

# Ledbury Neighbourhood Development Plan (Review) Basic Condition Statement (July 2022)

## Section 1 - Introduction

This **Basic Condition Statement** is prepared to accompany **Ledbury Neighbourhood Development Plan**.

It is submitted by Ledbury Town Council, which is the qualifying body under the Localism Act 2011. Ledbury Neighbourhood Development Plan covers the Ledbury Neighbourhood Plan area only and no other Neighbourhood Plan areas. The Local Plan for the Town is Herefordshire Local Plan Core Strategy (HCS) which was adopted on 16 October 2015. Herefordshire Council has prepared a Travellers' Sites Development Plan and a draft Minerals and Waste Local Plan. It is expected that, in combination, these will comprise the Development Plan Documents for the parish of Ledbury Town. The NDP specifies the period for which it is to have effect, which is up to 2031.

The current Ledbury Neighbourhood Development Plan was 'made' on 11<sup>th</sup> January 2019. The review builds upon much of that plan for which its previous Basic Condition Statement can be found at <https://www.ledburytowncouncil.gov.uk/en-gb/ndp-documents> under Previous Adopted Ledbury Neighbourhood Development Plan 2018 - 2031. The Examiner's report upon the current plan may also be relevant and can be found at the same location. Appendix 1 contains a Schedule indicating whether policies from the current adopted NDP have been retained in the revised NDP, either in the current or amended form, or whether a policy is a new one.

This Basic Condition Statement has been prepared to show that the Ledbury Neighbourhood Development Plan (Review) complies with the provisions of Schedule 4B of the Town and Country Planning Act 1990, as amended. The basic conditions required by this provision are that such plans should:

1. That having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan.
2. Contribute to the achievement of sustainable development.

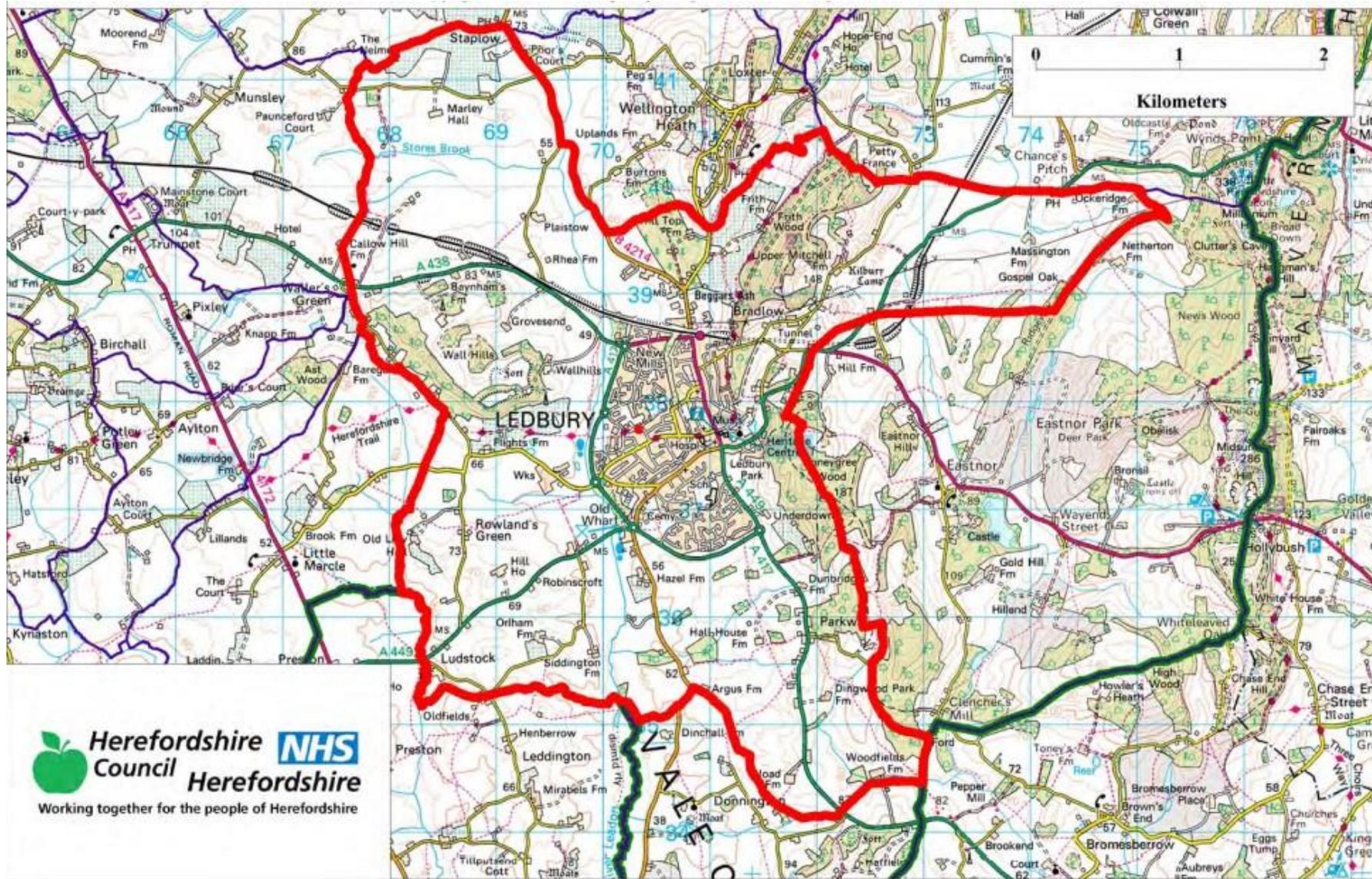
3. Be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
4. Not breach, and be compatible with, EU obligations.
5. Meet prescribed conditions and matters in relation to the Neighbourhood Development Plan. In this regard so far as they affect this Neighbourhood Development Plan, the prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

In relation to the first matter, Ledbury Town Council made an application to Herefordshire Council to designate a Neighbourhood Area under the Neighbourhood Planning Regulations on 21<sup>st</sup> September 2012. This was approved by Herefordshire Council on 16<sup>th</sup> November 2012.

Matters 2 and 3 are covered within the schedules located in sections 2 and 3 of this document. The fourth and fifth matters are covered in section 4.

Ledbury Neighbourhood Development Plan does not deal with excluded development which covers County matters, waste development, Annex 1 EIA development, or any nationally important infrastructure projects.

Figure 1 – Ledbury Neighbourhood Plan Area



© Crown copyright and database rights (2020) Ordnance Survey 100024168

**Figure 2 - Location of Ledbury Town within Ledbury Housing Market Area.**



© Crown copyright and database rights (2020) Ordnance Survey 100024168

## Section 2 – Contribution to the Achievement of Sustainable Development

Sustainable development – Core Principles of the Plan-led system	Ledbury Neighbourhood Development Plan Provisions
Genuinely plan-led empowering local people through a positive local vision for the area (NPPF para 15).	The community contributed to the preparation of the Neighbourhood Plan at a number of stages, and their views and comments were all given serious consideration. Events and surveys were undertaken to seek views upon both the current plan and the revisions advanced in the submission draft review of the Neighbourhood Plan. The extent of community involvement is set out in greater detail within the Consultation Statement.
Ensure that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed (NPPF para 60).	Housing sites sufficient to meet and considerably exceed the current HCS housing requirement during the plan period up to 2031 have already been granted planning permission and incorporated into the settlement boundary. Their retention in the event that the permissions might lapse is advocated. The emphasis in the current NDP is retained upon requiring particular types of housing, such as for elderly people's accommodation and starter homes, to be provided despite their provision within many of the permitted housing sites, in order to ensure any amended plans continue to meet the identified needs.
Create the conditions in which businesses can invest, expand and adapt, supporting economic growth and productivity, taking into account both local business needs and wider opportunities for development. The area should build on its strengths, counter any weaknesses and address the challenges of the future, especially where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential (NPPF para 81).	HCS Strategy policies identify two strategic locations for employment land and the NDP allocates areas on its policies map that would meet this requirement. The delivery of these sites is supported by measures advanced by Herefordshire Council within its Market Town Investment Plan (see <a href="https://www.herefordshire.gov.uk/business-1/market-town-investment-plans">https://www.herefordshire.gov.uk/business-1/market-town-investment-plans</a> under Ledbury). In addition, the NDP identifies other smaller areas where businesses providing employment might locate. Flexibility to support the local economy is provided through identifying a wide range of businesses that might utilise these smaller areas. The employment areas are considered particularly useful in supporting the County as a whole in its approach to attracting technology and engineering training and businesses. The NDP does not duplicate many of the provisions within HCS, such as the conversion of rural buildings to business, working from home, live/work units and small rural employment sites but does set environmental and related parameters to ensure any proposal is suitable in those regards. Details are included covering matters of local importance in relation to promoting visitor/tourist accommodation. This activity is seen as important to the local economy given the town's location at the foot of the Malvern Hills. The NDP's policies in relation to a range of environmental and amenity considerations should provide further detail upon the nature and character of the town and its immediate surroundings that should further inform decisions for economic development.
Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles (NPPF para 92).	Ledbury is relatively compact with a range of attractive and well used meeting places and social spaces. This includes its attractive town centre. The town accommodates a wide range of facilities to meet local community needs and these are to be protected and expanded. Of particular concern is the consequences of excessive growth beyond that indicated in HCS which has placed significant pressure upon the local health service providers and there is an urgent need to provide suitable and expanded modern accommodation in an appropriate location. The NDP supports efforts aimed at addressing this although the process for commissioning such accommodation is at an early stage. The NDP seeks to

	maintain and where possible increase connectivity to public rights of way and expand green infrastructure to benefit mental and physical health, including access to the Malvern Hills, its riverside walk and surrounding woodlands. The NDP seeks to expand sporting facilities as a consequence of an acknowledged shortfall in playing fields.
Transport issues should be considered from the earliest stages of plan-making, addressing the potential impacts of development on transport networks; realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage; identifying and pursuing opportunities to promote walking, cycling and public transport use; taking account of the environmental impacts of traffic and transport infrastructure; and integrating patterns of movement, streets, parking and other transport considerations into the design of schemes, and contribute to making high quality places (NPPF para 104).	The Town Council has a limited ability to influence many of the transport issues. Herefordshire Council controls roads within the plan area. Highways and transport issues have featured in discussions, especially to promote greater use of and accessibility to the rail network. The Town Council will continue to discuss this and other relevant matters with Herefordshire Council in accordance with HCS policy SS4. Expansion of walking and cycling are promoted, especially in association with development sites. Relevant detailed design and other appropriate requirements in accordance with this sustainability objective have been identified to expand upon HCS provisions. The need for development to link movement with green infrastructure is emphasised.
Support the expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections (NPPF para 114).	Reliance is placed upon HCS policies to promote the town's contribution to the wider network. General restrictions may be covered by environmental policies but only to the extent that would normally be the case.
Promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (NPPF para 119).	The protection of residential amenity and the promotion of a healthy environment are key components to the plan. Provision has already been made to provide for more than the required number of homes and the NDP proposes design policies to promote high quality architectural, and safe and quality environments with access to facilities and green infrastructure. Provision is made for a number of other land uses necessary to achieve a sustainable community, especially for recreation and employment.
Creation of high-quality buildings and places is fundamental to what the planning and development process should achieve through good design (NPPF para 126).	Criteria have been set in a number of policies that would promote high standards of architecture and sustainable design for residential and other forms of development.
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change (NPPF para 152).	The community recognises the importance of addressing climate change and addresses this within the plan. The plan avoids proposals within the areas considered to be at risk of flooding. Generating renewable energy is seen as an important component of being a sustainable community, although with a significant proportion of the plan area being urban and

	proximity to Malvern Hills AONB limiting the potential for some forms of renewable energy infrastructure, there will be an emphasis upon energy conservation.
Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem; minimising impacts on and providing net gains for biodiversity; preventing new and existing development from contributing to, unacceptable levels of soil, air, water or noise pollution or land instability, and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land (NPPF para 174).	Policies in the NDP place particular emphasis upon ensuring the character of the Parish and its landscape, biodiversity and green infrastructure is conserved and enhanced where possible. The elements referred to in the NPPF are seen as very important and given a high priority by the local community, especially given proximity to Malvern Hills AONB and that part of the town's area which is located within it. The Plan seeks to balance the need for development with that seeking to protect the high-quality landscape character and quality of the surrounding countryside. The Town Council is aware, in particular, that it must contribute towards ensuring that natural environmental assets are properly conserved and enhanced, including those of local, national and international importance.
Conserve heritage assets in a manner appropriate to their significance (NPPF para 189).	Relevant assets have been identified where possible. Safeguarding heritage assets, their settings, and the historic landscape is given a high priority.

