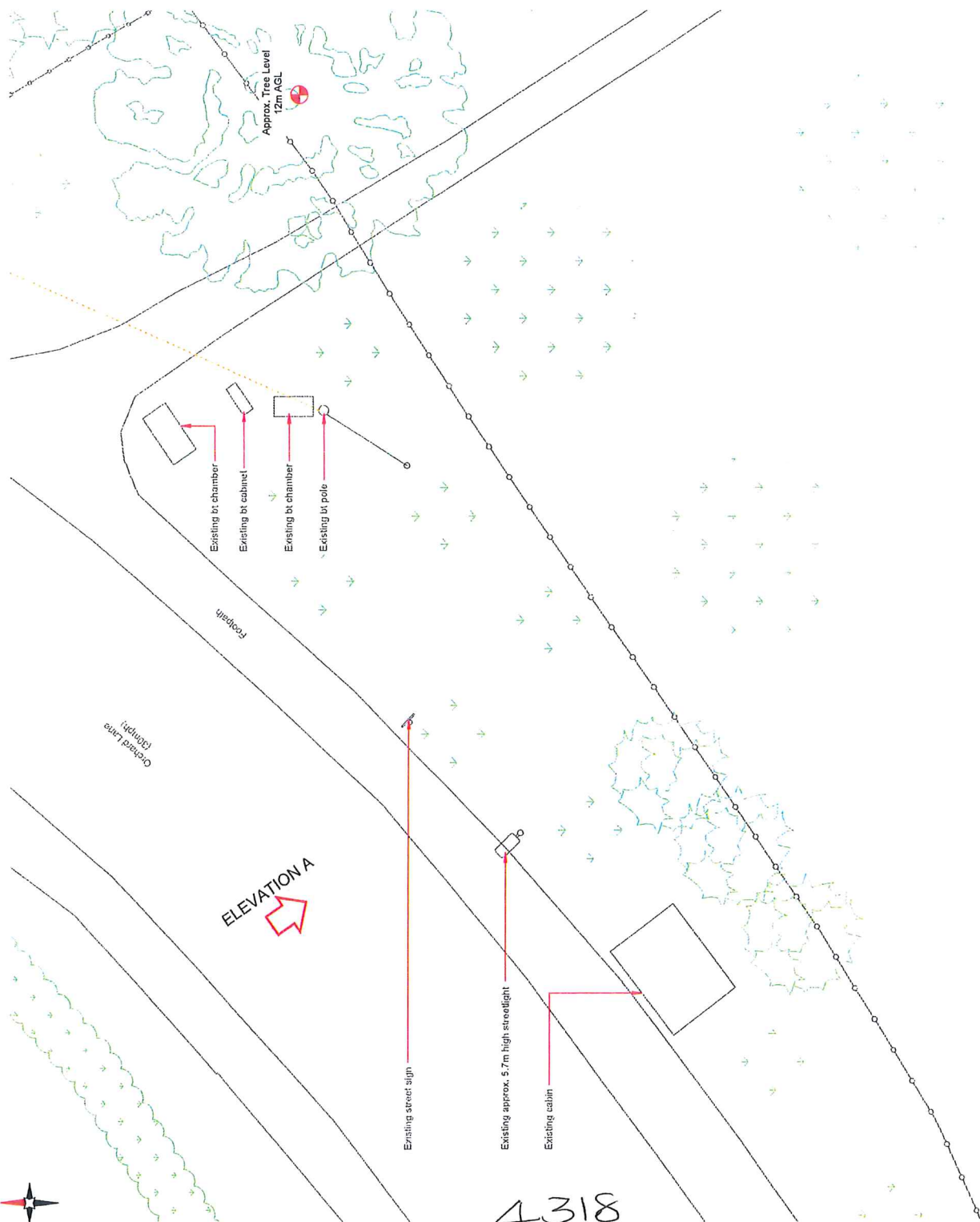
100 EXISTING SITE PLAN

3UK DNSW

PLANNING

EEE Cell ID: 37634	MBYL Cell ID HFD136	Cell ID: HR0184
-----------------------	------------------------	--------------------

