

Strategic Environmental Assessment

Ledbury
Neighbourhood Area

Environmental Report

July 2017



Ledbury Environmental Report

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Non-technical summary

The purpose of this report is to provide an assessment of any significant environmental effects resulting from the policies and proposals of the Submission version of the Ledbury Neighbourhood Development Plan.

The main objective of the SEA is to ensure that the environment is protected and that environmental considerations are taken into account in the run up to preparing neighbourhood plans. SEA is a mechanism for considering and communicating the likely effects of a draft Plan, and alternatives, in terms of environmental (and wider sustainability) issues, with a view to avoiding and mitigating adverse effects and maximising the positives.

SEA is not an automatic requirement for Neighbourhood Plans. Rather, SEA is a requirement where an initial 'screening' assessment identifies the potential for significant environmental effects. In this case, it has been determined that, due to the presence of housing allocations within the draft Plan, an SEA is required.

The environmental appraisal of the Ledbury NDP has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. Stage A of the SEA process involved scoping while Stage B provided a review and analysis of the NDP and Stage C involved preparing a Draft Environmental Report.

Habitat Regulations Assessment (HRA) screening has been carried and found that full Habitat Regulation Assessment will not be required for the Ledbury NDP since the neighbourhood area did not either contain any European sites or their proximity would not be affected by policies and proposals within the proposed Ledbury Neighbourhood Plan.

Once adopted by Herefordshire Council, the effects of the policies within the Ledbury NDP will be monitored annually via the Council's Authority Monitoring Report (AMR).

Key facts relating to the Ledbury Area Neighbourhood Plan

Name of Responsible Authority	Ledbury Town Council
Title of Plan	Ledbury Neighbourhood Development Plan
Subject	Neighbourhood Plan
Purpose	The Ledbury Neighbourhood Development Plan is being prepared as a Neighbourhood Development Plan under the Neighbourhood Planning (General) Regulations 2012. The plan will be in conformity with the Herefordshire Core Strategy (HCS) and the NPPF
Timescale	2017-2031
Area covered by the plan	Ledbury Parish
Summary of content	Ledbury NDP will set out a vision, objectives and range of policies for guiding the future of Ledbury to 2030.
Plan contact point	Karen Mitchell, Ledbury Town Council

I. Introduction

- I.1 The Ledbury Neighbourhood Plan area consists of the whole of Ledbury and surrounding areas. There are no other significant settlements within the Plan Area, although there are some groupings of residential units such as at Rowland's Green and Parkway. The proposed plan period is for the remaining fourteen years of the life of the Core Strategy (2017-2031) and has been drafted by the NDP Steering Group on behalf of the Town Council.
- I.2 The main objective of a Strategic Environmental Assessment (SEA) is "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development" (The Environmental Assessment of Plans and Programmes Regulations; 2004). The assessment considers the positive and negative environmental issues that the plan might have on local environmental assets.
- I.3 This Environmental report will meet all of the SEA Directive requirements. The structure of this report will be divided to explain the approach taken and the process of assessment and outcomes met within the SEA process. Ledbury NDP policies and objectives should comply with the policies within Herefordshire Local Plan-Core Strategy 2011-2031.

Ledbury NDP Context

- I.4 Ledbury is large market town with a population of around 10,000; Ledbury acts as a local centre providing shops and services for the immediate area. The town centre is well preserved including historic medieval buildings. Indeed, the town has many listed buildings as well as a large Conservation Area which covers much of the town centre.
- I.5 The Ledbury NDP has been written and produced by a Neighbourhood Development Plan group on behalf of the Town Council with support from consultants Foxley Tagg Planning Ltd. The Draft Plan NDP is broken down into 6 topic areas:
- Housing
 - Employment and Economy
 - Built Environment
 - Natural Environment
 - Community & Leisure
 - Transport & Infrastructure
- I.6 These topic areas contain a total of 24 objectives which are designed to deliver the Vision of the Plan. The objectives within the plan are in turn delivered by 28 policies. These policies, together with the policies of the development plan - that is presently the Herefordshire Core Strategy (HCS) - and the National Planning Policy Framework (NPPF), will be used by the Council in determining planning applications once the Neighbourhood Plan is approved.

Context of Neighbourhood Plans

- I.7 The Localism Act of 2012 reformed the planning system to give residents of towns new rights to shape the development of the communities in which they live.
- I.8 Neighbourhood Plans are therefore a relatively new type of document which are aimed to give local communities more control over development in their area by giving them the opportunity to establish general planning policies for the development and use of land in their area. Neighbourhood Plans can determine where new housing, employment and other land uses should be located, what new development should look like and introduce policies relating to land-use.
- I.9 Neighbourhood Plans, once adopted, become part of the statutory development plan and form an additional layer of planning policy. In Ledbury's case the adopted Neighbourhood Plan will sit below the National Planning Policy Framework and the Herefordshire Core Strategy as the third planning policy tier. New planning applications in Ledbury will have to be in line with policies contained within the Ledbury Neighbourhood Plan.
- I.10 The Ledbury NDP must therefore conform to both national planning policy set within the NPPF and strategic level local policy including the Herefordshire Local Plan (Core Strategy).
- I.11 The Herefordshire Local Plan (Core Strategy) was adopted on 16 October 2015.
- I.12 Key messages from the NPPF include:
- A presumption in favour of sustainable development should be seen as a 'golden thread' running through both plan-making and decision-taking
 - From the day of publication, decision-takers may also give weight to relevant policies in emerging plans (see I.13).
 - Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
 - Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
 - To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.
- I.13 As indicated above, the NPPF now states that weight that should be given to relevant policies in emerging plans. Indeed, Paragraph 216 of the NPPF states that weight may be given to relevant policies in emerging NDPs according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- I.14 The Core Strategy is a strategic document which shapes future development and sets the overall strategic planning framework for the county. The document consists of a number of strategic, overarching policies which relate to the entire plan area, as well as area-specific policies which relate to the main settlement within the plan area.
- I.15 The Core Strategy section, which relates to Ledbury, includes two policies specific to the town. **Policy LB1** refers to the growth that Ledbury is expected to undergo in the plan period by way of accommodating 800 homes and a minimum of 15ha of employment land. The policies outline the conditions under which new development will be encouraged in Ledbury. Such conditions include 'maintenance and enhancement the vitality and viability of the existing town centre' and 'protection and enhancement of the setting of the town from eastern and western viewpoints'.
- I.16 **Policy LB2** is the strategic allocation policy for the town to be delivered at land north of the viaduct which will be expected to bring forward around 625 homes (including 40 affordable homes), 3ha of employment land and associated amenities.
- I.17 Once made (adopted) by Herefordshire Council, the Ledbury Neighbourhood Development Plan will have a role in guiding future development proposals within the parish.

Structure of SEA

- I.18 The structure of this document is as follows:
- **Section 2** – Explains the SEA methodology and summarises the comments received in respect of the SEA Scoping Report and Draft Environmental Report
 - **Section 3** – Introduces the Ledbury NDP objectives and the SEA framework
 - **Section 4** – Appraises the objectives set within the NDP against the SEA framework
 - **Section 5** – Appraises the options set within the NDP against the SEA framework
 - **Section 6** – Appraises the policies set within the NDP against the SEA framework
 - **Section 7** – Discusses the implementation and monitoring of the NDP
 - **Section 8** – Concludes the SEA report by outlining next steps

2. SEA process and methodology used

2.1 The SEA Process consisted of several stages A, B, C and D. Stage A which is the scoping report consists of:

- Identification and review of relevant plan policies and programs in relation to SEA objectives.
- A look at the baseline information against the SEA objectives, this includes countywide data as well as local data.
- Consideration of environmental issues identified from the baseline, analysing each SEA topic in relation to environmental issues and identifies how these are related to the SEA objective.
- Testing the SEA topics vs objectives in line with indicators and targets.

Scoping

2.2 STAGE A: This stage sets the context of the assessment by identifying the baseline data and establishing the scope of the assessment.

1. Identification of relevant plans, policies and programmes. Any existing requirements that need to be taken into account or incorporated into the plan are identified.
2. Review of baseline information. Data about environmental, social and economic issues is collected, together with an indication as to how this may change in the future without the plan or programme under preparation.
3. Identification of Environmental Issues. The review of plans and policies, together with the baseline information are used to identify the key sustainability issues which could impact the plan.
4. Development of the SEA Framework. The assessment criteria used to assess the impact of the plan or programme.
5. Identification of initial plan options. Taking into account best practice, initial identification of options and reasonable alternatives undertaken.
6. Consultation. On the scope and alternatives for assessment it is necessary to consult statutory consultees, that is Natural England, Historic England and the Environment Agency.

Assessment

2.3 STAGE B: This stage involves the assessment of the any likely significant effects of the plan policies (and any reasonable alternatives) on the key sustainability issues identified.

1. Finalisation of the Plan options and alternatives for testing
2. Testing the Plan Objectives against the SEA Framework. The Plan Objectives are tested to ensure compliance with sustainability principles
3. Evaluation of plan options and alternatives. The SEA Framework is used to assess various plan options by identifying the potential sustainability effects of the plan and assisting in the refinement of the policies.

4. Predicting and evaluating the effects of the plan. To predict the significant effects of the plan and assist in the refinement of the policies.
5. Consideration of ways to mitigate adverse effects and maximise beneficial effects. To ensure that all potential mitigation measures and measures for maximising beneficial effects are identified.
6. Proposing measures to monitor the significant effects of implementing the Plan: To detail the means by which the sustainability performance of the plan can be assessed and monitored.

This assessment is used to feed into the development of a plan or programme to help ensure the most sustainable option is selected. The SEA framework is also used to assess the sustainability implications of the draft policies and the results used to inform policy development.

Reporting

2.4 STAGE C: Preparation of the SEA Report

- The findings of the assessment together with how it has influenced the development of the plan are identified and set out in a draft environmental report together with the recommendations on how to prevent, reduce, or offset any significant negative impacts arising from the plan.

2.5 STAGE D: Consultation – seek representations from consultation bodies and the general public

- This is an ongoing process. Consultation of the draft SEA Report is undertaken into account and used to influence further iterations of the sustainability appraisal process.

Scoping Report Consultation

- 2.7 A 5-week consultation with statutory bodies was undertaken in April 2017, pursuant to the Environmental Assessment of Plans and Programmes Regulations 2004.

Consultation outcomes from Statutory Consultees

- 2.8 The consultation resulted in 2 responses from statutory consultees, both of which are attached at Appendix 3. Comments were also received from a town councillor regarding the accuracy of some of the information contained within the baseline information, all of which was considered and some of which was incorporated.
- 2.9 Both responses were collated and incorporated within this document where relevant.

Natural England:

- Considered that the methodology and baseline information used to inform the report appears to meet the requirements of the SEA Directive (2001/42/EC) and associated guidance.
- Noted that no reference was made to Priority Habitats within the Plan area.
- Provided comments on the need for multi-functional green infrastructure and recommended that biodiversity features should be retained and enhanced in any proposed parks.

Response: Comments duly noted.

Historic England:

- ‘We have no substantive concerns as to the contents of the document.’

Response: Comments duly noted.

Environment Agency: No comments received

Natural Resources Wales: No comments received

3. The SEA Framework

- 3.1 Stage A of the SEA identifies and reviews relevant policies, plans and programmes and environmental protection objectives from European, National and Local sources (refer to Table A1 in Appendix 2 for details of those documents that were reviewed in completing Stage A of SEA on the Ledbury NDP).
- 3.2 The requirement to undertake this 'context review' is contained in Annexes I(a) and (e) of the SEA Directive which states that an Environmental Report should include:
- “...an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” and
- “...the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”

Policy context

- 3.3 The Ledbury NDP should must conform with and complement the Local Plan (Core Strategy) at town and parish level by adding locally specific detail to strategic policies. As a consequence, the Scoping Report for the NDP was based on the context review Herefordshire Council undertook for its Local Plan (Core Strategy).
- 3.4 The results of this assessment (context review) provide the source of the local baseline data and have been incorporated into the SEA framework. It should be noted that:
- No list of policies, plans and programmes can ever be exhaustive and that Herefordshire Council has selected those considered to be of particular relevance to the planning system;
 - New or revised plans and policies can emerge during the SEA process
- 3.5 The following plans, policies and programmes have been reviewed and, where appropriate, incorporated within the SEA Framework objectives:
- *National Planning Policy Framework (NPPF) (2012)* - Sets out the Government's planning policies for England in a single document that replaces all of the previous Planning Policy Statements and Planning Policy Guidance Notes.
 - *Planning Practice Guidance (2013)* - Provides guidance to local government and users of the planning-system on the system's operation.
 - *Herefordshire Core Strategy 2011 – 2031* - Sets out the overarching principles in the form of a vision, objectives and policies that will guide development across the County up to 2031
 - *Herefordshire Strategic Housing Land Availability Assessment (2012)* - An evidence base document justifying housing site allocations in the Core Strategy.