## Section 3 – Compliance with the NPPF and Herefordshire Core Strategy

National Planning Policy Guidance Provision	Relevant Herefordshire Core Strategy (HCS) Policy/Requirement	Ledbury Neighbourhood Development Plan (NDP) Policy /Approach NDP Policies and references are presented <b>in bold</b>
<b>Achieving Sustainable Development – Place Shaping Approach</b>		
<p>Set out a positive vision for the future of the area addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings (NPPF para 15).</p> <p>Contribute to the achievement of sustainable development (NPPF para 16a).</p> <p>Prepared positively, in a way that is aspirational but deliverable (NPPF para 16b).</p> <p>Shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees (NPPF para 16c).</p> <p>Policies are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals (NPPF para 16d).</p> <p>Accessible through the use of digital tools to assist public involvement</p>	<p><b>Vision for the County</b>  <i>“Herefordshire will be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county’s self-reliance and resilience”.</i></p> <p><b>(Policy SS1 - extract)</b> When considering development proposals take a positive approach that reflects the presumption in favour of sustainable development. Always work proactively to find solutions so that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions.</p> <p>Planning applications that accord with the policies in this Core Strategy and, Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application then permission will be granted unless material considerations indicate otherwise -taking into account whether:</p> <p>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against national policy taken as a whole; or  b) specific elements of national policy indicate that development should be restricted.</p>	<p><b>Section 3 of the NDP</b> sets out a positive and comprehensive vision for the Town, in particular <b>paragraph 3.2</b> which addresses the overarching concerns that are considered specifically relevant to the plan area. This is a shared vision following consultation with and endorsement by the community, including through formal consultation. Only minor changes have been made to the vision that was adopted following the referendum on the current NDP.</p> <p><b>Policy SD1.1</b> provides support for key developments that would create and maintain a sustainable community, complementing HCS policy SS1 and ensuring the plan aligns with the strategic needs and priorities of the wider local area (NPPF para 29). It is considered that the provisions in this policy do not conflict with but contribute positively to the sustainable development requirements of the NPPF paragraphs 11 to 14 and HCS Policy SS1.</p> <p>The NDP is aspirational yet practical; has involved the whole community at informal and formal stages (See Consultation Statement), including through web facilities; and although detailed, contains policies that are clearly identifiable. It is available upon</p>

<p>and policy presentation (NPPF para 16e).</p> <p>Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant) (NPPF para 16f).</p> <p>Set out more detailed policies for specific areas, neighbourhoods or types of development, including allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies (NPPF para 28).</p> <p>Neighbourhood plans should develop a shared vision for their area (NPPF para 29).</p> <p>Neighbourhood plans should shape, direct and help to deliver sustainable development (NPPF para 29).</p> <p>Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies (NPPF para 29).</p>		<p>the Town Council's website and also through Herefordshire Council's website. The Town Council's website contains the evidence base and associated material used in the preparation of the NDP. There is some limited duplication with HCS, but this is to emphasise the community's aspirations in those regards and identify local issues where possible. It does not seek to reduce the levels of development set out in HCS.</p>
---	--	--

## Achieving Sustainable Development – Economic Role

**Building a strong, responsive and competitive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and co-ordinating development requirements including the provision of infrastructure.**

### Building a strong, competitive economy

Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration (NPPF para 82a)

Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period (NPPF para 82b)

Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment (NPPF para 82c) and

Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances (NPPF para 82d).

Recognise and address the specific locational requirements of different sectors, including making provision for clusters or networks of knowledge and data-driven, creative

**(Policy SS5 - extract)** Safeguard existing higher quality employment land from alternative uses. New strategic employment land and smaller scale employment sites will be delivered through the plan period. Development of the more traditional employment sectors such as farming, and food and drink manufacturing will be supported. The diversification of the business base, through the development of knowledge intensive industries, environmental technologies and creative industries as well as business hubs, live-work schemes and the adaptive design of residential development, will be facilitated where they do not have an adverse impact on the community or local environment. The provision of high-speed broadband to facilitate diversification will be supported.

**(Policy E1 –Extract)** The focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford, the market towns and rural industrial estates where appropriate. Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where: the proposal is appropriate in terms of its connectivity, scale, design and size; the proposal makes better use of previously developed land or buildings; the proposal is an appropriate extension to strengthen or diversify an existing business operation. The provision of viable live/work units as part of mixed-use developments will also be encouraged.

**(Policy LB1 – Extract)** Ledbury will accommodate a minimum of 800 new homes balanced with a minimum of 15 hectares of new employment land during the plan period. The majority of new housing development will be focussed to the north of the town as set out in Policy LB2 and the strategic location for new employment of around 12 hectares to the west of the town, south of Little Marcle Road. Further development will take place through the

The NDP sets a specific vision to widen the employment base within the town and **Chapter 7** contains number of objectives to support and encourage a range of employment and economic development activities reflecting local business needs.

There are specific strategic employment development requirements for the town set out in HCS that are addressed in the NDP. **Policy EE1.1** makes available employment land to the south of Little Marcle Road in accordance with HCS Policy LB1. The minimum 12-hectare requirement is exceeded, partly to take into account the level of housing growth that has exceeded HCS requirement by a significant degree. Discussions with Herefordshire Council have taken place upon its deliverability and the site is referred to in its Market Towns Investment Plan.

A second employment area identified in HCS policy LB2 has received outline planning permission as part of a comprehensive housing and employment scheme. This is referred to in the NDP **(Paragraph 5.5)**. **Policy EE1.2** would be relevant in terms of ensuring the amenity of any dwellings in the vicinity is protected. **Paragraph 7.11** also explains the current position.

**Policy EE1.2** also supplements HCS policy LB1 in supporting small scale employment

<p>or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations (NPPF para 83).</p>	<p>implementation of existing commitments, infill development, and sites allocated through a Neighbourhood Development Plan. A number of sites which have future potential for development have been identified in the Strategic Housing Land Availability Assessment (SHLAA). Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>allow for suitable small scale employment sites including live work opportunities within or adjoining the town.</li> </ul> <p><b>(Policy LB2 – Extract)</b> - Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>around 3 hectares of employment land, restricted to Use Class B1;</li> <li>land and contributions to facilitate a restored canal to be delivered in partnership with the Herefordshire and Gloucestershire Canal Trust;</li> <li>appropriate mitigation to safeguard the amenity of future occupants from unacceptable levels of noise and to safeguard the continued operation of existing businesses adjoining the area.</li> </ul> <p><b>(Policy E2 – Extract)</b> Employment land and buildings rated as ‘best’ and ‘good’ using the methodology in the <i>Employment Land Study 2012</i> (or successor document) will be safeguarded from redevelopment to other non-employment uses. Proposals which would result in the loss of employment land rated as ‘moderate’ will be permitted where:</p> <ol style="list-style-type: none"> <li>the development of the site for other uses would not result in an overall shortage in the quality and quantity of employment land supply in the area; or</li> <li>there would be a net improvement in amenity through the removal of a nonconforming use from within a residential area, and where an alternative use would offer amenity benefits. For sites in existing employment use, consideration should also be given to the ability to relocate existing occupiers where this is necessary; or</li> <li>the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme.</li> </ol>	<p>sites, identifying one particular site and describing important criteria that should be complied with to make the sites suitable. It promotes a flexible approach to the types of employment uses that might be accommodated.</p> <p><b>Policy EE1.3</b> protects existing employment land in accordance with HCS policy E2. This is a retained policy in the current NDP that was found to meet the Basic Conditions.</p> <p>HCS Policy E4 promotes tourism activities and the accommodation that would support these. Given HCS LB2 and E4, it is considered that these are sufficient to protect the route of the Herefordshire and Gloucestershire canal for which Herefordshire Council would be the relevant authority for protecting such routes. However, the line of the canal is also seen as a potential environmental asset contributing to green infrastructure to which <b>Policy NE1.1</b> would be relevant. Visitors and the accommodation they require are seen as important to the local economy and also the maintenance of some of its many historic buildings. <b>Policy EE2.1</b> recognises and supports the increase in a wide range of accommodation types provided that the environment is protected, particularly the local landscape, of which the Malvern Hills AONB forms part.</p> <p>It is considered there is no need for a specific policy to duplicate that in HCS that encourages home working.</p> <p>The NDP in so far as it relates to economic development and the promotion of business is considered consistent with the provisions</p>
---	--	---

	<p>In all cases:          -the viability of the development proposal must be confirmed through a comprehensive assessment; and          -there must be evidence of appropriate and active marketing of at least 12 months for a change of use of a B Class employment use and it can be shown that this marketing has been unsuccessful.          The provision of ancillary and complementary uses which help meet the day-to-day needs of employment sites and their employees and improve the sites' attractiveness to businesses, will be permitted where they are of a scale which does not impact on the overall supply of employment land.</p> <p><b>(Policy E3 – Extract)</b> The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage value, and where it would not adversely affect the amenity of the neighbourhood by any of the following:          - changes to the appearance of any building;          - noise disturbance from the use or any increased traffic and parking generated;          - unsociable hours of operation; and          - the storage of hazardous materials or emissions from the site.</p>	<p>contained within the NPPF and HCS. The criteria which may restrict such development are similar to safeguards in both the NPPF and HCS and relate primarily to amenity and the environment.</p>
<p><b>Ensuring the vitality of town centres</b></p> <p>Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:          a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid</p>	<p><b>(Policy E5)</b> Town centres will be the focus for retail, commercial, leisure, cultural and tourism uses. Proposals for such uses which contribute to the vitality and viability of the town centres of Hereford and the market towns will be supported provided that they:</p> <ol style="list-style-type: none"> <li>1. do not adversely affect the primary function of the town centres as shopping destinations; and</li> <li>2. are of a scale and design appropriate to the size, role, character and heritage of the centre.</li> </ol>	<p>HCS identifies a retail hierarchy with Ledbury being a secondary centre with Hereford city comprising the only primary centre. HCS policy for Ledbury is <i>'to maintain the existing, thriving centre which is based on a mixture of popular high street and independent stores'</i>.</p> <p>The NDP has reviewed the definition of its town centre in accordance with HCS policy E5 and its shopping frontages in accordance with HCS policy E6. HCS indicates that both</p>

<p>changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;</p> <p>b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;</p> <p>c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;</p> <p>d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;</p> <p>e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and</p> <p>f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites. (NPPF para 86).</p>	<p>Proposals for development outside the town centres will only be permitted if it can be demonstrated that the requirements of the sequential test, as set out in paragraph 24 of the NPPF, have been met and that the proposal would not have a significant adverse impact on the vitality and viability of the centres. An application will be refused if it fails the sequential test or an impact assessment.</p> <p>The sequential test requires the above mentioned uses to be located within town centres. Where it is proven there are no available and suitable town centre sites, preference will be given to edge of centre sites before any out of centre site is considered. Where a sequential test adequately demonstrates that the only suitable and available site is an edge of centre or an out of centre location, preference will be given to sites that are well connected to the town centre and are easily accessible by sustainable transport modes.</p> <p>An impact assessment for retail, leisure and commercial proposals outside of the town centres to assess their impact on investment in the area and on vitality and viability of the town centre may be required depending on the scale and location of the proposal, as specified in the policies in the Place Shaping section.</p> <p>The use of upper floors within town centres for residential and office uses will be supported.</p> <p>Within town centres, retail uses will be concentrated within the primary shopping areas (Policy E6).</p> <p><b>(Policy E6)</b> The retail trading character of the primary shopping areas and primary and secondary shopping frontages will be protected and enhanced. Primary shopping frontages will continue to be dominated by retail shops (Class A1) whilst secondary frontages may include a greater mix of uses.</p> <p>Proposals for uses within Classes A2- A5 (non-retail) in ground floor premises in primary and secondary shopping frontages will be permitted where the proposed use will not result in:</p> <ol style="list-style-type: none"> <li>1. a continuous frontage of more than two non-retail units; and the overall proportion of non-retail uses exceeding 25% in primary</li> </ol>	<p>of these should be reviewed as part of the neighbourhood development plan process (HCS paragraphs 5.2.25 and 5.2.37). These reviews provide for the town centre to grow and diversify through:</p> <p><b>NDP policy EE3.1</b> maintains the approach to defining the primary shopping area by frontages where retail uses should be concentrated. Although HCS policy E6 draws distinctions between primary and secondary frontages, there is no such distinction within the NPPF. HCS policy E6 sets thresholds within which non-retail town centre uses might occur within defined shopping frontages. However, it also enables neighbourhood development plans to consider whether an alternative threshold is appropriate. The size of the primary shopping area is such that the distinction is considered unnecessary, and a positive strategy would be one with emphasis upon retaining and also attracting as many and the widest range of town centre uses as possible by increasing flexibility to enable this. The restriction in HCS E6 constraint 2 (relating to maintaining the character of the shopping frontage) will continue to apply.</p> <p><b>NDP policy EE3.2</b> defines the town centre which is enlarged from that previously defined in the former Herefordshire Unitary Development Plan to accommodate some of the more recent retail and other town centre developments and enable some further growth in line with HCS policy to promote a vibrant town centre with a mixture of high street and independent stores. This is considered to meet that policy objective and HCS policies E5 and LB1. HCS policies E5 and LB1 have set a locally determined retail</p>
---	---	---