Master Drawing No: HFD24417_M001



EXISTING SITE PLAN

1:100 2m 4

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Approx. Tree Level
12m AGL



Existing approx. 5.7m high streetlight

Ground level

EXISTING ELEVATION A

0 1:100 2m 4

Drawn	Checked	Reviewed	Approved	Scale	Notes
M001	MBNL	3UK DNSW	Planning	A	
CK Hutchison Networks (UK) Limited					
Great Brighams Mead, Vastern Road, Reading, Berkshire, England, RG1 8DJ					
Design Consultant & Principal Contractor:					
WHP Telecoms					
Unit 1 Maple Park, Low Fields Avenue, Leeds LS12 8HH					
Tel: 01133023550 e-mail: info@whptelecoms.com					



Site Name: ORCHARD LANE STREETWORKS

Site ID: HFD24417

Address: ORCHARD LANE, LEDBURY,
HEREFORDSHIRE,
ENGLAND,
HR8 1BY

Title: 150 EXISTING ELEVATION A

Project: 3UK DNSW

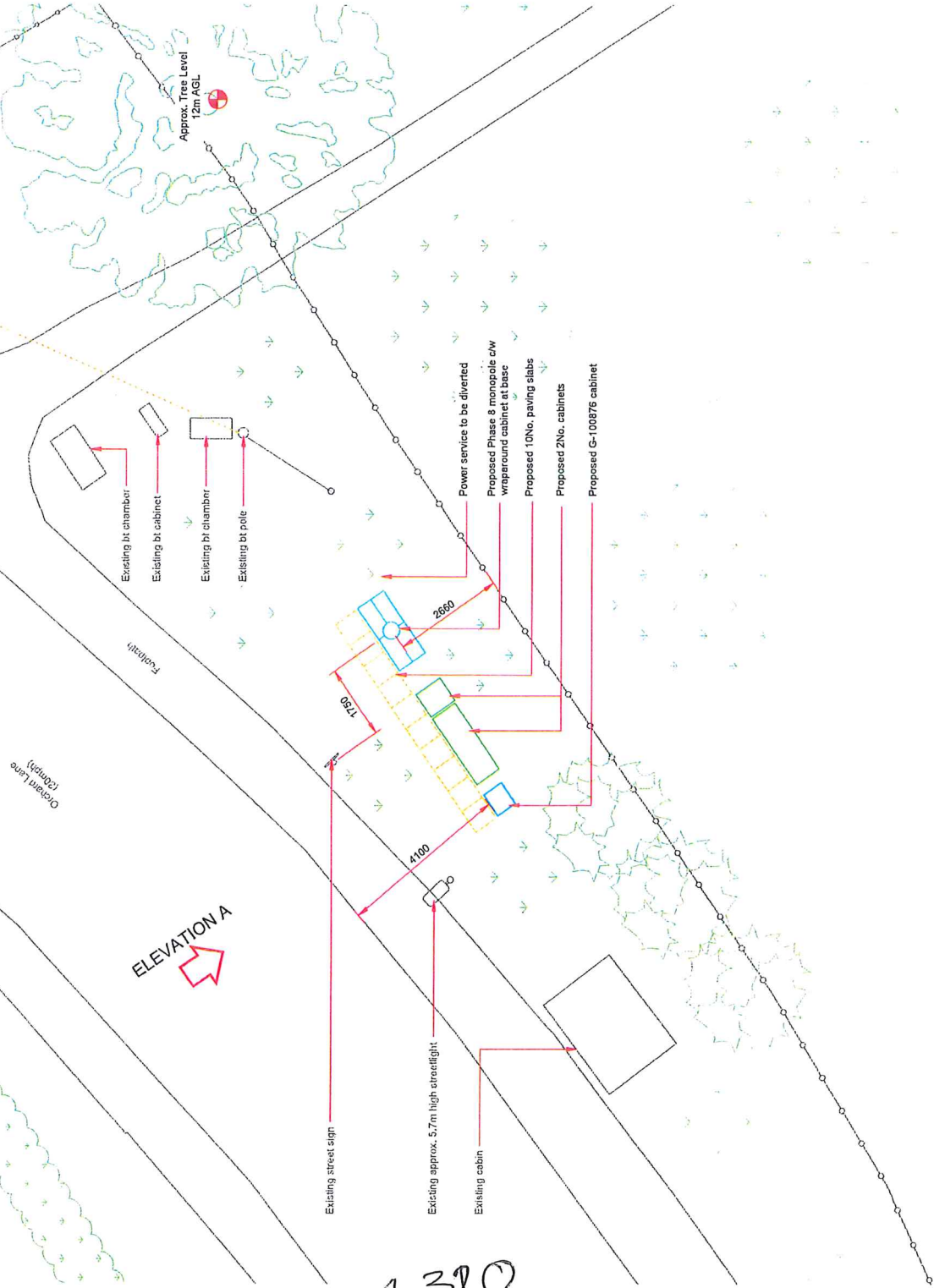
Purpose of Issue: PLANNING

EE Cat ID	MBNL Cat ID	Call ID
87634	HFD136	HR0184
Master Drawing No: HFD24417_M001		
Issue: A		



Antenna ID	Proposed Azimuth	Proposed Bearing
A1	0°	0°
A2	0°	0°
B1	130°	130°
B2	130°	130°
C1	240°	240°
C2	240°	240°

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



PROPOSED SITE PLAN
0 1:100 2m 4

Antenna ID	Proposed Azimuth	Proposed Bearing
A1	0°	0°
A2	0°	0°
B1	130°	130°
B2	130°	130°
C1	240°	240°
C2	240°	240°

**CK Hutchison
Networks (UK)
Limited**
Great Brighams Mead,
Vastern Road, Reading,
Berkshire, England,
RG1 8DJ

Design Consultant & Principal Contractor:



WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 8HH
Tel: 01132023550
e-mail: info@whptelecoms.com