- *Herefordshire Local Housing Market Assessment (2013)* - An evidence base document to inform the provision of market and affordable homes in the county
- *Herefordshire Housing Requirements Study (2012)* - Technical assessment of the housing market and potential future local housing market requirements which supports planning policy regarding the amount of growth, housing tenure and housing type needed within Herefordshire up to 2031.
- *Herefordshire Local Transport Plan (2013)* - Sets out Herefordshire Council's strategy for supporting economic growth, social inclusion and reducing environmental impacts of transport
- *Herefordshire Draft Gypsies and Travellers Assessment (2013)* - Examines the accommodation provision and needs of Gypsies and Travellers across Herefordshire
- *Herefordshire Economic Development Strategy (2011)* - Aims to increase the overall economic output of Herefordshire through various proposals, including supporting the growth of businesses.
- *Herefordshire Employment Land Study (2011)* - Aims to increase the overall economic output of Herefordshire through various proposals including supporting the growth of businesses.
- *Herefordshire Local Biodiversity Action Plan (2007)* - Identifies the priority habitats and species that are of importance locally and require focused conservation action
- *Herefordshire Green Infrastructure Study (2010)* - Develops a framework of natural and culturally important features and functions so that planning for a sustainable future is at the heart of planning within Herefordshire.
- *Herefordshire Playing Pitch Assessment (2012)* - Assess the provision and needs of outdoor sports pitches and facilities for the county
- *Malvern Hills AONB Management Plan 2009-14* - Sets out how the AONB should be managed
- *Ledbury Rapid Townscape Assessment (2010)* - Defines broad character areas within the Ledbury settlement area

3.6 Appendix I of the Ledbury Neighbourhood Development Plan Scoping Report provides additional detail on the plans, policies and programmes mentioned above and identifies the implications for the SEA and NDP.

SEA Objectives & Baseline

3.7 The SEA objectives which were used in scoping both Stage A and Stage B were:

SEA Objective	
1.	Provide everyone with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.
2.	Improve the health of the residents and reduce crime in the town.
3.	To encourage office and hi-tech employment through the provision of high quality employment land.
4.	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.
5.	To promote Ledbury as a centre for food production.
6.	Protection of heritage assets.
7.	Protection and enhancement of the landscape and townscape, maintaining local distinctiveness.
8.	Protect and enhance biodiversity throughout the plan area and seek to avoid irreversible losses.
9.	Conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.
10.	Protect and enhance the setting of the AONB.
11.	To minimise the risk of flooding.
12.	To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.
13.	To ensure community facilities and amenities are appropriate for a growing population.
14.	To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.
15.	To encourage the provision of high speed broadband throughout the NDP Area.
16.	To promote sustainable transport modes within the town.

3.8 The SEA objectives detailed above conform to the SEA Directive.

SEA Objectives in relation to the baseline

3.9 Baseline information gathered during Stage A of the SEA process provided details of the current environmental characteristics of the neighbourhood area and the status of its natural assets and features (refer to Appendix 2). This information was analysed as part of Task B2

of SEA, which looked at the extent to which the emerging NDP policies will help or obstruct these characteristics.

SEA Objective	Baseline – Current Status	
Provide everyone with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.	Housing Needs Studies have identified the need for affordable housing of various types in the NDP Area to meet the needs of a range of people. The cost of existing housing stock in the area is high in relation to gross income. Shortage of small downsize units for ageing residents and 3+ bedroom homes for growing families.	<i>% of affordable or low-cost homes delivered.</i> <i>No. of retirement units delivered.</i> <i>No. of family homes delivered.</i>
Improve the health of the residents and reduce crime in the town.	No information provided	-
To encourage office and hi-tech employment through the provision of high quality employment land.	The town has a 'good balance of employment provision which is primarily focussed on the industrial and warehouse sector'. The town does not function as a key office location - doing so would bring higher paid jobs to the area and boost the local economy.	<i>No. of high-quality (and hi-tech) employment sites delivered.</i>
Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	There is a good supply of employment land in and around the town, however the condition of some of it is poor and unsuitable for many modern businesses. There are few high quality, modern employment units available in the town.	<i>To ensure that employment land provision grows over the plan period.</i>
To promote Ledbury as a centre for food production.	No information provided	-
Protection of heritage assets.	A large portion of Ledbury's town centre is covered by a Conservation Area. In total there are 173 listed buildings in Ledbury and 18 Grade II* listed buildings within the historic core. The remainder are Grade II. The Grade I listed buildings within the town are: <ul style="list-style-type: none"> • The Parish Church of St Michael and All Angels and the church tower • Ledbury Park • The Market House None are currently recorded in the Buildings at Risk Register.	<i>No specific targets identified, but need to ensure that the register is kept up to date.</i>
Protection and enhancement of the landscape and	Ledbury Rapid Townscape Assessment divided the town into the following areas: <ul style="list-style-type: none"> • Central commercial/ historical area: centred around the Southend, High 	<i>No specific targets identified.</i>

townscape, maintaining local distinctiveness.	<p>Street, St Michael All Angel Church and the southern part of the Homend (LbCA1 & 2).</p> <ul style="list-style-type: none"> • Areas of 19th/early 20th century development: predominantly made up of development either side of the Homend, around Knapp Lane and Bank Crescent to the east and Newbury Park and The Langland to the west (LbCA4), but also including development around New Street and Bridge Street (LbCA3). • Areas of later 20th/21st century development: The New Mills estate to the north west of the town (LbCA6) and Deer Park residential area to the south of the town (LbCA7). • Trading/industrial estates: such as the North Ledbury Trading Estate (LbCA8) and the West Ledbury Trading Estate (LbCA9). 	
Protect and enhance biodiversity throughout the plan area and seek to avoid irreversible losses.	<p>The 2011-2013 AMR does not contain updated conservation data. 2010/11: 27% of Herefordshire's SSSI land was in favourable condition.</p> <p>The River Leadon, together with its associated marginal and bankside habitats, is an important biodiversity feature, providing strong habitat linkages around the town.</p> <p>Ledbury NDP Area has:</p> <ul style="list-style-type: none"> - 3 Geological Sites - 2 SSSIs - 7 Special Wildlife Sites <p>There are various Priority Woodland and Grassland Areas within the NDP Area.</p>	<p><i>% of SSSI land in favourable condition (Increase)</i></p> <p><i>% of SSSI land in unfavourable condition but recovering (Increase)</i></p> <p><i>% of SSSI land in unfavourable condition. To capitalise on opportunities to enhance the areas of value to nature conservation as much as possible.</i></p>
Conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	<p>None of the land around Ledbury has been assessed as having low sensitivity. There are a number of sites considered to be of high-medium sensitivity. These areas are:</p> <ul style="list-style-type: none"> • Land south of the Ledbury bypass • Land south of Redhill Wood and west of the UBL site • Land between the River Leadon and Wall Hill & Plaistow • Land to the west of Bromyard Road 	<i>No specific targets identified</i>
Protect and enhance the setting of the AONB.	<p>The quality of the landscape in the Plan area contributes to local distinctiveness and is of one of national importance given the proximity of the AONB designation.</p>	<i>To have no applications permitted which negatively impact upon the AONB</i>

	There are a number of areas within the NDP considered to be of medium-high sensitivity.	
To minimise the risk of flooding.	The River Leadon creates the Flood Zone that effectively forms a barrier to development along the western edge of the town. The properties that abut Leadon Way to the west of the town are most at risk of flooding.	<i>To have no applications permitted contrary to EA advice</i>
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	Electricity consumption in 2011 was on average lower in Ledbury than in the rest of the county and England. Likewise, gas consumption is on average lower in the town than in the rest of Herefordshire and significantly lower than the rest of England.	<i>To reduce energy consumption further</i>
To ensure community facilities and amenities are appropriate for a growing population.	Ledbury currently has a wide range of community facilities including play areas, community halls, pubs and hotels, churches, allotments and more.	<i>To ensure that new large-scale development provides appropriate community facilities.</i>
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	Ledbury has a good provision of sports clubs, leisure provision and parks & gardens,	<i>To ensure that new large-scale development contributes towards sports and leisure provision as well as the provision of new parks and gardens.</i>
To encourage the provision of high speed broadband throughout the NDP Area.	Speeds in the town are currently reasonable for home recreational use but inadequate for the needs of many businesses	<i>To increase the provision of high-speed broadband infrastructure in the town.</i>
To promote sustainable transport modes within the town.	Ledbury is served by a railway station, one of only three in the county of Herefordshire. The station is a huge asset to the town but is in a poor state of repair with a lack of disabled and pushchair access to the eastbound station platform. Bus services provide a regular connection to Hereford and irregular connections with other local destinations such as Gloucester, Malvern, Worcester, Bromyard and Ross-on-Wye.	<i>To improve access to and increase use of Ledbury Railway Station.</i>

Environmental Characteristics

- 3.10 The baseline environmental evidence for the Neighbourhood Plan is contained in the Scoping Report, which is included as Appendix A to this report.

- 3.11 Ledbury a traditional country market town situated in the rural and beautiful Herefordshire landscape. Open and green spaces with a wide diversity of wildlife and fauna form an important part of the town and its surrounding countryside which borders the Malvern Hills AONB.
- 3.12 The Ledbury town centre, covered by a Conservation Area is one of the most significant heritage assets in the county, making Ledbury a destination for visitors and tourists.
- 3.13 Key to the character of the village is its position on the very edge of the Malvern Hills Area of Outstanding Natural Beauty, as well as the local woods that sit above the town. Views of the woods and hills are extensive in and around the town.
- 3.14 Ledbury is rich in open spaces and wildlife habitats which contribute to the distinctive character and setting of the town and the surrounding countryside. The River Leadon in particular is a significant ecological asset which is rich in biodiversity and contains a number of protected species.
- 3.15 The town is served by a by-pass and is well connected to the M50 and consequently the M5, as well as being served by a railway station which links the town with Hereford as well as other major regional towns and cities.

4. Assessing the NDP Options

- 4.1 A key part of developing a plan such as the Ledbury NDP is to develop a range of options and to test these options, so that a preferred way forward can be selected. Various options for the size, scope and type of neighbourhood plan were considered by the Steering Group. These were identified through the initial stages of evidence collection, consultation and consideration of the issues facing the town and its community.
- 4.2 A neighbourhood plan must be in general conformity with higher level planning policy, which includes the adopted Herefordshire Core Strategy. This means that the Ledbury NDP is limited in terms of the options that can be considered during its development and reasonable alternatives through the SEA. The overall level and distribution of growth has already been established at a higher level of plan-making through the Core Strategy – the Ledbury NDP was unable to promote a quantum of development lower than that identified in the HCS.
- 4.3 The options covered were as follows;
- Do nothing – not to undertake a Neighbourhood Plan and rely solely on the Local Plan policies
 - Produce a Neighbourhood Plan with no housing allocations
 - Produce a Neighbourhood Plan with small-scale housing allocations
 - Produce a Neighbourhood Plan with large-scale housing allocations and employment site allocations
- 4.4 A **‘do nothing’** option was considered, i.e. not undertaking an NDP, however this was disregarded at an early stage by the Parish Council as it was considered the majority of the community would support the work undertaken for an NDP. In addition Herefordshire’s current Local Plan consists of a Core Strategy, which is essentially a strategic document, and three Supplementary Planning Documents. These SPDs include a Hereford Action Plan and a Rural Areas Sites Allocations Plan which do not relate to Ledbury and a Travellers Sites Document which does. As such it was considered that the planning policy coverage of Ledbury could be considered as ‘light’ and that a Neighbourhood Plan was required in order to give protection to aspects of Ledbury’s built environment that the Core Strategy could not provide as well as to add sustainability measures and measures aimed at improving the community facilities and infrastructure, and delivering specific housing and employment types.
- 4.5 A **Plan without housing allocations** was considered given that the allocated Viaduct site and the site South of Leadon Way would take the quantum of housing developed in Ledbury over the plan period beyond that required by the Core Strategy. However, the evidence gathered in early stages of the Plan production indicated that there was a notable shortage of specific types of homes in the area – specifically homes for the elderly and starter homes for younger people. Consequently, it was considered that small-scale housing allocations for specific uses would be beneficial to the town and the community.

- 4.6 A further option was considered - a **Plan with additional housing and employment allocations**. It was considered that, while such an approach might give additional control to the community in terms of the direction of future residential and commercial development, the quantum of residential and employment land either with planning permission or identified and/or allocated within the Core Strategy and the lack of suitable sites within the existing settlement meant that additional housing and or employment allocations would result in unnecessary incursions into the open countryside. Whilst it was accepted that Ledbury will take more housing, it was not deemed that the community wanted to see a significant amount more than required. This was backed up by consultation responses.

The chosen approach

- 4.7 A Neighbourhood Plan which built upon the policies of the Core Strategy and adds additional sustainable measures to improve the town and life for those living in the town, while allocating small-scale specialised housing sites was considered to be the optimum approach in terms of dealing with the requirements of the community.