<p>Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. (NPPF para 87).</p> <p>When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. (NPPF para 88).</p> <p>This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. (NPPF para 89).</p> <p>When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is</p>	<p>shopping frontages and 50% in secondary shopping frontages. Exceptions to the above thresholds may be considered where:</p> <ul style="list-style-type: none"> <li>• in primary and secondary frontages the proposal would lead to the appropriate use of vacant or underused premises where it can be demonstrated that the premises are unlikely to be used for retailing and that a business case can be demonstrated for requiring such a location; or</li> <li>• in secondary frontages, the proposal results from an expansion of an existing non-retail use or would fall within Class D1-D2; or</li> <li>• it is demonstrated in the Hereford Area Plan and/or Neighbourhood Development Plans that an alternative threshold would be appropriate.</li> </ul> <p>2. detract from the character of the shopping frontage concerned, for reasons of location, unit size or frontage width. The reinstatement of historic frontages will be encouraged.</p> <p><b>(Policy LB1 - Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>• maintain and enhance the vitality and viability of the existing town centre. Proposals for new retail, leisure or office development of over 400m<sup>2</sup> in gross floor space and located outside the town centre will need to be supported by an impact assessment to determine whether there could be any adverse impacts on the town centre.</li> </ul>	<p>and leisure floorspace threshold for related developments outside of Ledbury town centre, which this NDP policy reflects.</p> <p>In combination, these policies should enable the additional comparison retail space expected from 2026 as well as accommodating other town centre services, including office and leisure. The NDP does not impose restrictions upon the change of use from specified uses within the primary shopping area beyond those set nationally. In particular, it does not restrict the change of upper floors to residential or office use. There is no restriction on residential development within the town centre outside of the primary shopping area. In terms of encouraging residential development on appropriate sites within town centres, the currently adopted NDP (map 6) identifies a site straddling the town centre as a possible housing site and this now has planning permission.</p> <p>Ledbury has two weekly markets held on a Tuesday and Saturdays.</p> <p>Since HCS identified a need for convenience space, Aldi supermarket has opened (2017). A recent consultant's report commissioned by Herefordshire Council concluded that a proposal for a further supermarket outside of the town centre would result in unacceptable trade diversion and be damaging to the viability of the town centre.</p> <p>HCS indicates that <i>'an area near to the edge of the town centre area at Bye Street/Lawnside Road is identified as a possible location for additional convenience retail floor space in any sequential search</i></p>
--	--	--

<p>over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m<sup>2</sup> of gross floorspace). This should include assessment of:</p> <p>a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</p> <p>b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme). (NPPF para 90).</p>		<p><i>but is not included as a site-specific proposal of the Core Strategy. Should any proposals be advanced for this area it will be subject to the retention or the replacement of the existing community facilities, including the swimming pool, either on the site or in an appropriate and accessible location elsewhere within the town. Any replacement facilities must be completed prior to the loss of existing facilities.'</i></p> <p><b>Policy EE3.3</b> identifies this area in flexible terms (i.e., referring to it as indicative in paragraph 7.21) and recognises that it is an area where change might occur in terms of providing retail space although it might accommodate other town centre uses either with or instead of a retail proposal. It is presented as an area of opportunity for development and/or redevelopment that would also result in other benefits to town centre attractiveness.</p>
<p><b>Supporting a prosperous rural economy</b></p> <p>Enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings (NPPF para 84a).</p> <p>Enable the development and diversification of agricultural and other land-based rural businesses (NPPF para 84b)</p> <p>Enable sustainable rural tourism and leisure developments which respect the character of the countryside (NPPF para 84c).</p>	<p><b>(Policy RA5 – Extract)</b> The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, making a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> <li>1. design respects the character and significance of any redundant or disused building and demonstrates that it represents the most viable option for the long-term conservation and enhancement of any heritage asset affected, together with its setting;</li> <li>2. design proposals make adequate provision for protected and priority species and associated habitats;</li> </ol>	<p>The Town does possess notable rural parts where assisting relevant businesses would fall under HCS policy RA5, RA6 and E4. These HCS policies are considered sufficient to meet the NDP's objectives for general economic development requirements in the rural area, such as farm diversification and tourism without the need for duplication. However, given proximity to Malvern Hills AONB, care is needed to protect the landscape and <b>Policy NE4.1</b> ensures that the landscape, including its historic farmsteads, is protected appropriately. The re-use of rural buildings for business is included in this policy. Rural and farm diversification is also promoted in</p>

<p>Enable the retention and development of accessible local services, such as local shops and public houses (NPPF para 84d).</p> <p>Policies should recognise that sites to meet local business in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist NPPF para 85).</p>	<ol style="list-style-type: none"> <li>3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts;</li> <li>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</li> <li>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</li> </ol> <p>Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.</p> <p><b>(Policy RA6 – Extract)</b> Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:</p> <ul style="list-style-type: none"> <li>- support and strengthen local food and drink production;</li> <li>- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses.</li> <li>- involve the small-scale extension of existing businesses;</li> <li>- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 -Tourism;</li> <li>- promote the sustainable use of the natural and historic environment as an asset which is valued and conserved;</li> <li>- support the retention of existing military sites;</li> <li>- support the retention and/ or diversification of existing agricultural businesses.</li> </ul>	<p>the same way as is business use of farmsteads enabling sensitive small-scale expansion while retaining their character.</p> <p>This policy and that for tourist accommodation (<b>policy EE2.1</b>) supplement and add to HCS policies for aspects that the community wish to support where they recognise the sensitive environment. They are considered consistent with the NPPF and HCS, especially through recognising relevant amenity and other environmental considerations. Hence traditional rural employment sectors such as farming, farm diversification and new forms of business are not restricted in the NDP. They would need to comply with environmental policies that would influence scale reflecting the rural character and the quality of the landscape, and do not have any adverse effect on the community, including the effects of traffic (on amenity).</p> <p>HCS supports tourism and visitor facilities and food and drink production, as an important contribution to the local economy (HCS policy RA6). The NDP covers them more generally and does not restrict them unnecessarily.</p> <p>The NDP in so far as it relates to the rural economy is considered consistent with the provisions contained within the NPPF and HCS.</p>
---	---	---

	<p>Planning applications which are submitted in order to diversify the rural economy will be permitted where they;</p> <ul style="list-style-type: none"> <li>- ensure that the development is of a scale which would be commensurate with its location and setting;</li> <li>- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;</li> <li>- do not generate traffic movements that cannot safely be accommodated within the local road network; and</li> <li>- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.</li> </ul> <p><b>(Policy E4 – Extract)</b> Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county’s unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:</p> <ol style="list-style-type: none"> <li>1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development</li> <li>2. the development of sustainable tourism opportunities, capitalising on assets such as the county’s landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county’s varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;</li> <li>3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular, proposals for new hotels will be encouraged. Applicants will be encouraged to provide a ‘Hotel Needs Assessment’ for any applications for new hotels;</li> </ol>	
--	---	--

	<p>4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long-distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity;</p> <p>5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration. Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.</p>	
<p><b>Supporting high quality communications infrastructure</b></p> <p>Support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (NPPF para 114).</p> <p>Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city</p>	<p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>• contribute to addressing deficiencies in community facilities and/or allow for infrastructure improvements (including broadband) in the town, to promote sustainable development.</li> </ul> <p><b>(Policy SD1 – Extract)</b> Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development.</li> </ul>	<p>HCS policies for communications technologies, including broadband, can be relied upon and need not be duplicated in the NDP.</p> <p>The NDP does not seek to restrict any proposal for communication infrastructure within the Town’s area which would be permitted under HCS.</p>

<p>applications), equipment should be sympathetically designed and camouflaged where appropriate (NPPF para 13).</p> <p>Ensure there is evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest (NPPF para 116a).</p> <p>Ensure the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services has been considered (NPPF para 116b).</p>		
<p><b>Promoting Sustainable Transport</b></p> <p>Address the potential impacts of development on transport networks (NPPF para 104a).</p> <p>Realise opportunities from existing or proposed transport infrastructure and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated (NPPF para 104b).</p> <p>Identify and pursue opportunities to promote walking, cycling and public transport use (NPPF para 104c).</p> <p>Identify, assess and take into account the environmental impacts of traffic and transport infrastructure</p>	<p><b>(Policy SS4 – extract)</b> New developments should be designed and located to minimise the impacts on the transport network; ensuring that the efficient and safe operation of the network are not detrimentally impacted. Where possible development proposals should be accessible by and facilitate a genuine choice of modes of travel. Development proposals that will generate high journey numbers should be in sustainable locations, accessible by means other than private car or alternatively, be required to demonstrate that they can be made sustainable by reducing unsustainable transport as required in future local or neighbourhood development plans and developer contributions, which meet the statutory tests, patterns and promoting travel by walking, cycling and public transport. Proposals to provide new and improved existing public transport, walking and cycling infrastructure will be supported. Where appropriate, land and routes will be safeguarded, and developer contributions sought to assist with the delivery of new</p>	<p>HCS has determined the levels of strategic land requirements and the location of strategic sites within and adjacent to Ledbury town. It is assumed that the effect on the local and national networks have been considered. No major traffic generators other than strategic sites in HCS policies LB1 and LB2 are proposed within the NDP.</p> <p><b>NDP policy TR1.1</b> identifies opportunities for walking and cycling that can be pursued in association with development proposals.</p> <p><b>Policy HO2.3</b> seeks secure cycle parking in association with housing development.</p> <p><b>Policy TR1.2</b> also requires development to provide cycle parking and businesses should consider shower facilities where appropriate.</p>

<p>– including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains (NPPF para 104d).</p> <p>Are patterns of movement, streets, parking and other transport considerations integral to the design of schemes, and do they contribute to making high quality places (NPPF para 104e).</p> <p>Focus significant development on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Have opportunities to maximise sustainable transport solutions between urban and rural areas been taken into account (NPPF para 105).</p> <p>Does the NDP support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities (NPPF para 106a).</p> <p>Has there been active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned (NPPF para 106b).</p>	<p>sustainable transport infrastructure, including that required for alternative energy cars.</p> <p>Herefordshire Council will work with the Highways Agency, Network Rail, bus and train operators, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices.</p> <p>Development proposals incorporating commercial vehicular movements that could detrimentally impact on the environmental quality, amenity, safety and character of the surrounding locality will be expected to incorporate evidence demonstrating how the traffic impacts are to be mitigated.</p> <p><b>(Policy SS7- Extract)</b> Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> <li>• delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport.</li> </ul> <p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>• improve accessibility within Ledbury by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, new employment areas and the town centre.</li> </ul> <p><b>(Policy LB2 – Extract)</b> Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>• provision of satisfactory vehicular access arrangements, the details of which will be determined at planning application stage;</li> <li>• new walking, cycling and bus links from the urban extension directly to the town trail and riverside walk under the viaduct, the railway station and town centre to create linkages to nearby development and existing community facilities.</li> </ul>	<p>In relation to traffic and transport infrastructure, Herefordshire Council's Local Transport Plan indicates that it will work with Network Rail and train operating companies to deliver more parking at Ledbury station. <b>NDP Policy TR2.1</b> provides support for this as well as seeking increased accessibility and connectivity to it by other transport modes. This policy specifically seeks making the northern platform more accessible. This is identified by the community and will be pursued in association with Herefordshire Council in accordance with HCS policy SS4. Other measures to be pursued through that HCS policy have been identified through Ledbury Public Realm and Transport Appraisal prepared by Herefordshire Council's consultants, Balfour Beatty (<b>see paragraph 11.5</b>). These proposals have not advanced sufficiently to determine whether environmental mitigation is required, and net environmental gains can be achieved. The objectives set out in <b>Appendix 2</b> should inform the latter even should measures not require planning permission. The NDP supports HCS policy E4 which protects the route of the Herefordshire and Gloucestershire Canal, supporting the provision of a tow path to provide a footpath and cycleway (<b>Appendix 2 - Local Strategic Corridor 2 [LedLSC2] Objectives</b>).</p> <p><b>NDP policy TR1.2</b> is relevant to patterns of movement, parking and other transport matters, setting out these in an integrated way. This policy also covers measures to support active travel and other contributions to sustainable travel, requiring travel plans in appropriate instances. These would be</p>
--	--	---

<p>Have sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development been identified and protected and with robust evidence, (NPPF para 106c).</p> <p>Has the NDP provided for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans) (NPPF para 106d).</p> <p>Has the NDP provided for any large-scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements (NPPF para 106e).</p> <p>Does the NDP recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy. (NPPF para 106f).</p>	<p><b>(Policy MT1 – Extract)</b> Development proposals should incorporate the following principle requirements covering movement and transportation:</p> <ol style="list-style-type: none"> <li>1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;</li> <li>2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;</li> <li>3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;</li> <li>4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;</li> <li>5. protect existing local and long-distance footways, cycle-ways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and</li> <li>6. have regard to both the council’s Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.</li> </ol> <p>Where traffic management measures are introduced, they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.</p>	<p>relevant to small and large sites as appropriate.</p> <p>The NDP is not a vehicle for tackling wider transport measures extending beyond its area.</p> <p>No strategic transport infrastructure requirements have been identified, including for lorry parking. Furthermore, no significant traffic generating proposals are proposed in the NDP, but should any come forward, <b>Policy TR1.2</b> includes criteria that would address the issue. In relation to HCS policies SS4, MT1 and SD1, the above NDP policies supplement and strengthen them because of local community concerns.</p> <p><b>Policy TR1.2</b> refers to the need for new development to be designed in accordance with Herefordshire Council’s Highway Design Guide for New Development which, among others, sets out local parking standards. Off-street parking is sought with developments in this policy and the use of permeable materials encouraged through <b>policy SD1.3</b>.</p> <p>HC’s Transportation Section has raised no objections to the sites proposed in the NDP.</p> <p>The NDP, in so far as it relates to the provision of transport infrastructure, is considered consistent with the provisions contained within the NPPF and HCS.</p>
---	--	---

<p>Does the NDP set local parking standards for residential and non-residential development which take into account:</p> <ul style="list-style-type: none"> <li>a) the accessibility of the development;</li> <li>b) the type, mix and use of development;</li> <li>c) the availability of and opportunities for public transport;</li> <li>d) local car ownership levels; and</li> <li>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles (NPPF 107).</li> </ul> <p>Does the plan recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use (NPPF para 109).</p> <p>Do sites ensure appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location (NPPF para 110a).</p>		
---	--	--

<p>Do sites ensure safe and suitable access can be achieved for all users (NPPF para 110b).</p> <p>Do sites ensure any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (NPPF para 110c).</p> <p>All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed (NPPF para 113).</p>		
--	--	--

## Achieving Sustainable Development – Social Role

**Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; accessible local services that reflect the community’s needs and supporting its health, social and cultural well-being.**

### Delivering a sufficient supply of homes

Are the size, type and tenure of housing needed for different groups in the community reflected in policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, people who rent their homes and people wishing to commission or build their own homes) (NPPF para 62).