Site Name: **ORCHARD LANE STREETWORKS**

Site ID: **HFD24417**

Address:
**ORCHARD LANE, LEDBURY,
HEREFORDSHIRE,
ENGLAND,
HR8 1BY**

Title: **210 PROPOSED SITE PLAN**

Project: **3UK DNSW**

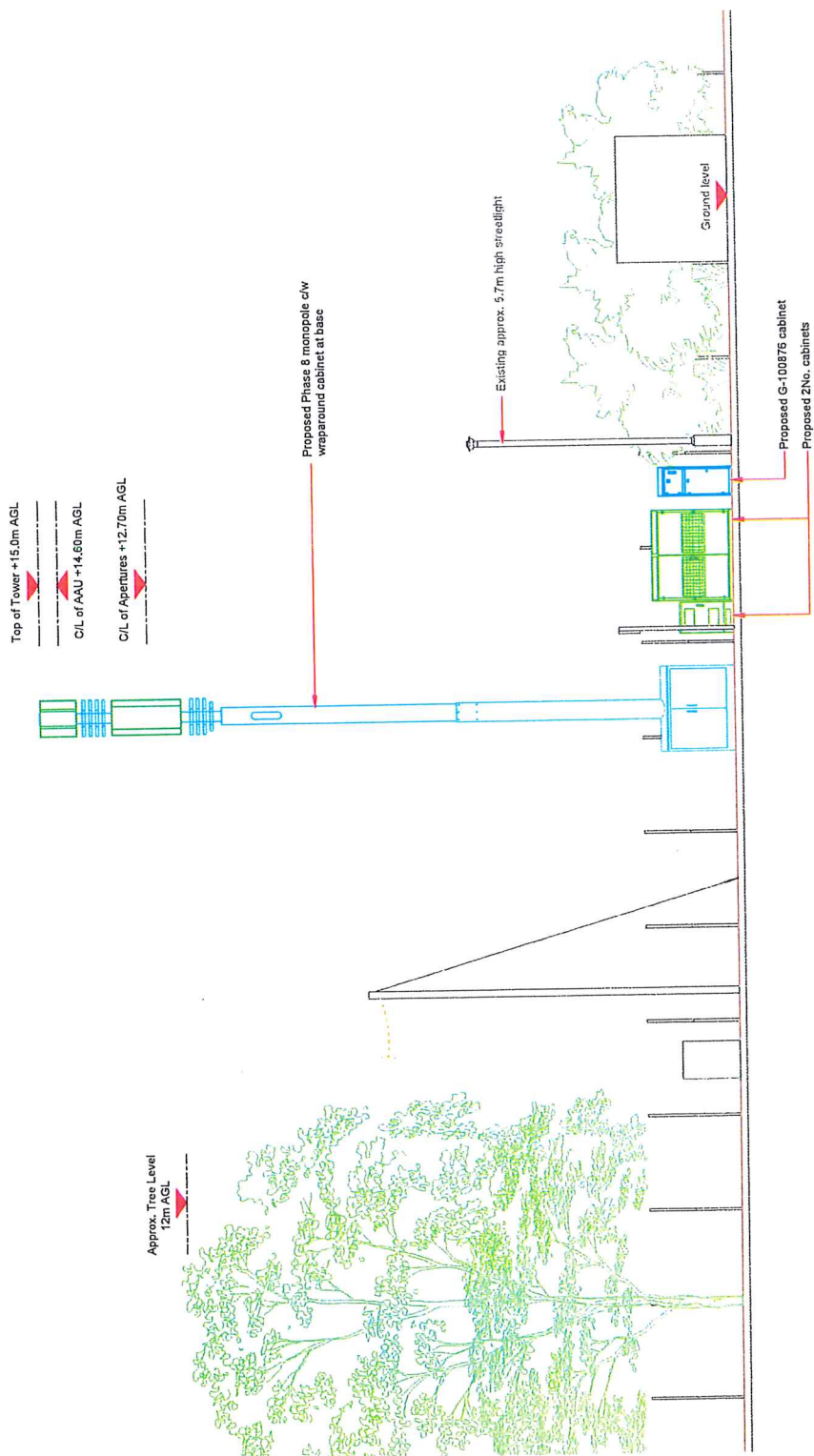
Purpose of Issue: **PLANNING**

EE Case ID: **87634** MRC Case ID: **HFD136** Case ID: **HR0184**

Master Drawing No: **HFD24417_M001** Issue: **A**

Antenna Aperture ID	Proposed Aperture Bearing
A1	0°
A2	0°
B1	100°
B2	100°
C1	240°
C2	240°

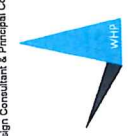
NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



Item	Value (mm)	Unit	Notes
M001	3000	mm	First Issue - Site nomination dated TBC
M002	3000	mm	
M003	3000	mm	
M004	3000	mm	
M005	3000	mm	

CK Hutchison Networks (UK) Limited
Great Brighthelm Road,
Vauxhall, Reading,
Berkshire, England,
RG1 8DJ

Design Consultant & Principal Contractor:
WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 0113323550
e-mail: info@whptelecoms.com



Site Name:
ORCHARD LANE STREETWORKS

Site ID:
HFD24417

Address:
**ORCHARD LANE, LEDBURY,
HEREFORDSHIRE,
ENGLAND,
HR8 1BY**

Title:
260 PROPOSED ELEVATION

Project:
3UK DNSW

Purpose of Issue:
PLANNING

IE Cell ID:
87634

WAP Cell ID:
HFD136

Cell ID:
HR0184

Master Drawing No:
HFD24417_M001

Issue:
A

4231

LTC Clerk

From: Janette Ward <janette.ward3@btinternet.com>
Sent: 21 August 2022 15:40
To: LTC Clerk
Subject: RE: DRM 476 Bus Service

Hi Angie

I've asked David Morris DRM but he doesn't respond, so that's why I think if all the parishes along the route, Ledbury Town Council and Herefordshire Council write a request to David Morris, he might reinstate the service. Nothing to lose by trying and it will make a big difference to service users this winter and into the future.

Best wishes
Janette

On 21 Aug 2022 2:31 pm, LTC Clerk <clerk@ledburytowncouncil.gov.uk> wrote:

Hi Janette

Thank you for your email, I am on annual leave this week, but have emailed the Mayor asking for a meeting about this on my return.