SEA ⇒ Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Options ↓																
1	+	+	0	+	0	+	+	0	+	+	+	+	0	0	+	+
2	+	+	+	+	+	+	+	+	+	?	+	+	?	?	+	+
3	++	+	+	+	+	+	+	+	+	?	+	+	?	?	+	+
4	++	+	+	++	+-	?	?	?	?	?	+	+	?	?	+	?

5. Appraisal of the NDP Objectives

- 5.1 The objectives set out in the Ledbury Neighbourhood Development Plan are done so with the aim of delivering the Plan Vision which is as follows:

Preserve and Develop Prosperity

As a prosperous market town, Ledbury will continue to be a vibrant, thriving community, both socially and economically, with an attractive, well managed and safe built environment, in sympathy with the surrounding natural landscape. The town will continue to be a popular destination as an attractive place to shop for residents, the local rural community and visitors, with a successful tourist industry celebrating the town's heritage.

Preserve and Develop Wellbeing

Residents are proud of Ledbury and gain a sense of wellbeing from living here. There is a strong sense of community and there are currently good services and amenities. Infrastructure will be developed in line with the rate of housing development to maintain this.

Preserve Quality and Character

The town's population will live, work and play in high quality, flexible, sustainable/energy efficient and well-designed buildings with appropriate infrastructure, which meet the needs of everyone who spends time in the town and maintains its unique character and heritage.

Widen Employment Base

Currently there is an imbalance between housing and employment building with some 40% of the working population commuting out of the town. The employment base will be widened in order to help develop and diversify the economy and to continue the technology corridor from the Midlands via Malvern, in order to attract high-tech and R&D businesses to Ledbury. The effect of this will be to provide the option to many residents of working in the town and reduce the numbers commuting out of the town.

Develop Educational Facilities

Ledbury will be a willing partner in the development of higher education facilities in Herefordshire and will look to develop additional facilities and, if plans for Hereford University go ahead, a campus.

Develop Sport and Recreation

Ledbury wishes to become an area of sporting excellence for all generations and intends to develop more indoor and outdoor sports facilities as the town grows.

Preserve Environment

The built environment will retain its well-defined boundaries and good connectivity. Sustainable transport options such as walking and cycling, will be encouraged and public transport disabled access provisions enhanced in priority over vehicular traffic. Easy footpath network access to the surrounding countryside and beyond will be improved and maintained. The Malvern Hills AONB is the backdrop to the town and all development will be complementary to the landscape and the views. The need for related design sensitivity for these and other developments in the NDP is

encapsulated in the Ledbury Neighbourhood Plan Design Code which is a complementary document to the NDP.

Green space will be protected and biodiversity safeguarded, while the town's relationship with the open countryside will be strengthened through the prioritised use of urban trees, landscaping and decorative planting throughout all developments. There will be the opportunity to create a 'green corridor' along the safeguarded route of the projected Gloucester and Hereford canal reinstatement, largely following the route of the River Leadon.

Nurture the Town Centre

Ledbury's role as a prosperous market town with a diverse economy, including a burgeoning tourist industry, will be protected and enhanced, while the heritage of the town will be preserved and celebrated. The town will cherish and nurture its vibrant retail core, and will grow its reputation for markets and festivals. Traders will be encouraged to provide a wide range of products in order to enhance the standing of Ledbury as a prime visitor destination. Increasing sustainability within the town will mean that Ledbury steadily gains the reputation for being a 'Green Town'.

- 5.2 The objectives that have been developed in order to deliver this Vision are set out by topic area and are as follows:

Housing:

Objective HO1: To ensure that new housing in Ledbury meets the needs of residents.

Objective HO2: To ensure that all new housing in Ledbury is developed in a sustainable manner

Objective HO3: To recognise and provide for the growth in the needs for older persons and related specialist housing as identified in a Study of the Housing and Support needs of Older People in Herefordshire.

Objective HO4: To provide sustainable and affordable homes for local singles and young families.

Objective HO5: To encourage individual and community based self-build projects.

Employment & Economy:

Objective EE1: Strengthen and grow the presence of key employment sectors through a deliverable mix of sustainable employment sites to cater for future growth. In particular, the town wishes to encourage high quality long term employment, business start-ups and creative industries.

Objective EE2: Promote and enhance facilities necessary to attract visitors and to encourage tourism.

Objective EE3: *Promote the Town Centre as the destination of choice for retail leisure and community activities, in order to enhance the appearance and historic character of the town.*

Built Environment & Heritage:

Objective BE1: *To ensure that Ledbury maintains its character as a rural market town, with new development sympathetic in style and form to the immediate surroundings. Future development will contribute to the preservation of the overall distinctiveness of the town and its setting.*

Objective BE2: *To protect the transition from town centre to edge of town where it is more rural so that any new 'edge of town' development maintains the character of the current settlement boundary.*

Objective BE3: *To promote preservation and use of the historic environment and buildings within the town centre.*

Natural Environment:

Objective NE1: *To maintain, enhance and increase existing open spaces, trees and hedgerows in order to promote and support wildlife and biodiversity.*

Objective NE2: *To promote local food production and encourage small-scale, sustainable producers.*

Objective NE3: *To commission and update a landscape impact assessment of local industrial level agriculture on issues such as local flooding and visual appearance, in order to ensure that this sort of activity does not detrimentally impact on the existing natural beauty, biodiversity and visual appeal of Ledbury and surrounding areas.*

Objective NE4: *To register the historic woods above Ledbury as being community assets, for both their historical significance and their utility to Ledbury as sources of sustainable wood supplies and as sites of natural beauty and wildlife biodiversity that make Ledbury an attractive tourist destination.*

Objective NE5: *To develop Ledbury as a forward thinking, self-reliant and sustainable lifestyle community to reflect increasing climate change challenges.*

Community & Leisure

Objective CLI: *To protect and enhance our Green Spaces, open areas and woodland areas including Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods.*

Objective CL2: *To improve and increase varied types of facilities for youth activities.*

Objective CL3: *To provide local medical and care facilities commensurate with population growth and the increasing needs of the elderly in the community.*

Objective CL4: *To protect, increase and improve all existing sport and leisure facilities for indoor and outdoor recreation and leisure, in line with national standards.*

Transport & Infrastructure:

Objective TRI: *To promote the use of sustainable transport methods such as cycling, walking and public transport as primary means of getting around Ledbury both within the existing settlement and the proposed Strategic Allocation site.*

Objective TR2: *To provide a satisfactory supply of car and cycle parking and coach drop-off and pick-up points in the vicinity of the town centre, in order to meet the needs of residents and visitors.*

Objective TR3: *To encourage the use of Ledbury Railway Station as a transport hub for Ledbury and district by improving access and facilities with additional parking.*

Objective IN1: *To encourage the provision of a new tri-service emergency centre for Ledbury.*

- 5.3 The table overleaf tests these NDP objectives against the SEA objectives, providing a summary of the results of Task BI of SEA. The full results are available at Appendix 4 of this report.
- 5.4 The majority of those NDP objectives which have a relationship with the SEA framework are positively compatible with it, have no relationship or have a neutral effect.
- 5.5 It is not considered that there are any NDP Objectives that will have a significant or non-mitigatable effect on any of the SEA Objectives and as such no mitigation measures are required.

SEA Objectives ⇒	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
------------------------	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----

NDP Objectives ↓																	
HO1	+	+	+	+	+	+	+	+	+	x	+	0	0	+	0	x	
HO2	+	+	x	+	+	+	+	+	+	+	+	+	+	+	+	+	
HO3	+	+	0	+	x	0	0	0	x	x	x	+	+	+	+	+	
HO4	+	+	+	+	0	0	x	0	x	x	x	+	+	+	+	+	
HO5	+	+	x	+	x	0	0	0	x	x	+	0	0	0	0	x	
EE1	+	+	+	+	+	x	x	x	x	x	+	x	x	+	+	0	
EE2	x	0	x	+	0	+	+	+	+	x	x	0	+	x	+	0	
BE1	+	+	0	+	x	+	+	+	+	x	0	x	+	x	X	0	
BE2	+	+	-	0	x	+	+	+	+	x	x	x	x	x	x	X	+
BE3	0	+	0	+	x	+	+	0	0	x	-	x	0	x	X	x	
NE1	+	+	0	x	+	0	+	+	+	+	x	+	+	x	X	+	
NE2	x	x	0	+	+	x	+	+	+	0	+	x	x	x	X	+	
NE3	x	x	x	0	-	x	+	+	+	+	0	x	x	x	X	+	
NE4	x	+	x	x	x	x	x	+	+	0	x	+	0	x	X	+	
NE5	0	+	0	+	0	x	x	x	x	0	+	x	x	x	X	+	
CL1	x	+	x	x	x	x	+	+	+	+	x	+	+	x	X	+	
CL2	x	+	x	x	x	x	x	x	x	x	x	+	+	x	X	x	
CL3	+	+	x	x	x	x	x	x	x	x	x	+	x	x	X	x	
CL4	x	+	x	x	x	x	x	x	x	x	x	+	+	x	X	x	
TR1.	+	+	+	+	x	x	x	x	x	x	+	x	x	x	+	x	
TR2	x	x	x	+	x	x	0	x	x	x	x	+	x	x	0	x	
TR3	x	x	x	+	x	x	x	x	x	x	+	x	x	x	+	x	
INI	0	+	x	x	x	x	+	x	x	x	x	+	x	x	X	x	

6. Appraisal of the NDP policies

- 6.1 The plan has been organised with a set of general overarching policies for the whole neighbourhood area and these emerging set of draft policies have been appraised for the purposes of Stage B of the SEA:

HO1.1 – Market Street Auction Rooms Allocated Site Policy

HO2.1—Reinforcing balanced housing communities

HO2.2—Housing density

HO3.1—Housing for the elderly

HO3.2—Town Centre housing

HO4.1—Housing for young people

HO5.1—Self-build

EE1.1—New Employment sites

EE1.2—Protecting existing employment land

EE2.1—Promoting visitor accommodation

EE3.1—Retail areas and provision

BE1.1—Design

BE1.2 – Settlement boundary

BE2.1—Edge of town transition

BE3.1—Renovation & enhancement of the town centre

NE1.1 - Protecting biodiversity

NE2.1 - Food production in Ledbury

NE3.1- Farming landscape around Ledbury

NE4.1 - Protecting the setting of Ledbury woods

NE5.1 - Ledbury as a self-sustaining community

CL1.1—Protecting green infrastructure

CL2.1—Young people's facilities

CL3.1—Medical & dental facilities

CL4.1—Sports provision

TR1.1 – Footpaths & Cycleways

TR2.1 – Town car parking

TR3.1 – Ledbury Railway Station

INI.1 – Tri-service emergency centre

Stage B of SEA

- 6.3 Overall within stage B1 the majority of the NDP objectives have met SEA objectives, and the rest had either no relationship with the different objectives or had no neutral compatibility with the SEA objective.
- 6.4 At Stage B2 SEA objectives were measured against the baseline with the NDP policies.
- 6.5 It is considered that the majority of the NDP policies have a positive effect and the rest had an uncertain effect as the policies are mainly criteria based requesting that potential

development adheres to each of the criteria, therefore most development will be considered on a case by case basis.

- 6.5 The results show that the cumulative impact has a positive impact overall. The majority of the policies will have a neutral impact as either they do not affect many of the SEA objectives or the development objectives proposed are balanced with sustainable policies to minimise environmental impact.
- 6.6 The results in B1 and B2 were followed by a summary and general conclusions across objectives and recommendations. B3 results were similar to B2, NDP objectives were mostly positive and move towards the SEA baseline.