Does the plan specify the type of affordable housing required and expect it to be met on sites or use off-site provision or an appropriate financial contribution in lieu? Does the approach contribute to the objective of creating mixed and balanced communities (NPPF para 63)?

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer) (NPPF para 64).

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due

**(Policy SS2 – extract)** A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.

Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.

The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by local character and good quality design. The target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas. The broad distribution of new dwellings in the county will be a minimum of:

Ledbury (Facilities - Range of services and reasonable transport provision – opportunities to strengthen role in meeting requirements of surrounding communities). New homes – 4,700 dwellings.

**(Policy SS3 – Extract)** A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed through the annual monitoring process. If monitoring demonstrates that the number of

The approach to delivering housing for the remainder of the plan period under HCS is set out primarily in **Chapter 6** of the NDP. The housing requirement set out in HCS policy LB1 has been met and exceeded to a significant degree through planning permissions.

HCS policy LB1 sets the level of housing growth for Ledbury, and this is not contested. Herefordshire Council advised that in April 2021, some 91 dwellings had been built since 2011 and 1130 dwellings had outstanding planning permissions. Hence at that date there was provision for around 1221 new dwellings which is some 52.6% above the target requirement.

The NDP, through **policy SD1.2**, indicates that those sites committed through planning permissions will remain housing allocations in the event that they do not commence within the prescribed time period. This is considered a possibility, considering the number of dwellings granted planning permission. **NDP policy SD1.2** defines the settlement boundary for Ledbury in order to distinguish between its urban area and where policies for the countryside, in particular the provisions of HCS policy RA3, would apply. Under the provisions of **NDP policy SD1.2** small and medium sized housing sites can still come forward within the settlement boundary on a windfall basis. It is unnecessary to promote such sites to show how they contribute

<p>should be reduced by a proportionate amount (NPPF para 64).</p> <p>Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. (NPPF para 65).</p> <p>Exemptions to this 10% requirement should also be made where the site or proposed development:</p> <p>a) provides solely for Build to Rent homes;</p> <p>b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);</p> <p>c) is proposed to be developed by people who wish to build or commission their own homes; or</p> <p>d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.</p> <p>Strategic policies set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any</p>	<p>new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:</p> <ul style="list-style-type: none"> <li>• A partial review of the Local Plan – Core Strategy; or</li> <li>• The preparation of new Development Plan Documents; or</li> <li>• The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land</li> </ul> <p>Appendix 4 sets out an indicative trajectory for total housing completions, which will provide a basis for monitoring completions over the plan period. In the event that the monitoring process demonstrates that the rate of completions has fallen below targets, an early assessment will be made as to the most appropriate mechanism to boost housing delivery depending upon the scale and nature of the issue.</p> <p><b>(Policy LB1 – Extract)</b> - Ledbury will accommodate a minimum of 800 new homes balanced with a minimum of 15 hectares of new employment land during the plan period. The majority of new housing development will be focussed to the north of the town as set out in Policy LB2 and the strategic location for new employment of around 12 hectares to the west of the town, south of Little Marcle Road. Further development will take place through the implementation of existing commitments, infill development, and sites allocated through a Neighbourhood Development Plan. A number of sites which have future potential for development have been identified in the Strategic Housing Land Availability Assessment (SHLAA).</p> <p><b>(Policy LB2 – Extract)</b> Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>• a comprehensively planned, mixed use development of around 625 new homes, at an average density of around 40 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3, and</li> </ul>	<p>towards the overall housing target which has already been exceeded by a significant degree.</p> <p>The strategic site proposed in HCS policy LB2 is included within the settlement boundary with the area agreed between the developer and Herefordshire Council indicated as a committed site that would remain as an allocation should the current planning permission expire (<b>see NDP paragraph 5.5</b>).</p> <p>Herefordshire Council's Housing Market Assessment (2013) identified the range of housing required in terms of market and affordable housing according to number of bedrooms. The breakdown of dwellings provided through the planning permissions granted exceed all the required amounts for each dwelling size for market housing, some to a significant extent. In terms of affordable housing there are very small deficiencies in terms of 1 bed and 4 bed dwellings. For 2 and 3 bed affordable dwellings, which are the vast majority of the requirement, the numbers provided are twice that indicated as being needed during the plan period. HCS policy H1 sets affordable housing thresholds and there is no evidence to suggest this should be amended through the NDP. Although Malvern Hills AONB extends into the NDP area, no housing development is envisaged within it such that a reduced threshold for the provision of affordable housing needs to be considered.</p> <p>A variety of other more specific housing needs to serve the whole of the community is recognised through <b>NDP policy HO2.1</b> (which is a retained policy from the current adopted plan). This indicates the mix that should be sought across the town through any windfall</p>
--	--	--

<p>relevant allocations. These figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement (NPPF para 66).</p> <p>Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF para 69).</p> <p>Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites suitable for housing in their area (NPPF para 70).</p> <p>Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends (NPPF para 71).</p> <p>Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (NPPF para 71).</p>	<p>the needs identified in the latest version of the Herefordshire Local Housing Market Assessment.</p> <ul style="list-style-type: none"> <li>• development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and that contributes to the distinctiveness of this part of Ledbury and respects the setting and significance of the listed viaduct and the Malvern Hills Area of Outstanding Natural Beauty;</li> <li>• sustainable standards of design and construction.</li> </ul> <p><b>(Policy H1 – Extract)</b> All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm will be expected to contribute towards meeting affordable housing needs.</p> <p>The amount and mix of affordable housing including those on strategic housing sites will vary depending on 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:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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);</li> <li>3. a target of 25% affordable housing provision on sites in the Leominster housing value area.</li> </ol> <p>Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.</p> <p><b>(Policy H2 – Extract)</b> Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:</p> <ol style="list-style-type: none"> <li>1. the proposal could assist in meeting a proven local need; and</li> </ol>	<p>sites that come forward. It includes requiring affordable housing in accordance with HCS where the proposal involves more than 10 dwellings. The policy is aimed at addressing particular shortfalls within current provision to meet even more diverse community needs to ensure a balanced community. Subsequent policies address this further.</p> <p>Within this context, even more specific provision is encouraged. <b>NDP policy HO3.1</b> (again a retained policy) supports a range of accommodation type to meet the needs of elderly people acknowledging that various levels of specialist care are needed. Ledbury is a service centre for a large rural hinterland, and it would be the most logical location for such a range of accommodation. Similarly, there is a need for starter homes of all sizes for young people. <b>NDP policy HO4.1</b> (retained policy) supports this type of housing and also identifies the need for supportive housing for young adults, where again, Ledbury is well placed to provide this for its wider hinterland. A third retained NDP policy, <b>policy HO5.1</b>, supports self-build opportunities, including sites made available specifically for this.</p> <p>Nothing within the NDP prevents the use of brownfield for housing or the ability to bring back dwellings into use. The use of vacant sites within the settlement boundary for housing where these do not have any environmental or local amenity constraints is also not restricted. The redevelopment of a site close to the centre for housing (Market Street Auction Rooms), promoted in the current NDP, now has planning permission.</p> <p><b>Policies SD1.3, HO2.3 and TR1.2</b> contain a range of specific and important criteria that</p>
---	---	---

<p>Support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:</p> <p>a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and</p> <p>b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards. (NPPF para 72)</p> <p>The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:</p>	<ol style="list-style-type: none"> <li>2. the housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and</li> <li>3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement.</li> </ol> <p>In order to enable the delivery 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 to demonstrate that the proposed scale of market housing is that required for the delivery of affordable housing.</p> <p><b>(Policy H3 – Extract)</b> Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on sites of more than 50 dwellings, developers will be expected to:</p> <ol style="list-style-type: none"> <li>1. provide a range of house types and sizes to meet the needs of all households, including younger single people;</li> <li>2. provide housing capable of being adapted for people in the community with additional needs; and</li> <li>3. provide housing capable of meeting the specific needs of the elderly population by: -providing specialist accommodation for older people in suitable locations; - ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population; - ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.</li> </ol> <p>The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.</p> <p><b>(Policy RA3 – Extract)</b> In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:</p> <ol style="list-style-type: none"> <li>1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or</li> </ol>	<p>need to be complied with in order that appropriate environmental safeguards and general design matters are addressed for any housing developments. These are in addition to other topic-specific policies in this NDP and also HCS.</p> <p><b>NDP policy HO2.3</b> requires housing proposals to protect residential amenity and ensure there is sufficient garden space to enable residents to enjoy appropriate degrees of privacy and functionality. It also contains a number of design requirements that may be relevant to resisting inappropriate development of residential gardens.</p> <p>Nothing in the NDP would restrict the development of entry-level exception sites where these are proposed in suitable locations (e.g., not in environmentally sensitive locations).</p> <p>HCS policy LB2 provides a significant extension to the town with requirements to enable appropriate infrastructure. The relevant area is encompassed within the settlement boundary defined through <b>NDP policy SD1.2</b>.</p> <p><b>NDP policy HO2.2</b>, supported by <b>policy HO2.3</b> addresses the density issue in the most appropriate way. The first is a retained policy with minor changes. HCS policy SS2 recognises that lower densities may be appropriate in sensitive areas and development on the periphery of the town's built-up area falls within the setting of Malvern Hills AONB and the appearance of urban sprawl should be avoided by the inclusion of significant areas of structural landscaping to mitigate any such effect. Consequently, a</p>
---	---	--

<p>a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;</p> <p>b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;</p> <p>c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;</p> <p>d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations). (NPPF para 73).</p> <p>In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural</p>	<ol style="list-style-type: none"> <li>2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or</li> <li>3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or</li> <li>4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5; and leads to an enhancement of its immediate setting;</li> <li>5. is rural exception housing in accordance with Policy H2; or</li> <li>6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or</li> <li>7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.</li> </ol> <p><b>(Policy RA5 – Extract)</b></p> <p>The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to or is essential to the social well-being of the countryside, will be permitted where:</p> <ol style="list-style-type: none"> <li>1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long-term conservation and enhancement of any heritage asset affected, together with its setting;</li> <li>2. design proposals make adequate provision for protected and priority species and associated habitats;</li> <li>3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;</li> <li>4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and</li> <li>5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character</li> </ol>	<p>reduced density compared to the town's centre would be appropriate.</p> <p>The NDP area contains some rural parts where new housing should be restricted to the limited exceptions expressed in NPPF para 80 and HCS policy RA3. HCS policy RA2 does not define a rural settlement within the NDP area. <b>Policy SD1.2</b> and the associated <b>Ledbury Town Policies Map</b> defines the settlement boundary which distinguishes between the settlement and countryside.</p> <p>It is considered these policies and others elsewhere in this NDP are consistent with Government or HCS provisions relating to supporting the sustainable provision of both market and affordable housing to meet local and wider needs while protecting environmental and social considerations of acknowledged importance.</p>
--	--	---

<p>exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this (NPPF para 78).</p> <p>To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby (NPPF para 79).</p> <p>Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply (NPPF para 80):</p> <p>a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;</p> <p>b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</p>	<p>or appearance of the building or have a detrimental impact on its surroundings and landscape setting.</p> <p>Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.</p>	
---	--	--

<p>c) the development would re-use redundant or disused buildings and enhance its immediate setting;</p> <p>d) the development would involve the subdivision of an existing residential dwelling; or</p> <p>e) the design is of exceptional quality, in that it:</p> <ul style="list-style-type: none"> <li>- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and</li> <li>- would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.</li> </ul>		
<p><b>Promoting healthy and safe communities</b></p> <p>Enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship (NPPF para 84d).</p> <p>Places should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy</p>	<p><b>(Policy SD1 – Extract)</b> Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• safeguard residential amenity for existing and proposed residents.</li> <li>• create safe and accessible environments that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly the location of establishments where hazardous substances are present.</li> </ul> <p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p>	<p><b>NDP policy SD1.1</b> covers this element of sustainable development. The significant housing growth that has taken place since 2011 has not been matched by an appropriate increase in some of the most essential local services and community facilities, especially those providing for the health and wellbeing of residents and the town’s wider hinterland. This is particularly so in terms of health facilities and formal recreation facilities.</p> <p>Ledbury is relatively compact, and its town centre is easily accessible. The mixture of retail, local services and other appropriate uses promotes a high level of activity and human interaction within its centre. More widely within the town as a whole, the NDP</p>