Regards

Angie

Angela Price PSLCC, MICCM, MIWFM

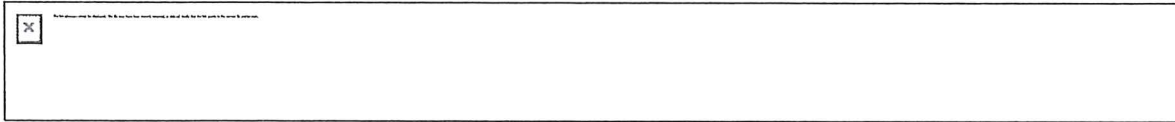
CILCA (England & Wales)

Town Clerk

Ledbury Town Council

Tel: 01531 632306

Mobile: 07734966926



"This email is from Ledbury Town Council, registered office: Town Council Offices, Church Street, Ledbury, Herefordshire. HR8 1DH. Information in this email is confidential and is solely intended for the addressee. Access, copying or re-use of information in it by anyone else is unauthorised. Any views or opinions presented are solely those of the author and do not necessarily represent those of Ledbury Town Council or any of its affiliates."

Ledbury Town Council is committed to ensuring the security and protection of the personal information that we process, and to provide a compliant and consistent approach to data protection. If you have any questions related to our GDPR compliance, please contact the Town Clerk or make a [Data Subject Access Request](#).

From: JANETTE WARD <janette.ward3@btinternet.com>

Sent: 20 August 2022 10:15

To: john.harrington@herefordshire.gov.uk; talkcommunityengagement@public.govdelivery.com; LTC Clerk <clerk@ledburytowncouncil.gov.uk>; Tarrington Parish Clerk <tarringtonparishclerk@gmail.com>; clerk@herefordcitycouncil.gov.uk; clerk@bartestreewithlugwardinegroup-pc.gov.uk; clerk@westonbeggardpc.org; clerk@dormingtonmordifordgroup-pc.gov.uk; Cllr John Hardwick <jhardwick@herefordshire.gov.uk>; paul.andrews@herefordshire.gov.uk

Subject: DRM 476 Bus Service

Dear Councillors and Clerks

I have liaised with Talk Community about prospects for warm places in county towns and the city where people can spend some time in the coming winter months. I understand that Herefordshire Council is planning to provide these facilities.

I would like us to make a joint effort to reinstate the DRM 476 bus service to an hourly service. This will help people to get together and meet in each others homes or in warm places in towns and the city in order to keep warm in the coming winter months. Buses are also places where people can keep warm whilst travelling to socialise and meet up with others. The hourly service is also essential when travelling and commuting, connecting with rail and bus services across the county and beyond.

Please can John Harrington advise on how we can get the DRM 476 service reinstated to an hourly service?

Please can clerks put DRM 476 bus service on the next agenda for discussion so that Town and Parish Councils can discuss this and hopefully, we can act on advice from John Harrington. If the Town and Parish councils along the route can make a joint request to John Harrington and DRM David Morris, I hope we can get our service reinstated.

Yours sincerely

Janette Ward

11 Barrs Orchard, Tarrington, HR1 4JH

01432 890532



Sustainable Transport Herefordshire News

The Ladies of Newent Show the Way

Faced with the sudden and abrupt loss of two significant bus services, the Ladies of Newent, Gloucestershire, were not going to be beat! In March of this year the large bus company Stagecoach ruthlessly axed the 132 service between Newent and Ledbury and the 32 service between Newent and Ross-on-Wye.

Both services provided important social and economic links between the three market towns and in between a number of villages found that from having a two hourly service they suddenly had no bus service at all. Despite protestations to Stagecoach, the company did not relent and the services disappeared.

The two county councils of Gloucestershire and Herefordshire prevaricated and eventually proved impotent, washing their hands of the affair.

But not the Ladies of Newent. A call to action meant the setting up of a pressure group and the start of a campaign named Buses4us. A proposal for reinstating the services was circulated, highlighting the importance of bus services to people and communities, especially in rural areas. There is also the important role of buses in the need to reduce use of the car as a vital part of tackling carbon emissions from transport and climate change.

Five months down the road and the group has achieved marvels - a draft timetable of what is needed, county councils shamed into providing financial assistance for the plans, and hopefully smaller amounts of funding from the town and parish councils in a coordinated pull together of communities. Local businesses are also being canvassed.