SEA Objective ⇒ NDP Policy ↓	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
HO1.1	++	+	x	x	x	+	+	X	x	x	x	+	+	0	x	0
HO2.1	++	+	+	+	+	+	+	X	+	+	x	-	-	?	x	0
HO2.2	+	+	+	+	x	+	+	+	+	+	x	0	0	+	x	0
HO3.1	++	+	x	x	x	0	0	x	x	x	x	0	0	?	x	0
HO3.2	+	+	+	+	x	+	+	x	x	x	x	+	0	x	x	+
HO4.1	++	+	+	+	+	0	0	x	0	0	x	+	0	+	x	0
HO5.1	++	+	+	+	x	+	+	?	+	+	x	+	0	+	x	0
EE1.1	+	+	++	++	++	x	x	0	x	x	x	+	X	x	+	+
EE1.2	+	+	+	++	++	x	x	+	x	x	x	x	X	x	x	+
EE2.1	x	x	+	+	+	+	x	x	x	x	x	+	X	x	x	x
EE3.1	x	x	+	+	++	+	x	x	x	x	x	+	+	x	x	x
BE1.1	x	x	+	+	+	+	x	x	x	x	x	+	+	x	x	x
BE1.2	+	+	+	+	x	++	++	+	++	+	+	++	++	++	+	x
BE2.1	+	+	0	+	+	+	+	++	+	++	+	+	0	0	+	+
BE3.1	+	+	x	x	x	+	++	++	++	++	+	x	+	+	x	x
NE1.1	x	+	+	++	x	++	++	x	+	+	x	+	+	x	x	+
NE2.1	x	+	x	+	++	x	+	++	++	++	+	0	X	+	x	x
NE3.1	x	+	+	++	++	x	x	+	+	+	+	++	X	x	x	x
NE4.1	x	+	0	+	++	x	+	+	+	++	++	+	X	x	x	x
NE5.1	x	+	0	0	0	+	+	++	++	++	++	0	+	x	x	x
CL1.1	+	++	+	+	+	+	+	+	+	+	++	++	+	+	x	+

CL2.I	+	++	x	+	x	+	++	++	++	++	++	+	++	++	x	++
CL3.I	x	++	x	x	x	x	x	x	x	x	x	x	++	++	x	x
CL4.I	x	++	x	x	x	x	x	x	x	x	x	x	++	x	x	x
TR1.I	x	++	x	x	x	x	x	x	x	x	x	x	++	++	x	x
TR2.I	x	+	x	+	x	+	+	+	+	x	x	++	++	+	x	++
TR3.I	x	x	x	+	x	+	x	x	x	x	x	x	++	x	x	-
INI.I	x	x	+	+	x	+	x	x	x	x	x	++	+	x	x	++

- 6.6 Within Table B3, the results show that the cumulative impact over the short, medium and long term is generally positive. Although the development policies indicate that in the short term there may be an uncertain or negative impact due to the development works that would be undertaken, within the middle and long term the effects often turn positive due to the criteria in additional NDP policies that provide mitigation methods against the development. Therefore, the majority of the policies will be balanced with sustainable policies to minimise environmental impact.
- 6.7 Within the B4 assessment, which identified the cumulative effects of the Plan's policies, it was highlighted that the policies contained in the Ledbury NDP are not over and above the Core Strategy, therefore the cumulative effect will not exceed that of the Core Strategy Policies which have also been subject to a full Sustainability Appraisal.
- 6.8 No significant environmental problems are predicted as a result of the Ledbury NDP given that the Plan includes a settlement boundary to restrict development outside of the built form of the town and does not allocate any undeveloped sites for development. The plan does look to encourage small-scale food production in the NDP Area, which would likely be located on land outside the settlement boundary. It is possible therefore that such initiatives could affect landscape and biodiversity, however further information regarding the location, nature and scale would be required before the impacts of such schemes can be assessed.
- 6.9 Mitigation measures have been included within the HRA assessment. The mitigation areas are mostly within sustainable development and transport considerations, traffic measures, energy conservation and renewable energy, design and conservation policies which this may help balance out development as well as the restriction of numbers for proposed housing development. These policies should help to provide mitigation against the potential adverse impacts from new development.

7. Summary of recommendations for the Ledbury NDP

- 7.1 The Ledbury Neighbourhood Development Plan objectives and policies comply with the Local Plan and the NPPF, they do not go over and above the Herefordshire Council Local Plan Core Strategy policies in terms of scale and therefore do not need any further recommendations or changes in order to ensure no significant effect on protected sites.

8. Implementation and monitoring

- 8.1 Herefordshire Council, as the Local Planning Authority, should make arrangements to monitor the significant effects of implementing a neighbourhood plan.
- 8.2 Indeed, Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires the Local Planning Authority to monitor the significant environmental effects of the implementation of any NDP that was subject to SEA, in order to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions.
- 8.3 Accordingly, Herefordshire Council will monitor outcomes from the NDP policies and the results of these will be reported in the Council's Authority Monitoring Report (AMR).
- 8.4 The AMR runs from 1st April to 31st March each year and the topics covered therein include the following:
- Housing delivery;
 - Previously developed land
 - Housing completions
 - Affordable housing conditions
 - Employment land delivery.

9. Next steps

- 9.1 The next step is to finalise the NDP and related documents and submit for examination.
- 9.2 It is anticipated that the NDP will be subject to Referendum at an as yet unspecified date in 2018 and that the plan will be adopted by Spring 2018.
- 9.3 Any changes made to the NDP as a consequence of the local authority publicity period will trigger a review of the SEA, unless they do not materially affect the outcomes of Stage B of the SEA process.

Appendix I – Initial Screening Report

Habitats Regulations Assessment



Ledbury Neighbourhood Area

March 2017

Habitat Regulation Assessment Screening

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1. Introduction

Figure 1: Ledbury Neighbourhood Area

2. The requirement to undertake Habitats Regulations Assessment of neighbourhood development plans

3. Methodology

4. Results of the Ledbury Initial Screening Report

Figure 2: Ledbury Neighbourhood Area and European sites.

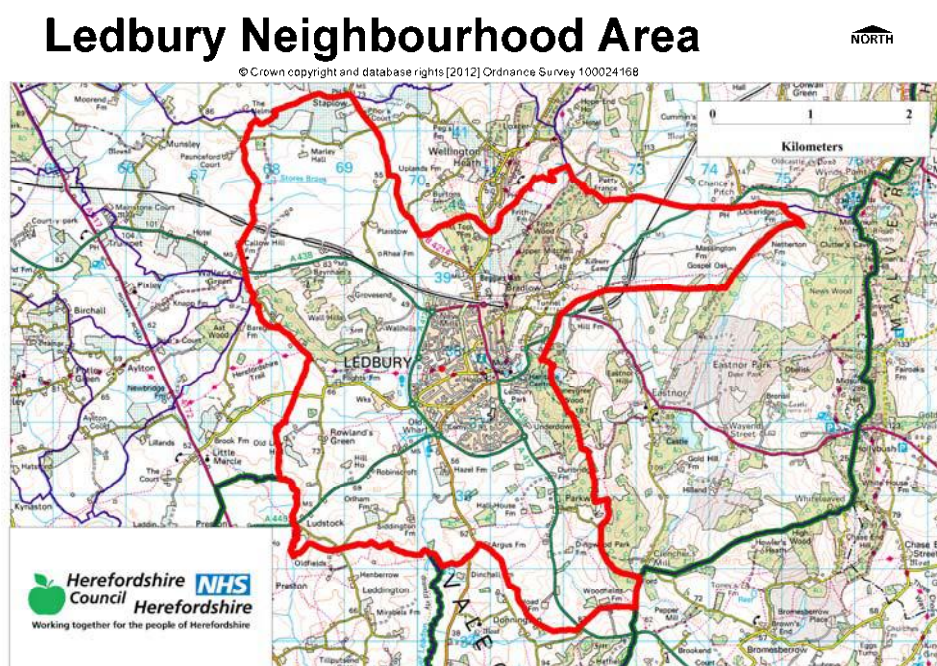
5. Conclusion

Appendix 1 – Initial Screening Report (November 2012)

1 Introduction

- 1.1 Ledbury Town Council is producing a Neighbourhood Development Plan for their administrative area, in order to set out the vision, objectives and policies for the development of the parish up to 2031.
- 1.2 The Ledbury Neighbourhood Area was designated on the 16 November 2012 and the map below (Fig1) demonstrates the extent of the area.

Figure1 –Ledbury Neighbourhood Area



2 The requirement to undertake Habitats Regulations Assessment of neighbourhood development plans

- 2.1 The requirement to undertake HRA of neighbourhood plans was confirmed by the amendments to the “Habitats Regulations” published for England and Wales in July 2007 and updated in 2013. Therefore, when preparing its NDP, Herefordshire Council together with Ledbury Town Council is required by law to carry out an assessment known as “Habitats Regulations Assessment”. It is also confirmed within Regulation 32 schedule 2 of the Neighbourhood Planning Regulations 2012.
- 2.2 Article 6(3) of the EU Habitats Directive provides that:
Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or

project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

- 2.3 HRA is an impact-led assessment and refers to the assessment of the potential effects of a neighbourhood development plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):

- **SPAs** are classified under the European Council Directive 'on the conservation of wild birds' (79/409/EEC; 'Birds Directive') for the protection of **wild birds and their habitats** (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
- **SACs** are designated under the Habitats Directive and target **particular habitats** (Annex 1) and/or species (Annex II) identified as being of European importance.
- **Ramsar sites** support internationally important wetlands habitats

- 2.4 For ease of reference during HRA, general practice has been that these three designations are collectively referred to as either **Natura 2000** or **European sites**. This means that a Screening Assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans or projects to identify if any significant effect is likely for any European Site.

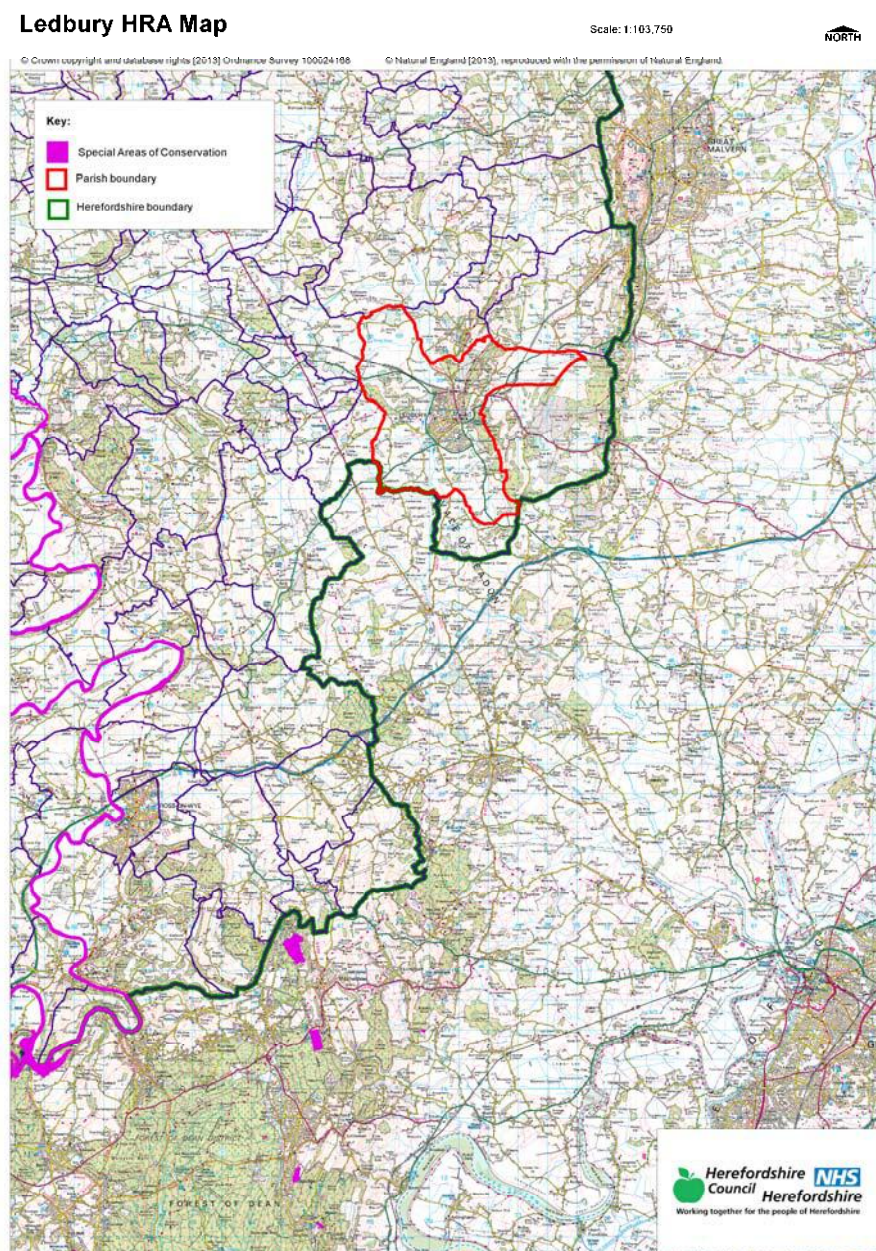
3 Methodology

- 3.1 The HRA of neighbourhood development plans is undertaken in stages and should conclude whether or not a proposal or policy in a neighbourhood development plan would adversely affect the integrity of any European site. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex I habitats, Annex II species, and Annex I bird populations for which it has been designated) and are measured with reference to the conservation objectives for those qualifying features as defined by Natural England.
- 3.2 The first process is to undertake an initial screening report to determine the need to undertake the requirement for a HRA, this initial screening identifies whether the Plan could impact upon any European site that could be within the Neighbourhood Area or nearby.
- 3.3 If a European Site is within the Neighbourhood Area or the Neighbourhood Area could impact upon a European site then this will need to be taken into account and a full screening assessment will need to be undertaken.
- 3.4 The full screening stage consists of a description of the plan, identification of potential effects on European Sites, assessing the effects on European Sites (taking into account potential mitigation provided by other policies in the plan). For neighbourhood development plans the outcome should demonstrate there are no likely significant effects upon the European sites. If any likely significant effects occur then there will need to be amendments to the NDP made and be re-screened until all likely significant effects have been mitigated.