<p>pedestrian and cycle connections within and between neighbourhoods, and active street frontages (NPPF para 92a).</p> <p>Places should be safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas (NPPF para 92b).</p> <p>Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling (NPPF para 92c).</p> <p>Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments (NPPF para 93a).</p> <p>Take into account and support the delivery of local strategies to improve health, social and cultural</p>	<ul style="list-style-type: none"> <li>• contribute to addressing deficiencies in community facilities and/or allow for infrastructure improvements (including broadband) in the town, to promote sustainable development.</li> </ul> <p><b>(Policy LB2 – Extract)</b> Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>• a new linear informal park to link to the existing town trail, riverside walk, recreational open space and existing allotments;</li> <li>• the provision of developer contributions towards any identified need for new/improved community facilities/infrastructure improvements. This shall include a new 210 place primary school within the development (or an expansion of the existing primary school) and new recreational open space, play, indoor and outdoor sport facilities.</li> </ul> <p><b>(Policy SC1 – Extract)</b> Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported where in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.</p> <p>New development that creates a need for additional social and community facilities - that cannot be met through existing social facilities – will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.</p> <p>Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative is available or can be provided or it can be shown that the facility is no longer required, viable or no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.</p>	<p>places emphasis upon maintaining a viable and strong town centre through <b>policies EE3.1 and EE3.2</b>; increasing accessibility across its built-up area for those walking and cycling, especially from the areas where new housing is proposed, through <b>policies HO2.3, TR1.1 and TR1.2</b>; and enabling new community services and facilities to meet growing needs through <b>policy CL1.1</b>.</p> <p><b>NDP policy EE3.3</b> promotes the regeneration of an area adjacent to the primary shopping area, identifying it as one where there are opportunities for mixed use to support the town centre.</p> <p><b>NDP policy BE1.1</b> promotes a safe and crime free environment, referring to the need to implement ‘Secure by Design’ principles within relevant developments.</p> <p>Objectives to be met for green infrastructure, are required by <b>NDP policies NE1.1 and NE2.1</b> and set out in <b>Appendix 2</b>. These include increasing access to green space. Provision of pedestrian and cycle routes in association with green infrastructure is promoted in a number of these objectives and this would increase legibility and their use, to the benefit of health, wellbeing and security.</p> <p><b>NDP policy NE3.1</b> supports the retention, enhancement and creation of allotments and community gardens.</p> <p>In combination, <b>policies CL1.1 and CL2.1</b> guard against the loss of valued facilities and services.</p> <p>A need to expand health facilities, more particularly the premises for the local health</p>
---	--	--

<p>well-being for all sections of the community (NPPF para 93b).</p> <p>Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (NPPF para 93c).</p> <p>Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community (NPPF para 93d).</p> <p>Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (NPPF para 93e).</p> <p>Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard (NPPF para 94).</p> <p>Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications (NPPF para 95a).</p> <p>Work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted (NPPF para 95b).</p>	<p>The provision or improvement of higher education facilities and the continuing enhancement of existing or provision of new, training and skills facilities will be actively promoted.</p>	<p>partnership, has been identified. This is currently unable to cope with the growth that has occurred, and demands will increase further because of the outstanding planning permissions for new houses. The process for addressing this need is underway, although has not progressed sufficiently to enable a proposal to be advanced through the NDP. <b>NDP policy CL1.1</b> can be utilised should a proposal be brought forward before this NDP is reviewed.</p> <p>The NDP would not restrict the development or expansion of small local shops outside of the town centre which would not conflict with the provisions of HCS policy LB1 and <b>NDP policy EE3.1</b>. In addition, <b>Policy CL1.1</b> may be applicable should the shop be considered a local community-based service.</p> <p>The NDP attempts to ensure a balance between housing, economic and community facilities (NPPF para 93e) by bringing forward proposals for employment, playing fields and green infrastructure which have so far not kept pace with the considerable increase in housing. The shortfall in health facilities is referred to above.</p> <p>No 'estate regeneration' proposals are expected within the plan period.</p> <p>A few school improvements have been identified although these are understood to be measures within existing sites and can be accommodated through <b>NDP policy CL1.1</b> should they involve development requiring planning permission.</p> <p>West Mercia Police has not suggested any potential threats requiring policies to be</p>
--	--	--

<p>Ensure faster delivery of other public service infrastructure (NPPF para 96).</p> <p>Anticipate and address possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security (NPPF para 97a).</p> <p>Recognise and support development required for operational defence and security purposes and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area (NPPF para 97b).</p> <p>Policies should recognise that sites to meet local community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an</p>		<p>advanced within the NDP. No security operational sites are understood to be located within the plan area.</p> <p>It is considered that that the NDP does not impose restrictions upon integrating new development with existing community facilities and businesses beyond those that are reasonable to protect local and residential amenity and the environment.</p>
--	--	---

unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist (NPPF para 85).

Planning policies should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed (NPPF para 187).

**Open Space and Recreation**

Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-

**(Policy OS2 – Extract)** In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:

**NDP policy CL2.1** seeks to protect open and green spaces and playing fields. Many of these are located within or adjacent to green

<p>being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate (NPPF para 98).</p> <p>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless (NPPF para 99):</p> <p>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p> <p>Planning policies should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way</p>	<ol style="list-style-type: none"> <li>1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility; and</li> <li>2. provision of open space, sports and recreation facilities should be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which are of benefit to the local community.</li> </ol> <p><b>(Policy OS3 – Extract)</b> In determining proposals which result in the loss of an open space, sports or recreation facility, the following principles will be taken into account:</p> <ol style="list-style-type: none"> <li>1. clear evidence that the resource is surplus to the applicable quantitative standard;</li> <li>2. the loss of the resource results in an equally beneficial replacement or enhanced existing facility for the local community;</li> <li>3. the loss of the resource is for the purpose of providing an ancillary development which improves the functioning, usability or viability of the resource, e.g. changing rooms, toilets, grandstand accommodation, and function uses;</li> <li>4. the loss of the resource will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.</li> </ol>	<p>infrastructure corridors where accessibility should be retained or improved. <b>NDP policy CL1.1</b> seeks developer contributions towards sports, recreation and other community facilities to mitigate the effect of growth that results from their proposals.</p> <p><b>NDP policy CL2.2</b> seeks to address the shortfall in playing field provision identified in consultation with local sporting organisations, including Herefordshire FA, and Herefordshire Council. The approach is to support these organisations in delivering their requirements and Herefordshire Council has indicated S106 monies will be made available to contribute towards this.</p> <p>There are a number of footpaths and public rights of way within and surrounding the town, including providing access to Malvern Hills AONB and natural greenspace such as woodlands. <b>Policy TR1.1</b> supports new footpaths and cycleways in association with developments and these will add to the current public rights of way network. <b>Policy TR1.2</b> supports layouts in new developments that link to the public rights of way network and would protect public rights of way that might be affected by development. It also promotes new links in association with development where this might achieve improvements.</p> <p>The NDP does not designate any local green space under the provisions of NPPF paragraphs 101 and 102. The approach utilised is to protect open and green space and playing fields through HCS policies OS3 and LD3 and to identify these areas on the <b>NDP Policies maps</b> and through <b>policy CL2.1</b>. That policy also sets out criteria to protect small areas of important open and</p>
--	--	--

<p>networks including National Trails (NPPF para 100).</p> <p>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period (NPPF para 101).</p> <p>The Local Green Space designation should only be used where the green space is (NPPF para 102):</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c) local in character and is not an extensive tract of land.</li> </ul> <p>Policies for managing development within a Local Green Space should</p>		<p>green space and playing fields that cannot be shown on those maps and also any new such areas that result through development. <b>NDP policy HO2.3</b> requires housing developers to provide such space in association with their developments as part of a co-ordinated package of measures to protect and provide for local amenity. <b>Policies NE1.1 and NE2.1</b> would also be relevant.</p> <p>None of the policies referred to in this section are considered inconsistent with Government or HCS provisions relating to community facilities, services and related health and wellbeing measures.</p>
--	--	--

be consistent with those for Green Belts (NPPF para 103).		
---	--	--

## Achieving Sustainable Development – Environmental Role

**Contributing to the efficient use of land, promoting good design, and mitigating and adapting to climate change including moving to a low carbon economy; protecting and enhancing our natural, built and historic environment; and as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution.**

### Making efficient use of land

Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside (NPPF para 120a).

Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production (NPPF para 120b).

Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land (NPPF para 120c).

Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups

**(Policy SS6 – Extract)** Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):

- agricultural and food productivity.
  - physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.

The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.

**(Policy SS7- Extract)** Development proposals will be expected to include measures which will mitigate their impact on climate change.

At a strategic level, this will include:

- supporting affordable, local food production, processing and farming to reduce the county’s contribution to food miles.
- protecting the best agricultural land where possible.

When taken together, policies within this NDP should promote developments that would achieve a range of benefits to the environment and the community. The identification of constraints, including national and local designations, and through advice from national and local bodies and previous planning decisions, have informed policies describing the extent to which development can be accommodated without compromising the environment.

The combination of NDP policies would enable mixed use schemes to come forward, that would enable new habitat creation and public access to green infrastructure.

There is no indication that contaminated land is being proposed for any use, other than agricultural land and buildings that may potentially have low levels of pollution. In the event that any might be found HCS policy SD1 would apply and there is considered to be no need to duplicate this within the NDP.

Sites falling within the town’s urban area that have value for wildlife, recreation and amenity and which should be protected in an appropriate manner have been identified through **policy CL2.1**. **Policy NE3.1** contains measures to support local food production. No derelict or despoiled land has been identified. No policies in the NDP would restrict the development of underused land without good reason; such reasons would be acknowledged

<p>and railway infrastructure) (NPPF para 120d).</p> <p>Reallocate land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped) (NPPF para 122a).</p> <p>Promote more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality-of-service provision and access to open space (NPPF para 123b).</p> <p>Support development that makes efficient use of land (NPPF para 124).</p> <p>Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. Plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible (NPPF para 125).</p>	<p><b>(Policy SD1 - Extract)</b> - Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:</p> <ul style="list-style-type: none"> <li>• ensure that proposals make efficient use of land - taking into account the local context and site characteristics.</li> <li>• where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective.</li> </ul>	<p>constraints such as protecting amenity, and protection of heritage and natural assets.</p> <p>There are no site allocations within the current NDP that should be deallocated although provisions are made through <b>NDP policy EE1.2</b> to provide greater flexibility for land to be used for employment uses. <b>Policy CL1.1</b> would allow community based development to expand, including through making more effective use of sites, provided local amenity is protected.</p> <p>It is considered that the NDP does not conflict with any policies seeking the efficient use of land set out in HCS or NPPF.</p>
<p><b>Achieving well-designed places</b></p> <p>Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is</p>	<p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>• reflect and enhance the characteristic built historic elements of Ledbury, such as its stone, brick and timber-framed buildings,</li> </ul>	<p>The NDP requires development to be designed to a high standard and to reflect the quality and character of both the town and its surrounding countryside, especially within the</p>

<p>likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development (NPPF para 127).</p> <p>To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified (NPPF para 128).</p> <p>Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents (NPPF para 129).</p> <p>Ensure developments will function well and add to the overall quality of the area, not just for the short term</p>	<p>medieval plan form, conservation areas and setting overlooking the Leadon Valley.</p> <p><b>(Policy LB2 – Extract)</b> Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>• development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and that contributes to the distinctiveness of this part of Ledbury and respects the setting and significance of the listed viaduct and the Malvern Hills Area of Outstanding Natural Beauty.</li> </ul> <p><b>(Policy SD1 – Extract)</b> Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design.</li> <li>• safeguard residential amenity for existing and proposed residents.</li> <li>• ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored.</li> </ul>	<p>Malvern Hills AONB, a nationally important landscape, and its setting.</p> <p><b>Policies SD1.3, HO2.3, BE1.1 and NE4.1</b> contain elements that complement HCS policy SD1 and set out the need to address design issues, including those related to sustainability, in an integrated way through considering those features important to the design of individual buildings, those appropriate at the site level and the contribution to the wider community. Provisions contained within Ledbury Design Guide are incorporated into these policies where appropriate. The approach does not seek to replicate HCS policy SD1 but is consistent with it. These policies seek to ensure that new development respects the scale, density and massing which forms the character within the town and its surrounding countryside. New development also needs to integrate well into the natural and historic environment with <b>policies BE2.1, NE1.1, NE2.1 and NE2.2</b> reflecting HCS Local Distinctiveness policies. <b>Policies BE2.1 and NE2.2</b>, in particular, add detail to relevant provisions in HCS policy LB1.</p> <p><b>Design Policy HO2.3</b> would be relevant should proposals be brought forward for development in rear gardens.</p> <p>In relation to NPPF para 129, a design guide has been prepared for the town and its immediate surroundings and many of its provisions have been incorporated into the NDP. A design code might be appropriate should Herefordshire Council require further sites at Ledbury within the review of its Core Strategy.</p>
---	--	---

<p>but over the lifetime of the development (NPPF para 130a).</p> <p>Ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping (NPPF para 130b).</p> <p>Ensure developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) (NPPF para 130c).</p> <p>Ensure developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit (NPPF para 130d).</p> <p>Ensure developments optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks (NPPF para 130e).</p> <p>Ensure developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do</p>		<p>The design policies referred to above together with <b>policy TR1.2</b> should address function and quality for the longer term and promote good architecture sympathetic to local character, site layout and landscaping.</p> <p><b>Appendix 1 of the NDP (referred to in policy HO2.3 and paragraph 8.4, which supports policy BE1.1)</b> describes the character of particular areas within the town in order to influence design. This describes the sense of place within the areas concerned suggesting in most instances the characteristics highlighted in the NPPF. <b>Policy HO2.3 (g)</b> supports schemes comprising sensitive innovative design.</p> <p>A range of policies within the NDP are relevant to the mix of development requirements that should be incorporated into site layouts including provision of open space (<b>policy HO2.3[I]</b>); green space (<b>policy NE1.1</b>); local facilities (<b>policy CL1.1</b>); and transport infrastructure (<b>policies TR1.1 and 1.2</b>).</p> <p>Accessibility is also covered by <b>policies TR1.1 and TR1.2</b>. <b>Policy BE1.1</b> requires development to utilise Secure by Design principles.</p> <p>Ledbury Town Council is aware of Herefordshire Council's Statement of Community Involvement and will use this to ensure those affected are involved in the design process. <b>Paragraph 12.2</b> describes the approach to consultation upon certain planning applications.</p>
---	--	--