An operator is being sought and the service could possibly be run by Newent Community Transport using Section 22 permits and paid drivers. A 100% community cooperative running this service would demonstrate what can be done with community power. The Ladies of Newent are showing the way that rural public transport can survive and is likely to develop. It is only this week that the Confederation of Public Transport (CPT) issued a very stark message: *Bus services across England could be axed within days as operators decide before a funding deadline whether routes will remain viable.*

Covid recovery grants end at the start of October but passengers numbers are still down, 15% nationally on average; fuel costs have escalated by about 20% whilst Local Transport Authorities are strapped for cash to support bus service deemed necessary but not commercially viable. The chairman of the CPT added that *there would inevitably be necessary and proportionate reductions in bus networks because of new travel patterns, but warned that the changes risked becoming much more damaging and widespread.*

All this points to the fact that communities are going to have to look after themselves with regard to many services, including the provision of bus services. The Ladies of Newent and their Buses4us are showing the way!

HSTG /GCD 16-08-2022 ghal@btinternet.com

4235



Trains pass at Ledbury

Beyond the Hills CSP

The Ledbury & Colwall Community Station Partnership

Good Day

Welcome to our second newsletter with information about how the CSP is progressing various projects. There is much happening on the railway scene at the moment but this has not deterred us from the aim of bringing railway and community closer together for the benefit of both.

Station Cabin:

We have now got agreement and a grant for the conversion of the ex-ticket office cabin at Ledbury to a Station Community Arts & Transport Gallery/Hub. A site meeting has taken place to determine the work needed to accomplish this and put the cabin in order for the future. The timescale is likely to be completion of works and refurbishment by early 2023 ready for a first exhibition at the beginning of March. This project follows on from the successful installation of the heritage display cabinet at the station with original art and calligraphic work by local artists.

Helping to make Ledbury Station Bloom: Christina Vass reports:

Ledbury in Bloom have for many years looked after the four raised flower beds at the Station. During that time the Station has always been one of the key areas shown to the RHS Heart of England in Bloom judges and has made a significant contribution to our 14 gold awards. Earlier this year we were delighted to receive a generous grant from West Midlands Railway to replenish the plants in the beds. This was part of the Your Community Your Fund project managed by local user group Rail & Bus for Herefordshire.

In March two Ledbury in Bloom volunteers spent an afternoon working on the beds, cutting back existing plants, digging in new compost, and planting a variety of new perennial plants to give all year-round colour. Since then, the beds have been regularly tended, however the recent heatwave has been a challenge to keep the plants watered and thriving, and some have been lifted and taken away to replant once there has been significant rainfall. In the Autumn we plan to plant bulbs for the Spring.

The RHS Heart of England judges have always been generous with their praise for the Station, and not just for the plants. This year was no exception. Fortunately, on July 11 when the two RHS judges visited, the drought and heatwave hadn't yet had a major impact and the Station was looking at its best. The judges were very fulsome with their praise and comments. In particular they admired the new heritage display cabinet welcoming people to Ledbury. Whenever any of us are working on the beds we often receive kind comments and appreciation from the travelling public. Next time you visit the Station and see any of us working please say hello.

Biodiversity on the Town Trail: Nina Shields reports

As part of the your Community Your Fund we were able to financially assist Sustainable Ledbury with their work on the Town Trail biodiversity. The trail is an integral part of transport in Ledbury as it provides a traffic free route between the railway station, the town centre and beyond using the line of the old canal and Gloucester branch railway.

Thanks to Nina Shields of Sustainable Ledbury for reporting: *We managed to work from Bye Street down to Woodleigh Road before the end of March and the start of the nesting season. This has let in much more light and as a result the wild plants are putting on a lot of growth. There are a lot of nettles which indicate fertile soil - not so good for the introduction of a wider range of wild flowers. There is also a sizeable patch of ground elder - probably escaped from a garden and we will have to have a care for how we deal with that, because of the way it spreads. I've been talking to Herefordshire Wildlife Trust about how we might look after this stretch of the Trail and what planting we might do and they've been very helpful.*

We have also done some work along the stretch of the Town Trail that runs by the Recreation Ground. This was at the request of the Town Council. We removed ivy from the trunks of trees in order to increase the amount of light and improve visibility in the area. Balfour Beatty assisted us in this by bringing along their chipper so that all the brash could be chipped rather than left as a dead hedge. There are concerns about fires in that area.