4 Results of the Initial Screening Report

- 4.1 The initial Ledbury Town Screening Report was undertaken in November 2012 and found that the neighbourhood area did not contain any European sites or their proximity would not be affected by policies and proposals within the proposed Ledbury Neighbourhood Plan
- 4.2 The map below shows Ledbury Neighbourhood Area and demonstrates that there are no European sites within the parish or in close proximity. The initial Ledbury Screening Report is attached in appendix 1.

Figure 2 –Ledbury Neighbourhood Area and European sites.



5 Conclusions

- 5.1 It is therefore concluded that a full Habitat Regulation Assessment **will not** be required for the Ledbury Neighbourhood Plan.
- .

Appendix 1

Initial Habitat Regulations Assessment and Strategic Environmental Assessment Screening Notification

The Neighbourhood Planning (General) Regulation 2012 (Reg. 32)

Conservation of Habitats and Species Regulations 2010 (d)

Neighbourhood Area:	Ledbury Neighbourhood Area
Parish Council:	Ledbury Town Council
Neighbourhood Area Designation Date:	16/11/2012

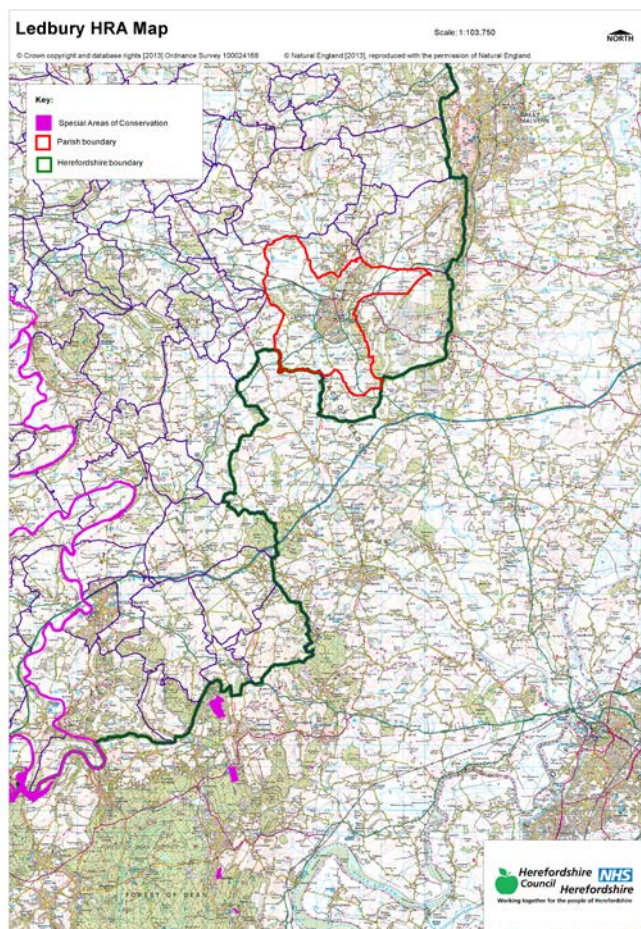
Introduction

This Initial Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) Screening has been undertaken to assess whether any European sites exist within or in proximity to the neighbourhood area which could be affected by any future proposals or policies.

Through continual engagement the outcomes of any required assessments will help to ensure that proposed developments will not lead to Likely Significant Effects upon a European Site or cause adverse impacts upon other environmental assets, such as the built historic or local natural environment.

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HRA Initial Screening: Map showing relationship of Neighbourhood Area with European Sites (not to scale)



Initial HRA Screening

River Wye (including the River Lugg) SAC:

Does the Neighbourhood Area have the River Wye (including the River Lugg) in or next to its boundary?	N	The River Wye and Lugg are not within or bordering Ledbury Parish
Is the Neighbourhood Area in the hydrological catchment of the River Wye (including the River Lugg) SAC?	N	No the Parish is not within the hydrological catchment of the River Wye/Lugg
If yes above, does the Neighbourhood Area have mains drainage to deal with foul sewage?	N/A	Not Applicable

Downton Gorge SAC:

Is the Neighbourhood Area within 10km of Downton Gorge SAC?	N	Downton Gorge is 40.4km away from the Parish
---	---	--

River Clun SAC:

Does the Neighbourhood Area include: Border Group Parish Council or Leintwardine Group Parish Council?	N	Ledbury Parish is not within the Parishes listed
--	---	--

Usk Bat Sites SAC:

Is the Neighbourhood Area within 10km of the SAC boundary?	N	Usk Bat Sites are 54.1km from the Parish
--	---	--

Wye Valley & Forest of Dean Bat Sites SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley & Forest of Dean Bat Sites?	N	Wye Valley and Forest of Dean Bat Sites are 15.1km away from the Parish
--	---	---

Wye Valley Woodlands SAC:

Is the Neighbourhood Area within 10km of any of the individual sites that make up the Wye Valley Woodlands Site?	N	Wye Valley Woodlands are 24km away from the Parish
--	---	--

HRA Conclusion:

The assessment above highlights that the following European Sites will need to be taken into account in the future Neighbourhood Development Plan for the Ledbury Neighbourhood Area and a Full HRA Screening will not be required.

Strategic Environmental Assessment Initial Screening for nature conservation landscape and heritage features

The following environmental features are within or in general proximity to the Ledbury Neighbourhood Area and would need to be taken into account within a Strategic Environmental Assessment. In addition, the NDP will also need to consider the other SEA topics set out in Guidance Note 9a to ensure that the plan does not cause adverse impacts.

SEA features	Total	Explanation	SEA required
Air Quality Management Areas	0	No AQMA's in the Parish	N
Ancient Woodland	8	Baymans Wood; Redhill and Malins Woods; Frith Wood; Dog Hill Wood; Coney Green & Mayhill Woods; Hospital Wood; Clenchers Mill Wood; Highbridge Coppice	Y
Areas of Archaeological Interest	0	No AAI's in the Parish	N
Areas of Outstanding Natural Beauty	1	Malvern Hills AONB	Y
Conservation Areas	1	Ledbury	Y
European Sites	0	There are no SACs within the Parish	N
Flood Areas		Flood Zones 2 and 3 at River Leadon to the West of Ledbury Town and also at Stores Brooks to the north of the Parish. Also Flood Zones on the borders of the parish to the south west by Ludstock	Y
Geoparks	1	Malvern Hills Geopark	Y
Listed Buildings	Numerous	There are numerous listed buildings throughout the Parish	Y
Local Sites (SWS/SINCs/RIGS)	11 (SWS)	Woodlands on Wall Hills; Pool at Donnington Hall; Clenchers Mill Wood and Little Woolpits; Woodland north of Wall Hills; Coneygree and Mayhill Woods; Upper Hall Farm Quarry and grassland; Upper Hall grounds and lake; Ledbury Cutting; Ridgeway Wood; Stich Wood and adjoining pasture; Frith Wood; Bradlow Knoll and Dog Hill	Y
Long distance footpaths/trails	2	Herefordshire Trail; Geopark Way	Y
Mineral Reserves	9	9 sites in the Parish to the North and east	Y
National Nature Reserve	0	No NNR's in the Parish	N
Registered & unregistered parks and gardens	1 Registered. 4 Unregistered	Registered: Eastnor Castle Unregistered: Upper Hall; Ledbury Park; Underdown; Dingewood Park	Y
Scheduled Ancient Monuments	1	Wall Hills Camp	Y
Sites of Special Scientific Interest	4	Ridgeway Wood (Favourable); Ledbury Cutting (Unfavourable Declining); Mayhill Wood (Favourable); Upper Hall Farm Quarry and grassland (Favourable)	Y

Decision Notification:

The initial screening highlights that the Neighbourhood Development Plan for the Ledbury Neighbourhood Area:

- a) Will require further environmental assessment for Strategic Environmental Assessment.

Assessment date: 14/05/2013

Assessed by: James Latham

Appendix 1: European Sites

The table below provides the name of each European Site, which has been screened in for the purposes of neighbourhood planning in Herefordshire; includes their site features of integrity; and vulnerability data. This is based on the sites individual features of integrity and their vulnerabilities, which could include distance criteria. This has been used in identifying which parishes are likely to require a full HRA Screening of their future Neighbourhood Development Plan, to establish if their plan might have Likely Significant Effects on a European Site.

Downton Gorge
Site Features: <i>Tilio-Acerion</i> forests of slopes, screes and ravines
Vulnerability data: 10km for air quality associated with poultry units or other intensive agricultural practices.

River Clun
Site Features: Freshwater pearl mussel <i>Margaritifera margaritifera</i>
Vulnerability data: Water quality is important to maintain the site feature. Parishes either side of the River Clun will be affected.

River Wye
Site Features: Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation. Transition mires and quaking bogs. White-clawed (or Atlantic Stream) crayfish <i>Austropotamobius pallipes</i> . Sea lamprey <i>Petromyzon marinus</i> . Brook lamprey <i>Lampetra planeri</i> . River lamprey <i>Lampetra fluviatilis</i> . Twaite shad <i>Alosa fallax</i> . Atlantic salmon <i>Salmo salar</i> . Bullhead <i>Cottus gobio</i> . Otter <i>Lutra lutra</i> . Allis shad <i>Alosa alosa</i>
Vulnerability data: Proximity: Developments should not be within 100m of the designated bank. Some developments beyond 100m may also have impacts based on proximity and these issues should be addressed where possible when developing NDP policy and choosing site allocations. Water Quality: Within the whole catchment of the River Wye, which includes the River Lugg, mains drainage issues with regards to water quality are being resolved through the Core Strategy / Local Plan and development of a Nutrient Management Plan. Welsh Water should be consulted to ensure that the proposed growth will be within the limit of their consents. Otters: "An otter will occupy a 'home range', which on fresh waters usually includes a stretch of river as well as associated tributary streams, ditches, ponds, lakes and woodland. The size of a home range depends largely on the availability of food and shelter, and the presence of neighbouring otters. On rivers, a male's home range may be up to 40km or more of watercourse and associated areas; females have smaller ranges (roughly half the size) and favour quieter locations for breeding, such as tributary streams. Otters without an established home range are known as 'transients'. They are mostly juveniles looking for a territory of their own, or adults that have been pushed out of their territories. Transient otters may use an area for a short while, but they will move on if conditions are not suitable or if they are driven away by resident otters. Transients will have been important in extending the range of otters, but they are very difficult to identify from field signs. Within a home range an otter may use many resting sites. These include above-ground shelters, such as stands of scrub or areas of rank grass, and underground 'holts' – for example, cavities under tree roots and dry drainage pipes." (Source: EA website: http://www.environmentagency.gov.uk/static/documents/Business/Otters_the_facts.pdf accessed 09/04/2013)

Usk Bat Site

Site Features: Annex I habitats present as a qualifying feature, but not a primary reason for site selection: European dry heaths, Degraded raised bogs still capable of natural regeneration, Blanket bogs, Calcareous rocky slopes with chasmophytic vegetation, Caves not open to the public, *Tilio-Acerion* forests of slopes, screes and ravines. Annex II species of primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*, UK population 5%, although it is suggested this is an underestimate.

Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues.

Wye Valley and Forest of Dean Bat Sites

Site Features: Annex II species that are a primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*. Greater horseshoe bat *Rhinolophus ferrumequinum*

Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues.

Greater Horseshoe bats are known to migrate between 20-30km between their summer and winter roosts.

NDPs closest to the European Site will need to consider:

Woodland habitat buffer.

Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

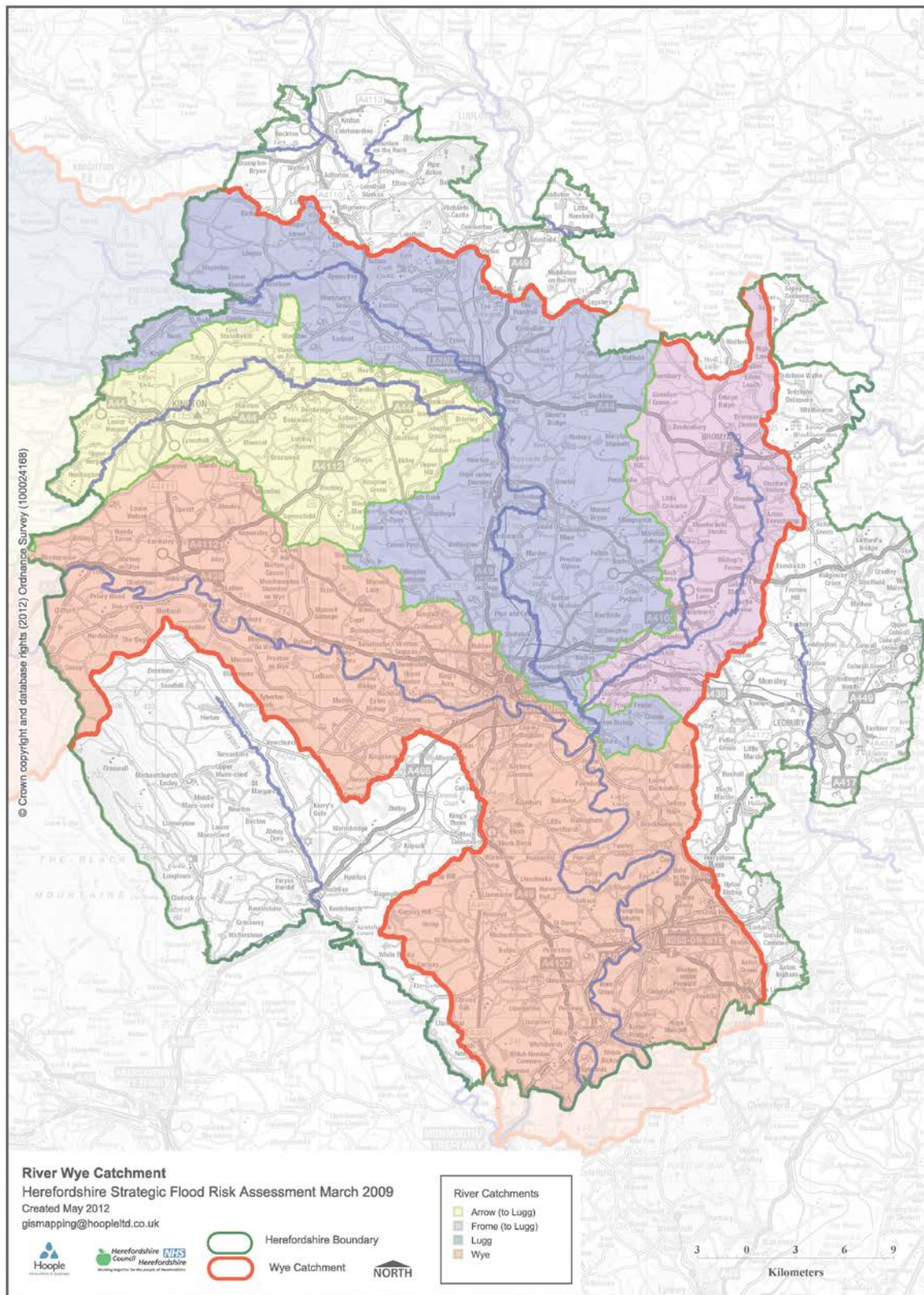
Greater Horseshoe Bat: Large buildings, pasture, edge of mixed deciduous woodland and hedgerows. Mixed land-use especially south-facing slopes, favours beetles, moths and insects they feed on. During the winter they depend on caves, abandoned mines and other underground sites for undisturbed hibernation. A system/series of sites required. Vulnerable to loss of insect food supply, due to insecticide use, changing farming practices and loss of broad-leaved tree-cover and loss / disturbance of underground roosts sites.

Wye Valley Woodlands

Site Features: Annex I habitats that are a primary reason for site selection: Beech forests *Asperulo-Fagetum*, *Tilio-Acerion* forests of slopes, screes and ravines, *Taxus baccata* woods of the British Isles. Annex II species present as a qualifying feature, but not a primary reason for site selection: Lesser horseshoe bat *Rhinolophus hipposideros*, 51-100 residents

Vulnerability data: Lesser Horseshoe bats are known to migrate between 5km and 10km between their summer and winter roosts. The Lesser Horseshoe Bat is vulnerable to disturbance; light pollution; and habitat loss. Check with the planning ecologist for other issues. NDPs closest to the European Site will need to consider: Woodland habitat buffer. Lesser Horseshoe Bat: Old buildings; woodland locations; sheltered valleys, extensive deciduous woods or dense scrub, close to roost sites. In areas of fragmented habitats, linear habitats such as hedgerows are important corridors. Vulnerable to loss or disturbance of both summer and winter roosts and removal of linear habitat.

Appendix 2: Wye Catchment Map



Appendix 2 – Scoping Report following consultation

Strategic Environmental Assessment

Ledbury
Neighbourhood Area

Scoping Report

March 2017



1. INTRODUCTION

- 1.1 This document is the Scoping Report for the sustainability appraisal, incorporating the requirements for a Strategic Environmental Assessment (SEA) of the Ledbury Neighbourhood Development Plan (NDP).
- 1.2 This stage of sustainability appraisal involves compiling background information needed before a sustainability appraisal can be undertaken and is referred to as 'scoping'. It establishes an evidence base for ongoing appraisal work and culminates in a framework of sustainability objectives.
- 1.3 The information contained within this report will be used to assess the extent to which the emerging NDP policies contribute towards sustainable development.
- 1.4 The Ledbury NDP must be in conformity with higher level planning policy including the Herefordshire Core Strategy. The Core Strategy has been subject to its own sustainability appraisal and this report has been informed by that assessment and associated Sustainability Appraisal Scoping Report.

The Ledbury Neighbourhood Development Plan

- 1.5 The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial plan making in England, giving communities a new right to shape their local areas.
- 1.6 The Ledbury NDP is being produced by a Neighbourhood Planning Working Party that includes Town Council members and representatives from local communities.
- 1.7 The Vision for the Ledbury NDP is as follows:

As a prosperous Market Town, Ledbury will continue to be a vibrant, thriving community, both socially and economically, with an attractive, well managed and safe built environment, in sympathy with the surrounding natural landscape. The town will continue to be a popular destination as an attractive place to shop for residents, the local rural community and visitors, with a successful tourist industry celebrating the town's heritage.

Residents are proud of Ledbury and gain a sense of well-being from living here. There are currently good services and amenities and a strong sense of community. To maintain this, infrastructure will be developed in line with the rate of housing development.

The town's population will live, work and play in high quality, flexible, sustainable/energy efficient and well-designed buildings with appropriate infrastructure, which meet the needs of everyone who spends time in the town and which maintain its unique character and heritage.

Currently there is an imbalance between housing and employment building with some 40% of the working population commuting out of the town. The employment base will be 'grown', developing a diverse economy and continuing the 'technology corridor' from the Midlands, via Malvern, in order to attract high tech and R&D businesses in Ledbury. The effect of this will be to give the option to many residents of Ledbury to work in the town and reduce the number of residents that commute out of the town to their place of work.

Ledbury will be a willing partner in the development of higher education facilities in Herefordshire and will look to develop an R&D facility and, if plans for Hereford University go ahead, a campus.

Ledbury wishes to become an area of sporting excellence for all generations and will develop sports facilities as the town grows.

The built environment will retain its compact feel and its good connectivity. Sustainable transport options, such as walking and cycling, will be encouraged and public transport provisions enhanced. Easy access to the surrounding countryside will be maintained. The Malvern Hills AONB is the backdrop to the town and all development will be complementary to the landscape and the views. This will require design sensitivity and the town will develop and maintain a Design Code.

Green space will be protected and biodiversity safeguarded, while the town's relationship with the open countryside will be strengthened through the prioritised use of urban trees, landscaping and decorative planting throughout all developments.

Ledbury's role as a prosperous market town with a diverse economy, including a burgeoning tourist industry, will be protected and enhanced while the heritage of the town will be preserved and celebrated. The town will cherish and nurture its vibrant retail core, and will grow its reputation for markets and festivals. Traders will be encouraged to provide a wide range of retail offerings in order to enhance the standing of Ledbury as a prime visitor destination. Increasing sustainability within the town will mean that Ledbury steadily gains the reputation for being a Green Town.

1.8 The Objectives for the Ledbury NDP have been defined as follows:

HO1: To ensure that new housing in Ledbury meets the needs of residents.

HO2: To ensure that all new housing in Ledbury is developed in a sustainable manner.

HO3: To recognise and provide for the growth in the needs for older persons and related specialist housing, as identified in a Study of the Housing and Support needs of Older People in Herefordshire.

HO4: To provide sustainable and affordable homes for local singles and young families.

HO5: To encourage individual and community based self-build projects.

EE1: Strengthen and grow the presence of key employment sectors by a deliverable mix of sustainable employment sites to cater for future growth. In particular, the town wishes to encourage high quality long term employment, business start-ups and creative industries. Key employment sectors include:

- Independent and national retail
- Tourism - domestic and business/day, overnight and short visit
- Research and Science
- Manufacturing and Distribution
- Engineering
- Food & Drink
- Agricultural services
- Professional services
- Art, Design & the Creative Industries
- Healthcare

EE2: Promote and enhance facilities necessary to attract visitors and to encourage tourism.

EE3: Promote the Town Centre as the destination of choice for retail, leisure and community activities in order to enhance the appearance and historic character of the town.

BE1: To ensure that Ledbury maintains its character as a market town with new development sympathetic in style and form to the immediate surroundings. Future development will contribute to the preservation of the overall distinctiveness of the town.

BE2: To protect the transition from town centre to edge of town, where it is more rural, so that any new 'edge of town' development maintains the character of the current rural boundary.

HRI: To promote enhancement of the historic environment and buildings within the central area of the town centre.

NE1: To maintain, enhance and increase existing open spaces, trees, and hedgerows in order to promote and support wildlife and biodiversity.

NE2: To promote local food production and encourage small-scale, sustainable producers.

NE3: To commission and update a Landscape Impact Assessment of local industrial level agriculture on issues such as local flooding and visual appearance, in order to ensure that this sort of activity does not detrimentally impact upon the existing natural beauty, biodiversity and visual appeal of Ledbury and surrounding areas.

NE4: To register the historic woods above Ledbury as being community assets for both their historical significance and their utility to Ledbury as sources of sustainable wood supplies and sites of natural beauty and wildlife biodiversity, that make Ledbury an attractive tourist destination.

NE5: To develop Ledbury as a forward thinking, self-reliant and sustainable lifestyle community to reflect increasing climate change challenges.

CL1: To protect and enhance our Green Spaces, open areas and woodland areas including Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods.

CL2: To improve and increase varied types of facilities for youth activities.

CL3: To provide local medical and care facilities commensurate with population growth and the increasing needs of the elderly in the community.

CL4: To protect, increase and improve all existing sport & leisure for indoor and outdoor recreation/leisure in line with national standards.

TR1: To promote the use of sustainable transport methods such as cycling, walking and public transport as primary means of getting around Ledbury, both within the existing settlement and the proposed Strategic Allocation site.

TR2: To provide a satisfactory supply of car and cycle parking and coach drop-off and pick-up points in the vicinity of the town centre, in order to meet the needs of residents and visitors.

TR3: To encourage the use of Ledbury Railway Station as a transport hub for Ledbury and district by improving access and facilities with additional parking.

INI: To encourage the provision of a new tri-service emergency centre for Ledbury.

Sustainability Appraisal and Strategic Environmental Assessment

- I.9 Delivering sustainable development is the core principle underpinning the planning system. Indeed, Paragraph 14 of the NPPF states that ‘at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking’.
- I.10 The purpose of a sustainability appraisal is to promote the objectives of sustainable development within planning. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of the Plan.
- I.11 Sustainability appraisal helps to deliver the UK Sustainable Development Strategy. This Strategy defines the goal of sustainable development as “to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations”. It sets out five guiding principles to achieve it:
- a. living within environmental limits
 - b. ensuring a strong, healthy and just society
 - c. achieving a sustainable economy
 - d. promoting good governance
 - e. using sound science responsibly
- I.12 In the UK, the Strategic Environmental Assessment process has been incorporated into the Sustainability Appraisal process. Therefore, where this report refers to the Sustainability Appraisal, it can be assumed this also means the Strategic Environmental Assessment. It therefore aims to predict the effects of the policies and proposals of the Ledbury NDP and has been used to inform its production to ensure that the policies promote sustainable development.

Legal requirements

- I.13 It is not a legal requirement for neighbourhood plans to undertake sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. A neighbourhood plan group must, however, demonstrate how its Plan will contribute to achieving sustainable development.

- I.14 There is a requirement however to carry out a scoping report to consider the need to carry out a Strategic Environmental Assessment.

SEA Directive 2001/42/EC legal requirements:

- I.15 A Strategic Environmental Assessment, as defined by European Directive 2001/42, aims to predict and assess the environmental effects that are likely to arise from plans, policies and strategies. It is a process for assessing and mitigating the negative environmental impacts of specific plans and programmes.

Strategic Environmental Assessment (SEA)

- I.16 The process of sustainability appraisal also incorporates the requirements of the EU Strategic Environmental Assessment (SEA) Directive. To meet this requirement, officers must start by considering whether or not the neighbourhood development plan is likely to have a significant effect on the environment.
- I.17 The neighbourhood development plan might have significant environmental effects. Accordingly, the neighbourhood plan sustainability appraisal will incorporate the requirements of an environmental assessment, in line with the SEA Directive. A copy of the SEA Screening Determination is provided as Appendix 3 to this report.
- I.18 To show how the requirements of the SEA Directive are met during the appraisal process, a checklist is provided in the Quality Assurance Checklist (Appendix 2).