<p>not undermine the quality of life or community cohesion and resilience (NPPF para 130f).</p>		
<p><b>Meeting the challenge of climate change, flooding and coastal change</b></p> <p>Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure (NPPF para 153).</p> <p>New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure (NPPF para 154a)</p> <p>New development should be planned to help to reduce greenhouse gas emissions, such as</p>	<p><b>(Policy SS7- Extract)</b> Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>At a strategic level, this will include:</p> <ul style="list-style-type: none"> <li>• focussing development to the most sustainable locations.</li> <li>• designing developments to reduce carbon emissions and use resources more efficiently.</li> <li>• promoting the use of decentralised and renewable or low carbon energy where appropriate.</li> </ul> <p>Key considerations in terms of responses to climate change include:</p> <ul style="list-style-type: none"> <li>• taking into account the known physical and environmental constraints when identifying locations for development;</li> <li>• ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading;</li> <li>• minimising the risk of flooding and making use of sustainable drainage methods;</li> <li>• reducing heat island effects (for example through the provision of open space and water, planting and green roofs);</li> <li>• developments must demonstrate water efficiency measures to reduce demand on water resources.</li> </ul> <p><b>(Policy SS6 – Extract)</b> Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon</p>	<p>The location of strategic developments accords with HCS policies LB1 and LB2 which it is assumed have been assessed against the relevant NPPF requirements under this heading.</p> <p><b>Policy SD1.3</b> supports the need for sustainable design features, promoting these as elements within an integrated approach. The combination supports and expands upon the provisions of HCS policies SS7 and SD1.</p> <p>HCS policy SD3 covers the issue of flood risk as referred to in <b>NDP paragraph 9.5</b>. It is considered that there is no need to duplicate this policy in the NDP. Similarly, that paragraph refers to the need to protect water quality which is covered by HCS policy SD4. No measures providing flood protection have been indicated by the responsible organisations.</p> <p>No development is expected within areas at risk of flooding although small portions of the housing/employment site north of the Viaduct and land proposed for employment uses south of Little Marcle Road are shown to overlap these areas. The areas concerned are not required for development but offer the opportunity for measures to achieve associated green infrastructure benefits in accordance with <b>NDP Appendix 2</b>.</p>

<p>through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards (NPPF para 154b).</p> <p>Provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts) (NPPF para 155a).</p> <p>Consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development (NPPF para 155b).</p> <p>Identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers (NPPF para 155c).</p> <p>Support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning (NPPF para 156).</p> <p>New development should take account of landform, layout, building</p>	<p>sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>physical resources, including minerals, soils, management of waste, the water environment, renewable energy and energy conservation.</li> </ul> <p>The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p> <p><b>(Policy LB2 – Extract)</b> Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>a comprehensive sustainable urban drainage system which includes measures such as rain gardens and swales to manage ground and surface water drainage and safeguard against any increased flood risk.</li> </ul> <p><b>(Policy SD2 – Extract)</b> Development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> <li>the proposal does not adversely impact upon international or national designated natural and heritage assets;</li> <li>the proposal does not adversely affect residential amenity;</li> <li>the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment; and</li> <li>the proposal can be connected efficiently to existing national grid infrastructure unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.</li> </ol>	<p><b>NDP policy SD1.3</b> addresses appropriate sustainability issues related to layout and design, and <b>policies HO2.3 and TR1.2</b> supplement this with a number of measures specifically related to housing and transport respectively.</p> <p><b>Policy SD1.1</b> promotes the generation of renewable energy supplies. Criteria in other policies indicate constraints that should be taken into account, but these do not extend beyond those necessary to protect the landscape, local and residential amenity, heritage assets and highway safety and capacity which are covered within the NPPF and HCS. Effect in the landscape will be particularly important given Ledbury's location in relation to Malvern Hills AONB and the provisions of <b>NDP policy NE2.1</b> will be relevant.</p> <p><b>Policy SD1.3</b> promotes the provision of sustainable drainage systems as well as encouraging the maximum use of permeable surfaces and <b>Policy NE1.1</b> encourages the creation of wetlands. Land to the north of the Viaduct (HCS policy LB2) has been granted planning permission for housing and employment uses and it assumed Herefordshire Council has agreed or will agree appropriate drainage and flood prevention measures.</p> <p>None of the policies referred to in this section or other policies elsewhere in the NDP are considered inconsistent with Government or HCS approach to mitigating the effects of or adapting to climate change as part of their approaches to sustainable development. The policies referred to are considered a positive</p>
---	---	---

<p>orientation, massing and landscaping to minimise energy consumption (NPPF para 157b).</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (NPPF para 159).</p> <p>Apply the sequential test and then, if necessary, the exception test as set out below (NPPF para 161a).</p> <p>Safeguard land from development that is required, or likely to be required, for current or future flood management (NPPF para 161b).</p> <p>Use opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques) (NPPF para 161c).</p> <p>Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seek opportunities to relocate development, including housing, to more sustainable locations (NPPF para 161d).</p> <p>Development should not be allocated if there are reasonably</p>	<p>In the case of energy generation through wind power developments, permission will only be granted for such proposals where:</p> <ul style="list-style-type: none"> <li>• the proposed site is identified in a Neighbourhood Plan or other Development Plan Document as a suitable site for wind energy generation; and</li> <li>• following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.</li> </ul> <p><b>(Policy SD3 – Extract)</b> Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> <li>1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the <i>Strategic Flood Risk Assessment (SFRA) 2009</i> for Herefordshire;</li> <li>2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;</li> <li>3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;</li> <li>4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of</li> </ol>	<p>contribution to mitigating or adapting to climate change.</p>
---	--	--

<p>available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. (NPPF para 162).</p> <p>The application of the exception test should be informed by a site-specific flood risk assessment (NPPF para 164).</p> <p>In using the exception test both of the following elements should be satisfied for development to be allocated:</p> <ul style="list-style-type: none"> <li>- the development would provide wider sustainability benefits to the community that outweigh the flood risk (NPPF para 164a).</li> <li>- the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall (NPPF para 164b).</li> </ul> <p>Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (NPPF para 169). The systems used should:</p> <ul style="list-style-type: none"> <li>a) take account of advice from the lead local flood authority;</li> <li>b) have appropriate proposed minimum operational standards;</li> </ul>	<p>new culverts (unless essential to the provision of access) will not be permitted;</p> <ul style="list-style-type: none"> <li>5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;</li> <li>6. water conservation and efficiency measures are included in all new developments, specifically: <ul style="list-style-type: none"> <li>• residential development should achieve Housing - Optional Technical Standards - Water efficiency standards at the time of adoption the published water efficiency standards were 110 litres/person/day; or</li> <li>• non-residential developments in excess of 1,000 sq. m. gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;</li> </ul> </li> </ul> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.</p>	
--	--	--

<p>c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and</p> <p>d) where possible, provide multifunctional benefits.</p>		
<p><b>Conserving and enhancing the natural environment</b></p> <p>Plans should distinguish between the hierarchy of international, national and locally designated sites (NPPF para 175).</p> <p>Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework (NPPF para 175).</p> <p>Plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure (NPPF para 175).</p> <p>Plans should plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (NPPF para 175).</p> <p>Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (NPPF footnote No 58).</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest;</li> <li>• the network of green infrastructure;</li> <li>• physical resources, including (among others) soils, and the water environment</li> </ul> <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p>	<p>A range of nationally and locally designated sites surround Ledbury town. Malvern Hills AONB sits immediately upon the eastern edge of the town’s built-up area. A number of Sites of Special Scientific Interest fall within the plan area with further just outside its boundary. Ten local wildlife sites and 3 locally important geological sites also fall within the NDP area. Herefordshire Council has identified the character of landscapes within the County and the NDP area contains some 7 landscape types. A range of ancient woodlands are important not only in terms of biodiversity but in forming the landscape setting for the town. Some have public access.</p> <p>Protection of the designated biodiversity and geological sites are given the appropriate weight through reference to HCS policy LD2 in <b>NDP policy NE1.1</b>. This policy also seeks enhancements where appropriate within development proposals. Landscape character and features that contribute towards the setting of the town and the local green infrastructure network are to be protected and enhanced through <b>NDP policies NE2.1 and NE2.2</b>.</p> <p>The areas proposed for employment (<b>policy EE1.1</b>) and playing fields (<b>policy CL2.2</b>), which are the principle two land allocations in</p>

		<p>the NDP, are identified primarily as land with the least landscape sensitivity in Herefordshire Council's Urban Fringe Sensitivity Analysis. They are indicated as arable land and largely outside of any buffers defined for notable areas of habitat potential. Their development, as for other less significant developable sites, would be required to consider contributions to natural capital in accordance with <b>NDP policy NE1.1</b>.</p> <p>The proposals for playing fields (<b>policy CL2.2</b>) and employment land (<b>policy EE1.1</b>) to the south of Little Marcle Road, utilise agricultural land falling within grades 1, 2 and 3 with the majority being grade 2. The first proposal is to meet an acknowledged shortfall in playing fields and the second to meet HCS strategic employment land requirement within this specific location with a small extension to meet the exceptional level of housing growth that has occurred. Options were investigated for both, although in relation to employment, the location concerned is prescribed by HCS which was subject to its own sustainability appraisal and public examination.</p> <p>Elsewhere, outside of the town's urban area proposals for new or expanded sites to serve local businesses such as farm diversification, are most likely to arise through the conversion of rural buildings to workshops, and appropriate extensions of existing employment sites where environmentally acceptable. <b>Policy NE4.1</b> includes the protection of other areas comprising the best and most versatile agricultural land when land of a lesser value is available.</p>
--	--	--

<p><b>Landscape</b></p> <p>Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited (NPPF para 176).</p> <p>Major development should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest (NPPF para 177). Consideration should include an assessment of:</p> <p>a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</p> <p>b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and</p> <p>c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty;</li> </ul> <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p> <p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>• reflect and enhance the characteristic built historic elements of Ledbury, such as its stone, brick and timber-framed buildings, medieval plan form, conservation areas and setting overlooking the Leadon Valley; protect and enhance its green infrastructure, including connections to the public right of way network and biodiversity, particularly the Malvern Hills Area of Outstanding Natural Beauty to the east and the Leadon valley to the west;</li> <li>• protect and enhance the setting of the town from eastern and western viewpoints; and,</li> </ul>	<p>The NDP supports policies to protect the rural landscape set out in HCS.</p> <p><b>Policy NE2.1</b> provides protection to the landscape of that part of the NDP area falling within the Malvern Hills AONB and including its setting. Measures to restore and enhance its landscape are also required. Restoration is one of the landscape requirements set out in Herefordshire Council’s Landscape Character Assessment SPG. The AONB covers the eastern portion of the NDP area and extends up to the edge of its built-up area in that direction. <b>Policy NE1.1</b> provides for the conservation of wildlife within the AONB, making specific reference to the need for development in its area to include measures to contribute towards the biodiversity objectives set out in the Malvern Hills AONB Management Plan. <b>Policy BE2.1</b> covers the conservation and enhancement of its cultural heritage.</p> <p>It is considered that national provisions in relation to ‘major development’ need not be duplicated in the NDP.</p> <p>Protection and enhancement of the landscape within the rest of the NDP area is also covered by <b>policy NE2.1</b>, emphasising the need to contribute positively to landscape character, for which the landscape types are defined; to green infrastructure for which objectives are included in Appendix 2; and to the setting of the Leadon valley as well as a number of other contributory features and areas. This is added to by <b>Policy NE2.2</b> which identifies the important viewpoints and sensitive areas, especially those identified in HCS policy LB1,</p>
---	---	---

<p>For the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined (NPPF Footnote No 60).</p>	<ul style="list-style-type: none"> <li>• where this is not possible, incorporate appropriate mitigation measures.</li> </ul> <p><b>(Policy LD1 – Extract)</b> Development proposals should:</p> <ul style="list-style-type: none"> <li>• demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;</li> <li>• conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;</li> <li>• incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and</li> <li>• maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.</li> </ul>	<p>which includes the setting of the town and eastern and western viewpoints. The importance of woodlands that form the setting to the town, and public access to them is covered by <b>NDP policy NE5.1</b> which is a retained policy. They also have significant biodiversity value</p> <p><b>Policy NE2.1</b> requires developers to consider all relevant aspects within a landscape analysis that informs design in a fully integrated approach.</p> <p>It is considered that no policies are advanced that would conflict with policies to protect the landscape in the NPPF or HCS.</p>
<p><b>Biodiversity</b></p> <p>Plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement,</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its biodiversity and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p>	<p>The NDP supports policies to protect biodiversity set out in HCS through <b>Policy NE1.1</b> which cross-refers to HCS policy LD2. No site allocations are advanced that would conflict with policies to protect the designated wildlife or geological sites in the Parish. The reference to HCS policy LD2 covers the issue of hierarchy of sites and the relative levels of protection afforded to them. The integrity of SSSIs within the NDP area are to be ensured, maintaining or enhancing their ecological condition. In view of the reference to HCS</p>