We are now working on the section down from the station. We're clearing ivy off the ground to encourage wild flowers. There is no evidence of ground nesting birds and this part of the trail does not appear to have so much wildlife so we anticipate working along this stretch until we take a break for August.

In 2021, as part of the Your Community Your Fund scheme a brochure on the Town Trail was produced with the title 'Walking on Transport Industry'. It provides a background to the interesting transport history of this trail encompassing the Herefordshire & Gloucestershire Canal and the Ledbury-Gloucester branch railway line.

Ledbury & Area Bus & Train Times Book

The timetable book, funded by the CSP and compiled by Rail & Bus for Herefordshire is proving a huge success. Many people we speak to, or who speak to us, express thanks and encouragement that they can now easily find out about bus and train times for Ledbury. This applies to both residents and visitors. The Town Council staff in the Church Lane office are brilliant at handing them out on request and we have had to restock them quite a few times. The Heritage Centre welcomed the book too, as did hoteliers and estate agents. Public transport remains important to Ledbury, especially during this time of increasing motoring cost and the need to reduce car usage and tackle carbon emission and congestion.

Both the Town Council and Herefordshire Council have been asked if they will now assist the CSP and Rail & Bus for Herefordshire in funding the print costs of annual issues into the future. There are some changes to bus times at the end of August so a four page supplement to the book will be issued.

Colwall

The CSP has agreed to fund the repair of the GWR bench at the station which is also a memorial to past stalwarts who tended the station. The station plant borders are already maintained by the Parish Council with sponsorship from local traders.

The CSP is also active in pursuing and funding the production of a community book on 'Colwall and Its Station'. In this respect we are in discussion with the Colwall Village Society and the Colwall History Society which have extensive archives.

Art & Writing Competition

It is hoped to start an art and writing competition in the Autumn aimed at children and young people and with the obvious theme of railways and sustainable transport for the future. If all goes well an exhibition of entries will be held in the Station Community & Transport Gallery in the Spring of 2023. Keep your fingers crossed that progress on the gallery proceeds smoothly within that timescale.

The Hills & Beyond

A project with a wider scope is the production of a new book on the Worcester & Hereford Railway. This project is in conjunction with the Worcestershire Community Rail Partnership and is a compilation of articles on not just the line's history but interesting aspects of the line such as geology and landscape, flora and fauna, myths and legends, the towns it serves and more. It can be aptly described as: *A new book with an eclectic collection of writings for the discerning traveller by train through this beautiful and historic part of central England into the Welsh Marches*. Target date for publication is late September 2022. The book will be accompanied by an original art poster in the 1930s railway poster style and a three fold advertising brochure. Do watch out for it.

Cycle Hire near Ledbury Station

In conjunction with Ledbury Cycle Hire which is a short walk from the station, the CSP has produced a brochure to advertise 'Visit Ledbury by Train & Explore the Lovely Herefordshire Countryside by Bike'. The brochure also features the local group Come Cycling Ledbury which produces a series of suggested routes with maps.

Contact the Beyond the Hills CSP

The CSP produces a number of brochures in connection with its work. To date these are:

Visit a Jewel of a Heritage Town by Train

Walking on Transport History

Cycle Hire near Ledbury Station

Ledbury Bus & Train Times Book

It is anticipated further brochures on topics of interest will be produced as part of information dissemination on the importance of railways to the communities served and the role of the Community Station Partnership.

Copies of brochures and further information on the work of the CSP can be obtained from

Gareth Calan Davies (CSP Lead and RBfH Committee Member)

5, Biddulph Way

Ledbury

Herefordshire HR8 2HP

ghal@btinternet.com 01531 633594 or 07980 273764

CSP/GCD 25-08-2022

*Beyond the Hills CSP is managed by Rail & Bus for Herefordshire
in partnership with West Midlands Railway*



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