Sustainability Appraisal Methodology

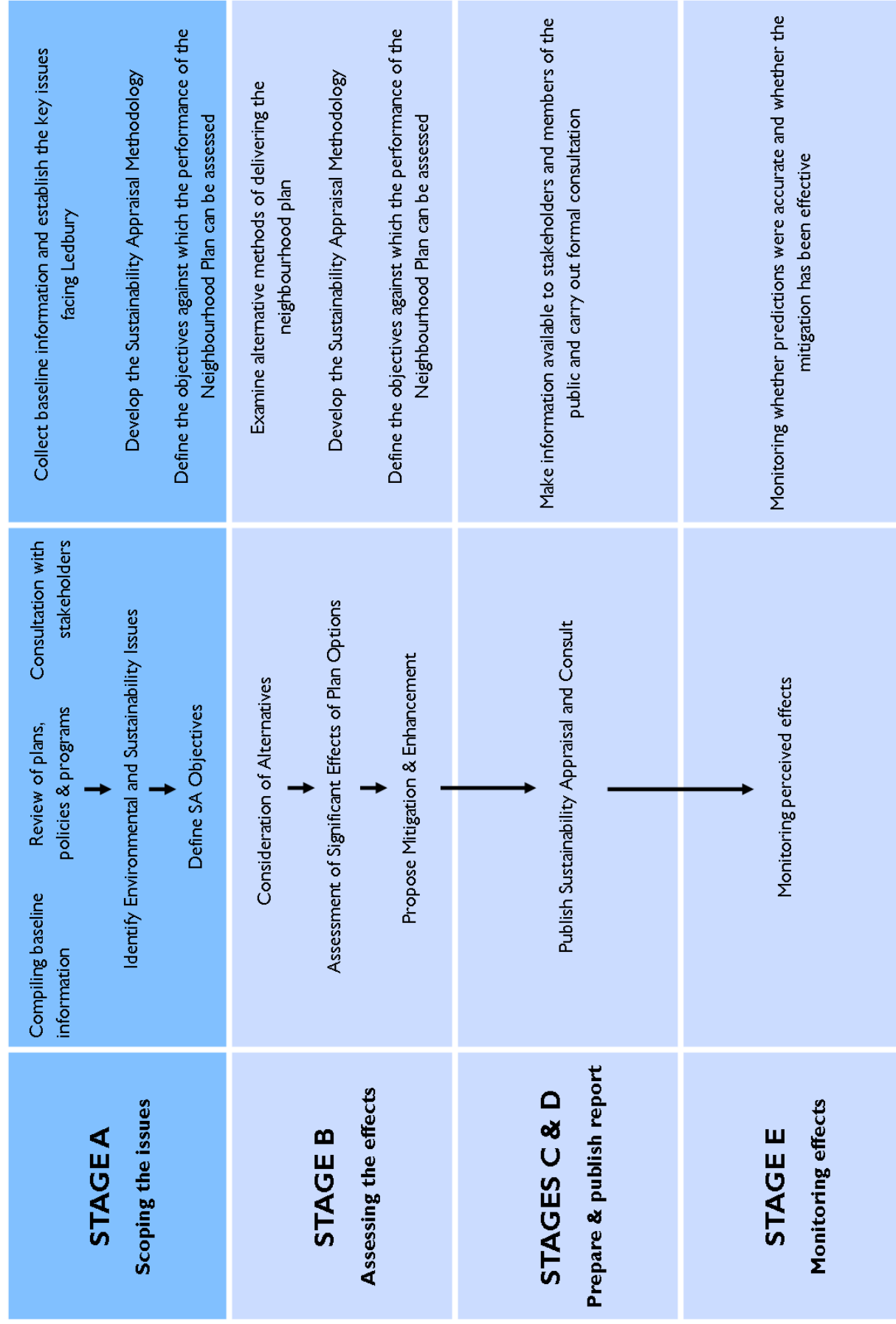
- I.19 The following sections contain a brief summary of the key SEA stages that will be completed during the preparation of the Ledbury NDP. The method used follows national guidance.
- I.20 There are five stages in the sustainability appraisal process:
- Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope.
 - Stage B – Developing and refining Plan options.
 - Stage C – Appraising the effects of the Plan.

Stage D – Consulting on the draft Ledbury NDP and the SA Report.

Stage E – Monitoring and implementation of the plan.

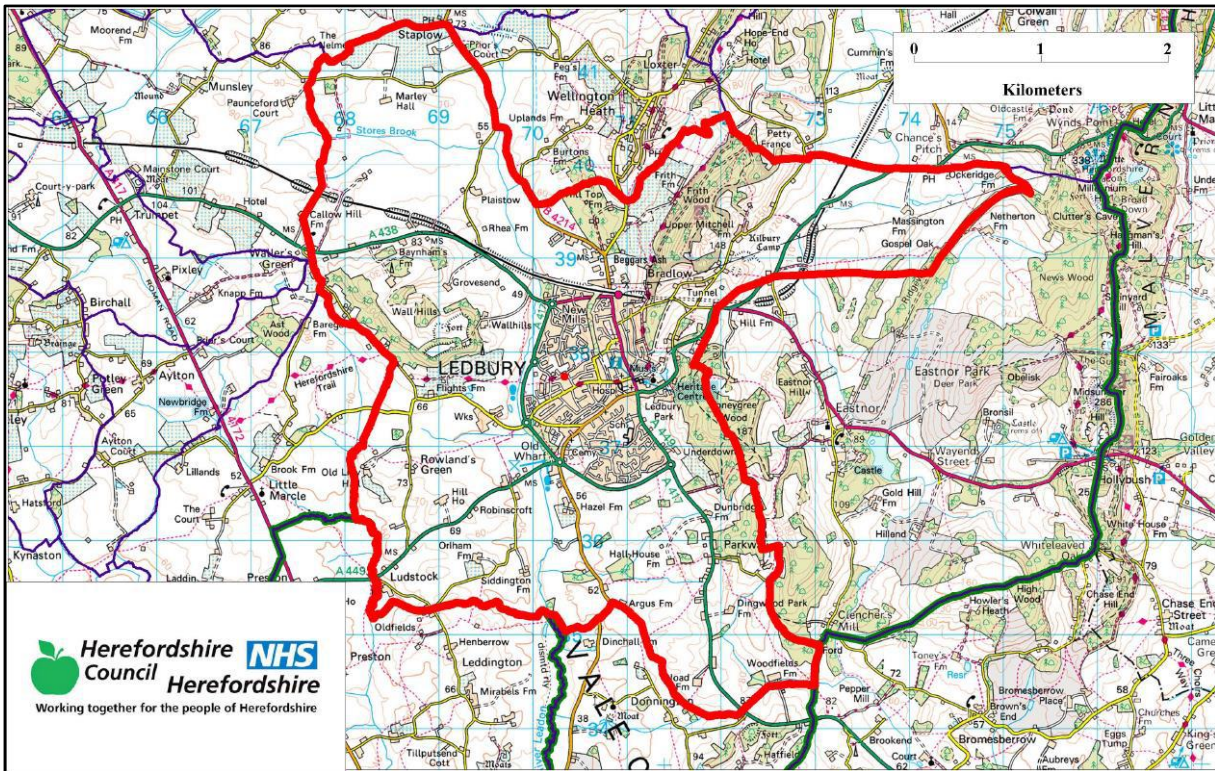
Stage A – Scoping

- I.21 This Scoping Report is the first stage of the Sustainable Environmental Assessment as laid out in the table overleaf.
- I.22 The Scoping Report sets out the information required to complete Stage A – i.e. to collect the information required to establish the key issues facing the NDP Area. This report will undertake an analysis of the relationship of the NDP with other plans and strategies at various levels, gather baseline environmental, social and economic data about the town, and finally identify the key sustainability issues that the Plan should seek to address.
- I.23 Stage A of the sustainability process covered by this report, includes five key elements:
- Stage A1 – The identification of national, regional and local plans, programmes, policies and sustainability objectives that will impact upon the emerging neighbourhood plan;
 - Stage A2 – The collection of baseline information to provide a picture of past, present and likely future conditions within the area. Key sources of information include census data; population forecasts; commissioned studies and local public consultation. Through this stage indicators can be developed to monitor the effects and performance of the Ledbury NDP;
 - Stage A3 – Identification of sustainability issues and problems affecting the area, which can be addressed through the development of policies and proposals within the NDP;
 - Stage A4 – Development of a Sustainability Appraisal Framework to assess the impacts of the emerging Plan's objectives, policies and proposals; and
 - Stage A5 – Consultation on the appropriateness and robustness of the scope of the sustainability appraisal and proposed appraisal framework.



Ledbury in Context

- I.24 The Ledbury NDP Area includes the town of Ledbury and surrounding areas. There are no other significant settlements within the Plan Area, although there are some groupings of residential units such as at Rowland's Green and Parkway.



- I.25 The Ledbury NDP Area is broadly consistent with the Ledbury 2011 Census Output Area if one removes Output Area E00070861, which covers Eastnor and open countryside to the south of Ledbury. The Ledbury Output Area (minus Eastnor E00070861) will therefore be used for the purposes of this document to demonstrate the demographic profile of the NDP Area.
- I.26 Ledbury is located in south-east Herefordshire surrounded by farmland and areas of woodland. It lies between the River Leadon and a line of wooded hills to the east (The Frith, Dog Hill and The Conigree) which form the border of the Malvern Hills Area of Outstanding Natural Beauty.
- I.27 Ledbury acts as a local centre providing shops and services for the immediate area but faces competition from local and regional centres such as Hereford, Ross-on-Wye and Malvern.
- I.28 The town centre is well preserved including historic medieval buildings. Many of the buildings in the town centre are listed and the area is a designated Conservation Area. As a consequence, Ledbury is popular with tourists.
- I.29 Ledbury is well connected with a railway station and excellent motorway links.

2. STAGE A1: REVIEW OF THE RELEVANT POLICES, PLANS AND PROGRAMMES.

- 2.1 Step A1 of the Scoping Report reviews the national, regional and local plans and programmes that should be taken into account during the preparation of the Ledbury NDP.

SEA Directive Requirements

The environmental report should include “an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” Annex I(a)

The environmental report should include “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme” Annex I(e)¹.

EU SEA Directive 2001/42/EC

National Policy Context

National Planning Policy Framework (NPPF) 2012 ²	
Type of document	National Planning Policy Document
Timescale	-
Overview	Sets out the Government’s planning policies for England in a single document that replaces all of the previous Planning Policy Statements and Planning Policy Guidance Notes.
Key messages/ objectives	<ul style="list-style-type: none">• There should be a presumption in favour of sustainable development• Local Plans should include policies that will guide how the presumption will be applied locally• There are 12 core land-use principles which state planning should:<ul style="list-style-type: none">• be genuinely plan led;• not simply be about scrutiny, but instead be a creative exercise;• drive and support sustainable economic development;• always seek to secure high quality design;• take account of the different roles and character of different areas;• support the transition to a low carbon future;• contribute to conserving and enhancing the natural environment;• encourage the effective use of land by reusing land that has been previously developed (brownfield land);• promote mixed-use developments;• conserve heritage assets;• actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling; and

¹ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

	<ul style="list-style-type: none"> take account of and support local strategies to improve health, social and cultural wellbeing for all.
Implications for the Ledbury NDP	<ul style="list-style-type: none"> The NDP must be compliant with the NPPF and take into account all relevant policies The Plan should promote sustainable development Must take into account the 12 core land-use principles

Planning Practice Guidance 2013	
Type of document	Government Guidance
Timescale	-
Overview	Provides guidance to local government and users of the planning-system on the system's operation.
Key messages/ objectives	
Implications for the Ledbury NDP	<ul style="list-style-type: none"> The NDP should take into account the planning guidance contained within these documents

Local Policy Context

Herefordshire Core Strategy 2011 – 2031; October 2015	
Type of document	Development Plan Document
Year/Timescale	2011-31
Overview	Sets out the overarching principles in the form of a vision, objectives and policies that will guide development across the County up to 2031
Key messages/ objectives	<ul style="list-style-type: none"> To meet the housing needs of the community Deliver improved infrastructure to support economic development and a growing population Promote a thriving economy and provide sufficient employment land to meet businesses' needs Protect and enhance natural and built environments Address issues arising from an ageing population Meet the challenge of climate change Promote & enable healthy lifestyles Achieve sustainable development
Implications for the Ledbury NDP	<ul style="list-style-type: none"> Ledbury must continue to be a 'thriving service centre to its surrounding rural area' Ledbury is required to deliver 800 homes and 15 ha of employment land over the Core Strategy plan period The NDP must be in full compliance with the Herefordshire Core Strategy