<p>restoration or creation (NPPF para 179a).</p> <p>Plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity (NPPF para 179b).</p> <p>Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them (NPPF Footnote 62).</p> <p>If proposals causing significant harm to biodiversity cannot be avoided through being located on an alternative site with less harmful impacts, adequately mitigated, or, as a last resort, compensated for then permission should be refused (NPPF para 180a).</p> <p>Development should not take place on land within or outside a Site of Special Scientific Interest, where it is likely to have an adverse effect on it (either individually or in combination with other developments. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on</p>	<ul style="list-style-type: none"> <li>• biodiversity and geodiversity especially Special Areas of Conservation and Sites of Special Scientific Interest.</li> <li>• the network of green infrastructure.</li> </ul> <p>The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p> <p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>• protect and enhance its green infrastructure, including connections to the public right of way network and biodiversity, particularly the Malvern Hills Area of Outstanding Natural Beauty to the east and the Leadon valley to the west.</li> </ul> <p><b>(Policy LB2 – Extract)</b> Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>• a new linear informal park to link to the existing town trail, riverside walk, recreational open space and existing allotments.</li> <li>• safeguards to ensure there is no adverse impact on water quality and quantity in the River Leadon.</li> </ul> <p><b>(Policy LD2 – Extract)</b> Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:</p>	<p>policy LD2, the thrust of this policy is enhancement.</p> <p><b>NDP policy NE1.1</b> also refers to the ecological network which results from Herefordshire Council's definition of corridors, buffers and stepping-stones, with the link provided to enable their identification. Associated habitats are acknowledged to be part of this network through reference to Priority Habitats, the local Biodiversity Action Plan and local wildlife and geological sites, and other important features such as woodlands, orchards and ponds.</p> <p><b>Policy NE1.1</b> also shows where net-gains in biodiversity, which has recently become Government policy, should be considered. In this regard it makes reference to habitat improvements that would support green infrastructure in accordance with objectives set out in <b>Appendix 2</b>. These would link with the public rights of way network. <b>Appendix 2</b> would also cover relevant elements required as part of the development of the strategic development site under HCS policy LB2. There is currently no Local Nature Recovery Strategy and no advice as been received from Natural England about elements falling in any Nature Recovery Network within the plan area. <b>Paragraph 9.8</b> refers to the potential for the local ecological network to be updated in the light of one or both of these.</p> <p>Enhancements might also be achieved through landscape schemes as an integral part of site development in accordance with HCS policy LD1 and <b>NDP policy NE2.1</b> which should also protect existing trees and hedgerows where they are important.</p>
---	--	---

<p>the national network of Sites of Special Scientific Interest (NPPF para 180b).</p> <p>Development should not result in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) unless there are wholly exceptional reasons and a suitable compensation strategy exists (NPPF para 180c).</p> <p>Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity (NPPF para 180d).</p> <p>The following should be given the same protection as habitats sites (NPPF para 181):</p> <p>a) potential Special Protection Areas and possible Special Areas of Conservation;</p> <p>b) listed or proposed Ramsar sites; and</p> <p>c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.</p> <p>The presumption in favour of sustainable development does not apply where development requiring</p>	<p>1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows:</p> <p>a) Development that is likely to harm sites and species of European Importance will not be permitted;</p> <p>b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;</p> <p>c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.</p> <p>d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.</p> <p>2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and</p> <p>3. creation of new biodiversity features and wildlife habitats.</p> <p>Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.</p> <p><b>Policy LD3 – Green infrastructure</b></p> <p>Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:</p>	<p>There is no Nature Improvement Area within the Plan area.</p> <p>It is considered there is no apparent conflict between the policies in this plan covering biodiversity and those in HCS.</p>
--	---	--

<p>appropriate assessment because of its potential impact on a habitats site is being planned (NPPF para 182).</p> <p><b>Ground conditions and pollution</b></p> <p>Sites should be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation) (NPPF para 183a).</p> <p>After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (NPPF para 183b).</p> <p>Adequate site investigation information, prepared by a competent person, should be available to inform these assessments (NPPF para 183c).</p> <p>Where a site is affected by contamination or land stability issues, responsibility for securing a</p>	<ol style="list-style-type: none"> <li>1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;</li> <li>2. provision of on-site green infrastructure, in particular proposals will be supported where this enhances the network; and</li> <li>3. integration with, and connection to, the surrounding green infrastructure network.</li> </ol> <p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• local amenity, including light pollution, air quality and tranquillity;</li> </ul> <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p> <p><b>(Policy LB2 – Extract)</b> Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town:</p> <ul style="list-style-type: none"> <li>• appropriate mitigation to safeguard the amenity of future occupants from unacceptable levels of noise and to safeguard</li> </ul>	<p>The provisions of HCS policies SS6, SD1, SD3 and SD4 are considered sufficient for most of the needs of the Town in relation to addressing pollution and land stability. <b>Policy HO2.3</b> specifically addresses residential amenity. This would include protecting residents from potential noise and air pollution and ensures that new residential development is not located in areas where unacceptable levels of such pollution exist. There are general references to the protection of amenity within many of the NDP’s policies including <b>Policies SD1.3; EE1.2; EE2.1; CL1.1 and TR1.2.</b></p> <p>None of these policies nor other policies elsewhere in this NDP are considered inconsistent with Government or HCS provisions relating to protecting and enhancing the environment or the environmental component of sustainable development.</p>
---	--	---

<p>safe development rests with the developer and/or landowner (NPPF para 184).</p> <p>Planning policies should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development (NPPF para 185).</p> <p>Proposals should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life (NPPF para 185a).</p> <p>Proposals should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (NPPF para 185b).</p> <p>Proposals should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (NPPF para 185c).</p> <p>181. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management</p>	<p>the continued operation of existing businesses adjoining the area.</p> <p><b>(Policy SD1 – Extract)</b> Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• safeguard residential amenity for existing and proposed residents;</li> <li>• ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</li> <li>• where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;</li> </ul> <p><b>(Policy SD3 – Extracts)</b> Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:</p> <p>9. development should not cause an unacceptable risk to the availability or quality of water resources; and</p> <p>10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.</p> <p>Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment. Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative</p>	
--	---	--

<p>Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement (NPPF para 186).</p> <p>Planning policies should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established (NPPF para 187).</p> <p>The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes) (NPPF para 188).</p>	<p>measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.</p> <p><b>(Policy SD4 – Extract)</b>  Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.</p> <p>In the first instance developments should seek to connect to the existing mains wastewater infrastructure network where nutrient levels do not exceed conservation objectives within a SAC designated river. Proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:</p> <ul style="list-style-type: none"> <li>• measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, in accordance with policy SD3;</li> <li>• phasing or delaying development until capacity is available;</li> <li>• developer contributions to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;</li> <li>• planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC; and</li> <li>• where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.</li> </ul> <p>Where connection to the wastewater infrastructure network is not practical, alternative options should be considered in the order:</p> <ul style="list-style-type: none"> <li>- provision of or connection to a package sewage treatment works;</li> <li>- septic tank.</li> </ul> <p>With either of these non-mains alternatives, proposals should be accompanied by the following:</p>	
---	---	--

	<p>- information to show there will be no likely significant effect on the water quality of the River Wye and the River Clun SACs; or</p> <p>- where there will be a likely significant effect upon a SAC river, information to enable the council to ascertain that there will be no adverse effect on the integrity of the SAC;</p> <p>- in relation to the SACs, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.</p> <p>The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.</p>	
<p><b>Conserving and enhancing the historic environment</b></p> <p>Heritage assets should be conserved in a manner appropriate to their significance. (NPPF para 189).</p> <p>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment that takes into account (NPPF para 190):</p> <p>a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</p> <p>b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• landscape, townscape and local distinctiveness especially Special Areas of Conservation and Sites of Special Scientific Interest,</li> <li>• historic environment and heritage assets especially Scheduled Monuments and Listed Buildings.</li> <li>• the network of green infrastructure.</li> </ul> <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development</p>	<p>The NDP supports policies to protect the historic environment set out in HCS. It is considered that, given the safeguards put in place, no proposals are advanced in the NDP that would conflict with policies to protect the historic environment or heritage assets or their settings.</p> <p>This overall approach through <b>Policy BE2.1</b> is considered to meet the provisions of NPPF. It protects the key archaeological asset, including its setting, and seeks to protect other potential assets comprising unexpected finds by requiring investigations as appropriate. It protects Listed Buildings, including their settings, that part of a Registered Park and Garden within its area, and also unregistered parks and gardens that are listed within HCS. Other locally important heritage assets are also afforded appropriate levels of protection, including historic farmsteads, which it is understood Historic England is keen to protect. A list of some of those locally</p>

<p>c) the desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p>d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>Use up-to-date evidence about the historic environment in their area to (NPPF para 192):</p> <p>a) assess the significance of heritage assets and the contribution they make to their environment; and</p> <p>b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.</p> <p>Identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (NPPF para 195).</p> <p>Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated</p>	<p>proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.</p> <p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>reflect and enhance the characteristic built historic elements of Ledbury, such as its stone, brick and timber-framed buildings, medieval plan form, conservation areas and setting overlooking the Leadon Valley.</li> </ul> <p><b>(Policy LD4 – Extract)</b> Development proposals affecting heritage assets and the wider historic environment should:</p> <ol style="list-style-type: none"> <li>Protect, conserve or where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible.</li> <li>where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas.</li> <li>use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes.</li> <li>record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and</li> <li>where appropriate, improve the understanding of and public access to the heritage asset.</li> </ol> <p>The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.</p>	<p>important buildings are listed in Appendix 3 although this is not an exhaustive list. The policy also highlights the need to preserve or enhance the character or appearance of Ledbury Conservation Area. In this regard, <b>Appendix 1</b> describes some of the character and features to be noted when development proposals are advanced. The need for Heritage Impact Assessments in appropriate instances is also required as promoted by NPPF paragraphs 192 and 195.</p> <p><b>Policy EE3.3</b> refers to development opportunities within an area, part of which falls within Ledbury Conservation Area. Provisions within this policy seek to protect, enhance and restore the historic identity of this area and to contribute positively to the Conservation Area.</p> <p><b>Policies NE2.1 and NE2.2</b> seek to protect the setting of Ledbury overlooking the Leadon valley in accordance with HCS policy LB1 and advice from Historic England.</p> <p><b>Policy BE2.1</b> and the others referred to are considered consistent with Government and HCS provisions relating to protecting and enhancing the historic environment.</p>
---	---	--

<p>state of the heritage asset should not be taken into account in any decision (NPPF para 196).</p> <p>Take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF para 197a).</p> <p>Take into account the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality (NPPF para 197b).</p> <p>Take into account the desirability of new development making a positive contribution to local character and distinctiveness (NPPF para 197c).</p> <p>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (NPPF para 199).</p> <p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification</p>		
--	--	--

<p>(NPPF para 200). Substantial harm to or loss of:</p> <p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.</p> <p>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p> <p>Proposed development should not lead to substantial harm to (or total loss of significance of) a designated heritage asset unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply (NPPF para 201):</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p>		
---	--	--

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (NPPF para 202).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (NPPF para 204).

Developers should record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted (NPPF para 205).

Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository (NPPF Footnote No 69).

<p>Look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (NPPF para 206).</p> <p>Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole (NPPF para 207).</p> <p>Assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweighs the disbenefits of departing from those policies (NPPF para 208).</p>		
<p><b>Waste Planning</b></p> <p>Local authorities should have regard to Government's planning policies for waste and other policies in the NPPF so far as they may be relevant (NPPF para 4).</p>	<p><b>(Policy SS6 – Extract)</b> Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystems</p>	<p>No specific strategic proposals for dealing with waste are included in HCS. Herefordshire Council is preparing a Minerals and Waste Local Plan. No local issues have been identified in the NDP that might restrict policies</p>

	<p>essential to the health and wellbeing of the county’s residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant (among others):</p> <ul style="list-style-type: none"> <li>• physical resources, including management of waste.</li> </ul> <p>The management plans and conservation objectives of the county’s international and nationally important features and areas will be material to the determination of future development proposals. Furthermore, assessments of local features, areas and sites, defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents were undertaken to define local distinctiveness, should inform decisions upon proposals.</p> <p><b>(Policy SS7- Extract)</b> Development proposals will be expected to include measures which will mitigate their impact on climate change.</p> <p>Key considerations in terms of responses to climate change include (among others):</p> <ul style="list-style-type: none"> <li>• reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites;</li> </ul> <p><b>(Policy LB1 – Extract)</b> Within Ledbury, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> <li>• contribute to addressing deficiencies in community facilities and/or allow for infrastructure improvements (including broadband) in the town, to promote sustainable development.</li> </ul> <p><b>Policy SD1 – Sustainable design and energy efficiency</b></p> <p>Development proposals should include high quality sustainable design that also creates a safe, accessible, well integrated</p>	<p>or proposals that might be advanced in that plan.</p> <p>However, <b>Policy SD1.3</b> requires developers to consider how they might reduce construction waste as part of an overall approach aimed at sustainable development. This matter is considered incidental to the wider development process rather than waste planning.</p>
--	---	--

	<p>environment for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements (among others):</p> <ul style="list-style-type: none"> <li>• utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure.</li> </ul>	
<p><b>Facilitating the sustainable use of minerals</b></p> <p>So far as practicable, take account of the contribution that substitute, or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously (NPPF para 210b).</p> <p>Set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place (NPPF para 210d);</p> <p>Safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary</p>	<p>A Minerals and Waste Local Plan is to be prepared by Herefordshire Council and this will not be a matter for neighbourhood plans.</p> <p>There is one primary consideration that neighbourhood plans should consider, however, and this is expressed in Saved Herefordshire Unitary Plan Policy M5 relating to safeguarding mineral reserves:</p> <p><b>M5 Safeguarding mineral reserves</b></p> <p>Proposals which could sterilise potential future mineral workings will be resisted in order to safeguard identified mineral resources. Where such development is proposed, the applicant may be required:</p> <ol style="list-style-type: none"> <li>1. to undertake a geological assessment of the site; and/or</li> <li>2. to protect the minerals in question; and/or</li> <li>3. to extract all or part of the mineral reserves as part of or before the other development is permitted.</li> </ol> <p>In such cases mineral extraction will only be required when the need for the other development significantly outweighs the harm</p>	<p>Mineral issues are not appropriate to a neighbourhood plan. There are Safeguarded Mineral Reserves within the NDP area within the Malvern Hills AONB. No allocations affect these safeguarded areas.</p>

<p>aggregate material(NPPF para 210e);</p> <p>Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working (NPPF para 212).</p>	<p>which extraction might cause to other matters of acknowledged importance.</p>	
---	--	--

## Section 4 – Compliance with European Obligations

European Obligation	Ledbury Neighbourhood Development Plan Provisions
<p>Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive)</p>	<p>The Environmental Report (December 2021) for the Regulation 14 Draft NDP concluded <i>‘On the whole, it is considered that the Ledbury NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). The plan proposes a level of growth which reflects the proportionate growth that is prescribed by strategic policies.’</i> Non-Technical summary).</p> <p>Changes to the Draft (Regulation 14) Plan in order to produce the Submission Neighbourhood Development Plan were approved by the Town Council in June 2022.</p> <p>The Environmental Report (July 2022) upon the Submission Draft Neighbourhood Development Plan undertaken by Herefordshire Council looked at the changes that were made to relevant parts of the plan and it was concluded that:</p> <p><i>‘..... (the amended policies) have all been rescreened against the Strategic Environment Assessment objectives. Some have seen some objectives increase in positive outcomes whilst the minor amendments of others has meant no changes were necessary.’</i> (Paragraph 6.12).</p> <p>Hence the overall conclusion of the Submission Neighbourhood Development Plan remains the same (Non-Technical Summary).</p> <p><i>‘On the whole, it is considered that the Ledbury NDP is in general conformity with both national planning policy contained in the National Planning Policy Framework and strategic policies set within the Herefordshire Local Plan (Core Strategy). The plan proposes a level of growth which reflects the proportionate growth that is prescribed by strategic policies.’</i></p>
<p>Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe’s most important habitats and species.</p>	<p>Herefordshire Council undertook a Habitats Regulations Assessment Initial Screening and concluded that European Sites will not need to be taken into account in the future Neighbourhood Development Plan for the Ledbury Neighbourhood Plan Area and a Full HRA Screening will not be required.</p> <p><a href="https://www.herefordshire.gov.uk/downloads/file/21644/sea-scoping-report-november-2020">https://www.herefordshire.gov.uk/downloads/file/21644/sea-scoping-report-november-2020</a></p> <p>A further screening in December 2021 confirmed that a full Habitats Regulation Assessment will not be required for Ledbury Neighbourhood Development Plan.</p> <p><a href="https://www.herefordshire.gov.uk/downloads/file/23399/draft-habitats-regulations-assessment-december-2021">https://www.herefordshire.gov.uk/downloads/file/23399/draft-habitats-regulations-assessment-december-2021</a></p>

	In addition, a screening of the Submission draft NDP in July 2022 again confirmed that a full Habitats Regulation Assessment will not be required.
Human Rights	<p>The policies within the Plan are considered to comply with the requirements of the EU obligations in relation to human rights in that:</p> <ul style="list-style-type: none"> <li>• everyone has and will be treated equally, in particular, the policies developed in the plan apply to all.</li> <li>• people will be treated with fairness, dignity and respect - publicity was aimed at enabling everyone with an interest in the plan to have the opportunity to comment (see Consultation Statement) and have their representations considered. The basis for each policy is explained.</li> </ul>
Water Framework Directive	The Environment Agency has not indicated that any proposals within this Plan would conflict with measures and provisions it is advocating to meet its obligations under this Directive as set out in the Severn River Basin Management Plan.

## Schedule of Policy Changes

Current NDP Policy	Regulation 14 Draft Reviewed NDP	Extent of Change Proposed	Reason for change
<b>Sustainable Development</b>			
Policy SD1.1 - Ledbury as a Self-Sustaining Community	Policy SD1.1 - Ledbury as a Self-Sustaining Community	Minor Change	Reference to 'self-build' dwellings deleted as it suggests that only these homes should be zero-based carbon housing.
	Policy SD1.2 – Settlement Boundary	New Policy	One of the key purposes of the review was to define a settlement boundary, addressing shortcomings when this was undertaken for the previous plan. The approach was to ensure the character and quality of the surrounding landscape was taken into account and more extensive public consultation was undertaken. It was also important to establish the area outside of the town that would fall under Core Strategy Policy RA3.
	Policy SD1.3 – Sustainable Design	New Policy	To accommodate sustainable design elements included within Ledbury Design Guide and include further appropriate measures given the heightened importance of addressing climate change. See Topic Paper 1.
<b>Housing</b>			
Policy HO2.1 - Reinforcing Balanced Housing Communities	Policy HO2.1 - Reinforcing Balanced Housing Communities	Minor Change	To indicate that the reference to C3b is that within the Use Classes Order
Policy HO2.2 - Housing Density	Policy HO2.2 - Housing Density	Minor Change	To add clarity by indicating that although the housing target of 30 to 50 dwellings per hectare is a target density across the County (Core Strategy policy SS2), there may be sensitive areas within the town where this may be less, given the characteristics of Ledbury's settlement and location adjacent to Malvern Hills AONB. Consequently, reference is made to housing densities being appropriate to the location, type of housing required and the local environment.
	Policy HO2.3 – Design Criteria for Residential Development	New Policy	To incorporate relevant elements from Ledbury Design Guide into the NDP in addition to other matters of importance – See Topic Paper 1.
Policy HO3.1 - Housing for the Elderly	Policy HO3.1 - Housing for the Elderly	No change	

Policy HO4.1 - Housing for Young People	Policy HO4.1 - Housing for Young People	Minor Change	To indicate that the reference to C3b is that within the Use Classes Order.
Policy HO5.1 - Self-Build	Policy HO5.1 - Self-Build	No change	
<b>Employment and Economy</b>			
Policy EE1.1 - New Employment Sites		Policy Deleted	Replaced by more specific policies.
	Policy EE1.1 - New Employment Site – Land South of Little Marcle Road	New Policy	To identify the area to the south of Little Marcle Road to be used for employment in accordance with Core Strategy policy LB1, meet additional needs arising from higher than planned growth, and set out detailed requirements to be met through a comprehensive scheme.
	Policy EE1.2 – Small Employment Sites Within and Adjoining the Town	New Policy	To provide appropriate safeguards for the development of small sites for employment uses including specifying the use classes that would be appropriate; incorporating the provision in current policy EE1.1 relating to regeneration of brownfield land; and indicating uses upon a vacant site adjacent to the Full Pitcher roundabout. In this regard it expands upon Core Strategy policy LB1 (bullet 1).
Policy EE1.2 - Protecting Existing Employment Land	Policy EE1.3 - Protecting Existing Employment Land	Minor Change	The parenthesis at the end of the current policy have been deleted as a typographical error. The policy has also been renumbered.
Policy EE2.1 - Promoting Visitor Accommodation	Policy EE2.1 - Promoting Visitor Accommodation	Additional elements added	The policy will now include provisions in relation to chalet, caravanning and camping site which are matters previously included in Ledbury Design Guide (See Topic Paper 2).
Policy EE3.1 - Retail Areas & Provision		Policy Deleted	Replaced by more specific policies – see next two rows.
	Policy EE3.1 – Protection of Shopping Frontages and Primary Shopping Area	New Policy	To redefine the shopping frontages, removing the distinction between primary and secondary frontages which is considered unnecessary for such a compact centre, and to update to use newly defined Use Classes.
	Policy EE3.2 – Defined Town Centre	New Policy	To define the town centre primarily for the purposes of Core Strategy Policy LB1 (bullet 2).
	Policy EE3.3 – Lawnside and Market Street Regeneration and Opportunities Area	New Policy	To identify an area that is changing, identifying potential uses that will be encouraged to increase its contribution to the viability and vitality of the town centre.
<b>Built Environment</b>			
Policy BE1.1 - Design	Policy BE1.1 - Design	Minor change	To include the need for early community consultation as well as design review and reference to 'Secure by Design'.

Policy BE2.1 - Edge of Town Transition		Deleted	Elements that are relevant have been incorporated in other policies, especially to add clarity.
	Policy BE2.1 – Protecting and Enhancing Heritage Assets	New Policy	The importance of the Town’s heritage and its assets is not reflected in the current draft NDP especially following removal of reference to Ledbury Design Guide. This policy aims to correct that omission (see Topic paper 1).
<b>Natural Environment</b>			
Policy NE1.1 - Protecting Biodiversity	Policy NE1.1 Protecting and Enhancing Biodiversity and Geodiversity	Significant additional elements added	To rectify insufficient coverage of green infrastructure within the currently adopted NDP, setting out Herefordshire Council’s Green Infrastructure Strategy objectives and updating and extending coverage following a review of corridors and enhancement zones (see Topic Paper 4); update provisions in relation to biodiversity net gain and nature recovery; incorporate more location specific elements including the ecological network, AONB management objectives and named designated sites; and support new and improved habitats and features, especially those meeting objectives associated with the green infrastructure strategy for the town.
	Policy NE2.1 – Conserving the Landscape and Scenic Beauty of the Parish	New Policy	To incorporate landscape measures, especially those set out in Ledbury Design Guide, where they are matters that are appropriate to a NDP policy, indicating guidance on local distinctiveness that should inform relevant development proposals. (See Topic Paper 1).
	Policy NE2.2 – Protecting Important Views and the Setting of the Town	New Policy	To define those important locally distinctive views that, in particular, should be protected.
Policy NE2.1 - Food Production in Ledbury	Policy NE3.1 – Allotments and Community Gardens in and around Ledbury	Renamed and extent reduced	Reference to agricultural land value relocated to next policy. This policy then concentrates on allotments and community gardens and is renamed accordingly.
Policy NE3.1 - Farming Landscape around Ledbury	Policy NE4.1 - Farming Landscape around Ledbury	Policy Expanded	To cover other forms of development that might take place within the rural parts of the town indicating more detail about how development should protect the landscape, incorporating elements included in Ledbury Design Guide (see Topic Paper 1).
Policy NE4.1 - Protecting Ledbury’s Woods	Policy NE5.1 - Protecting Ledbury’s Woods	No change	
<b>Community and Leisure</b>			

Policy CL1.1 - Young People's Facilities		Deleted	Provision incorporated in the new policy below which is more generic in nature to ensure all relevant community interests are covered.
Policy CL2.1 - Medical & Dental Facilities		Deleted	Provision incorporated in the new policy below which is more generic in nature to ensure all relevant community facilities are covered.
	Policy CL1.1 – Community Services and Facilities	New policy	Generic policy to support new and enhanced development proposals serving not only those covered in current policies CL1.1 and CL2.1 but the needs of the whole community. Many current services and facilities are under pressure as a consequence of significant population growth and developer contributions should be made to enable development associated with this growth.
Policy CL3.1 - Sports Provision		Deleted	Provision incorporated in the new policy above.
	Policy CL2.1 – Protection of Open and Green Spaces and Playing Fields	New Policy	To identify those areas of green and open space and recreation land that need to be protected under Core Strategy policies OS3 and LD3. It also sets criteria to identify those areas that may not have been identified or will arise through development.
	Policy CL2.2 – Alternative use of land South of Little Marcle Road as Playing Fields	New Policy	To provide for an identified shortfall in playing fields.
<b>Transport (and Infrastructure)</b>			
PolicyTR1.1 - Footpaths & Cycleways	PolicyTR1.1 - Footpaths & Cycleways	Minor change	Following consultation – to amend c) to include access to Ledbury railway Station and indicate lighting should be low-impact.
	Policy TR1.2 – Highway Design Requirements	New Policy	To cover relevant highways design elements previously included in Ledbury Design Guide (Topic Paper 1) together with a number of other important criteria, including active travel measures and sustainable transport infrastructure.
Policy TR2.1 - Ledbury Railway Station	Policy TR2.1 - Ledbury Railway Station	Minor change	Following consultation - to indicate the AONB is that for The Malvern Hills, and to include Ledbury Cutting SSSI.
Policy IN1.1 - Tri-Service Emergency Centre		Deleted	Covered by the provisions of new policy CL1.1