Herefordshire Strategic Housing Land Availability Assessment	
Type of document	Evidence
Year/Timescale	2012
Overview	The Strategic Housing Land Availability Assessment (SHLAA) is an evidence base document justifying housing site allocations in the Core Strategy.
Key messages/ objectives	<ul style="list-style-type: none"> • To identify sites with potential for housing development • To assess the sites for their housing potential • To consider when a site could be developed • The identification of sites in and around Ledbury considered suitable, and those considered unsuitable
Implications for the Ledbury NDP	<ul style="list-style-type: none"> • The NDP should be informed by the findings of the SHLAA where necessary

Herefordshire Local Housing Market Assessment	
Type of document	Evidence
Year/Timescale	2013
Overview	The Local Housing Market Assessment is an evidence base document to inform the provision of market and affordable homes in the county
Key messages/ objectives	<ul style="list-style-type: none"> • To demonstrate housing needs and affordability in Herefordshire • To provide the evidence to inform housing policies in the Core Strategy
Implications for the Ledbury NDP	<ul style="list-style-type: none"> • Provision of evidence that can be used to inform housing objectives and policies in the NDP

Herefordshire Housing Requirements Study	
Type of document	Evidence
Year/Timescale	2012
Overview	Technical assessment of the housing market and potential future local housing market requirements which supports planning policy regarding the amount of growth, housing tenure and housing type needed within Herefordshire up to 2031.
Key messages/ objectives	<ul style="list-style-type: none"> • Identifies any current gaps in provision • Looks at likely need in 2031
Implications for the Ledbury NDP	<ul style="list-style-type: none"> • Provision of evidence that can be used to inform housing objectives and policies in the NDP

Herefordshire Local Transport Plan

Type of document	Corporate
Year/Timescale	2013-15
Overview	The LTP sets out Herefordshire Council's strategy for supporting economic growth, social inclusion and reducing environmental impacts of transport
Key messages/ objectives	<ul style="list-style-type: none"> To reduce congestion in Hereford City and increase accessibility by less polluting and healthier forms of transport than the private car To maintain access for rural residents and people without access to a car To increase parking at Ledbury Railway Station
Implications for the Ledbury NDP	<ul style="list-style-type: none"> The NDP should be informed by the findings of the LTP where necessary

Herefordshire Draft Gypsies and Travellers Assessment	
Type of document	Evidence
Year/Timescale	2013
Overview	Examines the accommodation provision and needs of Gypsies and Travellers across Herefordshire
Key messages/ objectives	<ul style="list-style-type: none"> 31% of households surveyed had some sort of accommodation need 10 households (56%) had a requirement for bricks and mortar housing Indicates a total additional requirement for 7 pitches and 9 units of RSL (Registered Social Landlord) accommodation within Herefordshire
Implications for the Ledbury NDP	<ul style="list-style-type: none"> The Ledbury NDP must establish whether any of the identified need falls within the NDP area and make appropriate provision

Herefordshire Economic Development Strategy	
Type of document	Corporate
Year/Timescale	2011
Overview	Aims to increase the overall economic output of Herefordshire through various proposals, including supporting the growth of businesses.
Key messages/ objectives	<ul style="list-style-type: none"> Sustaining business survival and growth Increasing wage levels, range and quality of jobs Having a skilled population to meet future work needs Developing the county's built infrastructure so enterprise can flourish
Implications for the Ledbury NDP	<ul style="list-style-type: none"> No direct implications

Herefordshire Employment Land Study	
Type of document	Corporate
Year/Timescale	2011

Overview	Aims to increase the overall economic output of Herefordshire through various proposals including supporting the growth of businesses.
Key messages/ objectives	<ul style="list-style-type: none"> • Sustaining business survival and growth • Increasing wage levels, range and quality of jobs • Having a skilled population to meet future work needs • Developing the county's built infrastructure so enterprise can flourish
Implications for the Ledbury NDP	<ul style="list-style-type: none"> • Have regard to the Study's aims

Herefordshire Local Biodiversity Action Plan	
Type of document	Evidence
Year/Timescale	2007
Overview	Identifies the priority habitats and species that are of importance locally and require focused conservation action
Key messages/ objectives	<ul style="list-style-type: none"> • Useful Biodiversity information in the Ledbury area
Implications for the Ledbury NDP	<ul style="list-style-type: none"> • Consider how the Ledbury NDP can help to deliver the LBAP priorities

Herefordshire Green Infrastructure Study	
Type of document	Evidence
Year/Timescale	2010
Overview	Develops a framework of natural and culturally important features and functions so that planning for a sustainable future is at the heart of planning within Herefordshire.
Key messages/ objectives	<ul style="list-style-type: none"> • Establishment of policies and principles for the protection and enhancement of those features and functions that contribute to the environment of Herefordshire across a range of scales.
Implications for the Ledbury NDP	<ul style="list-style-type: none"> • Consider how the Ledbury NDP can help to deliver the HGIS priorities

Herefordshire Playing Pitch Assessment	
Type of document	Evidence
Year/Timescale	2012
Overview	An assessment of provision and needs of outdoor sports pitches and facilities for the county

Key messages/ objectives	<ul style="list-style-type: none"> Identifies any current gaps in provision Looks at likely need in 2031
Implications for the Ledbury NDP	<ul style="list-style-type: none"> The NDP should be informed by the findings of the PPA

Malvern Hills AONB Management Plan	
Type of document	Corporate
Year/Timescale	2009-14
Overview	Document setting out how the AONB should be managed
Key messages/ objectives	<ul style="list-style-type: none"> Conserve the AONB special qualities Manage the pressures on those qualities Improve the AONB for current and future generations
Implications for the Ledbury NDP	<ul style="list-style-type: none"> Consider the impact of all NDP policies and allocations on the setting of the AONB

Ledbury Rapid Townscape Assessment	
Type of document	Evidence
Year/Timescale	2010
Overview	To define broad character areas within the Ledbury settlement area
Key messages/ objectives	<ul style="list-style-type: none"> To define broad character areas within the Ledbury settlement area. To describe their visible historic and townscape characteristics in sufficient detail to inform strategic options for spatial planning policy, and to contribute to an urban capacity study To identify issues that may need to be addressed in the spatial management of the respective areas
Implications for the Ledbury NDP	<ul style="list-style-type: none"> The NDP will need to have regard to the outcomes of the RTA, especially in respect of identifying sites

Herefordshire Air Quality Annual Status Report	
Type of document	Evidence
Year/Timescale	2016
Overview	To monitor air quality in the county
Key messages/ objectives	<ul style="list-style-type: none"> • Air quality is generally good within Herefordshire • Monitoring of air quality in Ledbury is no longer undertaken
Implications for the Ledbury NDP	<ul style="list-style-type: none"> • Consider the impact of NDP policies on air quality

3. BASELINE INFORMATION

SEA Directive Requirements

The environmental report should include “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” Annex I(b)

The environment report should include “the environmental characteristics of areas likely to be significantly affected” Annex I(c)

Introduction

3.1 Step A2 of the Scoping Report provides an outline summary of the environmental, social and economic baseline situation in Ledbury. It provides the basis for predicting and monitoring environmental and sustainability effects of the NDP and can help to identify problems and potential solutions.

3.2 This section outlines a summary of the environmental and sustainability baseline information for Ledbury set out by sustainability topic, as displayed in the table overleaf.

Sustainability theme	SEA Directive Topic	Datasets included
Air Quality	Air	Air quality monitoring
Biodiversity & Geodiversity	Biodiversity, flora & fauna	Habitats Biodiversity opportunity areas Species Nature conservation designations Geo-diversity
Climate Change	Climatic factors	Effects of climate change Greenhouse gas emissions Climate change adaption
Economic Factors	Material assets	Economic structure Employment sectors Education and skills Sites and premises Employment demand and land supply Unemployment & economic activity
Historic Environment	Cultural heritage	Historic development of the town Designated and non-designated sites and areas Archaeological assets
Housing	Population, material assets	Housing stock, type tenures and completions Housing prices and affordable housing
Landscape	Landscape	The Malvern Hills AONB Landscape character Sites analysis
Material Assets	Material assets	Minerals Waste and recycling Renewable energy provision Green infrastructure Fracking (potential)
Population and Quality of Life	Population, human health	Population size, structure and growth Ethnicity Migration and community patterns Indices of multiple deprivation Crime
Soil	Soil	Soil resource Soil quality
Transportation & Accessibility	Population	Transportation infrastructure Mode of transport Accessibility
Water	Water	Watercourses Water resources Water quality Flooding

Air Quality

Air quality monitoring

Nitrogen dioxide is currently monitored at one location in Ledbury at site 50 (Ledbury Town Centre). This site falls well below the objective level although it has increased to 24.78 g/m³ in 2010 from 20.1g/m³ in 2009.

The Herefordshire Air Quality Annual Status Report (ASR) no longer undertakes monitoring in Ledbury.

The 2016 ASR states that 'Air quality is generally good within Herefordshire'.

Biodiversity & Geo-diversity

Habitats

The River Leadon, together with its associated marginal and bankside habitats, is an important biodiversity feature, providing strong habitat linkages around the town. It provides cover and foraging ground for many species such as otters and bats.

Two major pollution incidents involving the Heineken factory and the sewage works in the last five years have had an impact upon river life downstream from Ledbury. Heineken paid £4 million in damages and appropriate measures have been taken. There is regular monitoring of the water and testing.

Species-rich hedgerows, ditches, roadside verges and green lanes are widespread around Ledbury. The disused railway corridor through the centre of the town provides an important and almost continuous wildlife corridor.

Species

Legally protected and priority species of flora present in the Ledbury NDP Area include:

- Wild Daffodil

Legally protected and priority species of fauna present in the Ledbury NDP Area include:

- Great crested newt
- Bat
- Dormouse
- Badger
- Barn owl
- Peregrine Falcon

Nature Conservation Designations

Geological Sites include:

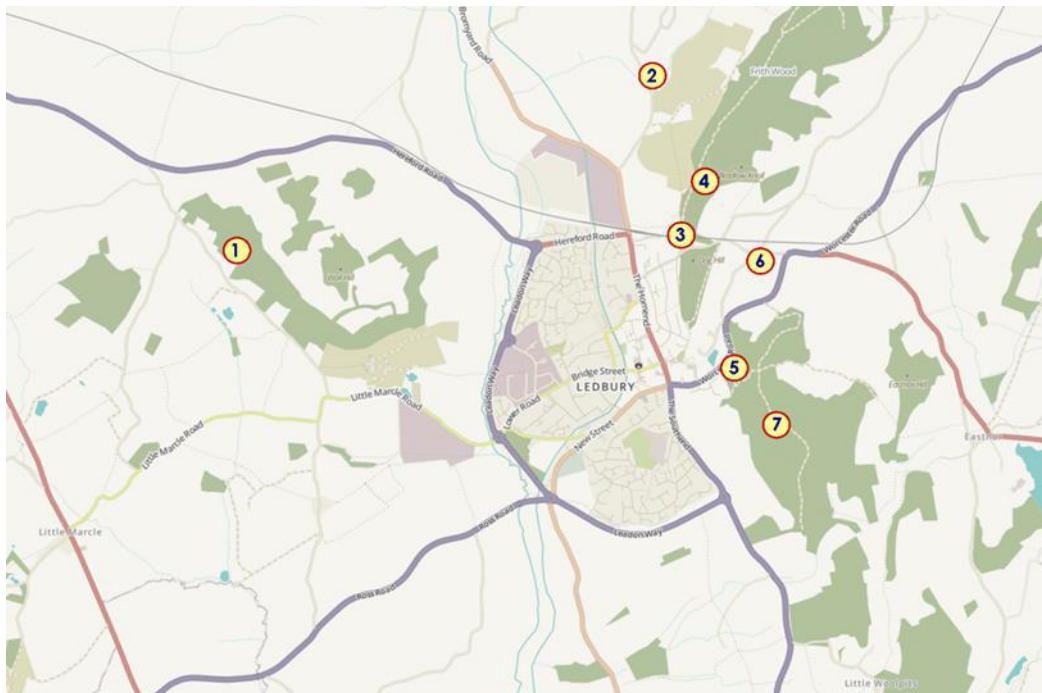
- Knapp Lane Quarry (RIGS_044)
- Ledbury Tunnel Quarry (RIGS_045)
- Coneygree Wood Site (RIGS_016)

Sites of Special Scientific Interest:

- Ledbury Cutting SSSI
- Upper Farm Quarry & Grassland SSSI

In 2010/11 27% of Herefordshire's SSSI land was in unfavourable condition, while in 2010 24% of land was in favourable condition (an increase of 2% from 2008). The proportion of SSSI land that was in unfavourable condition, but recovering increased between 2010 and 2012 going from 41% to 65%. The proportion of SSSI land in unfavourable and declining condition had also decreased from 4% to 1%. Herefordshire's SSSIs are in very poor condition compared to the country as a whole where 96.1% of all land was in favourable condition as of April 2014.

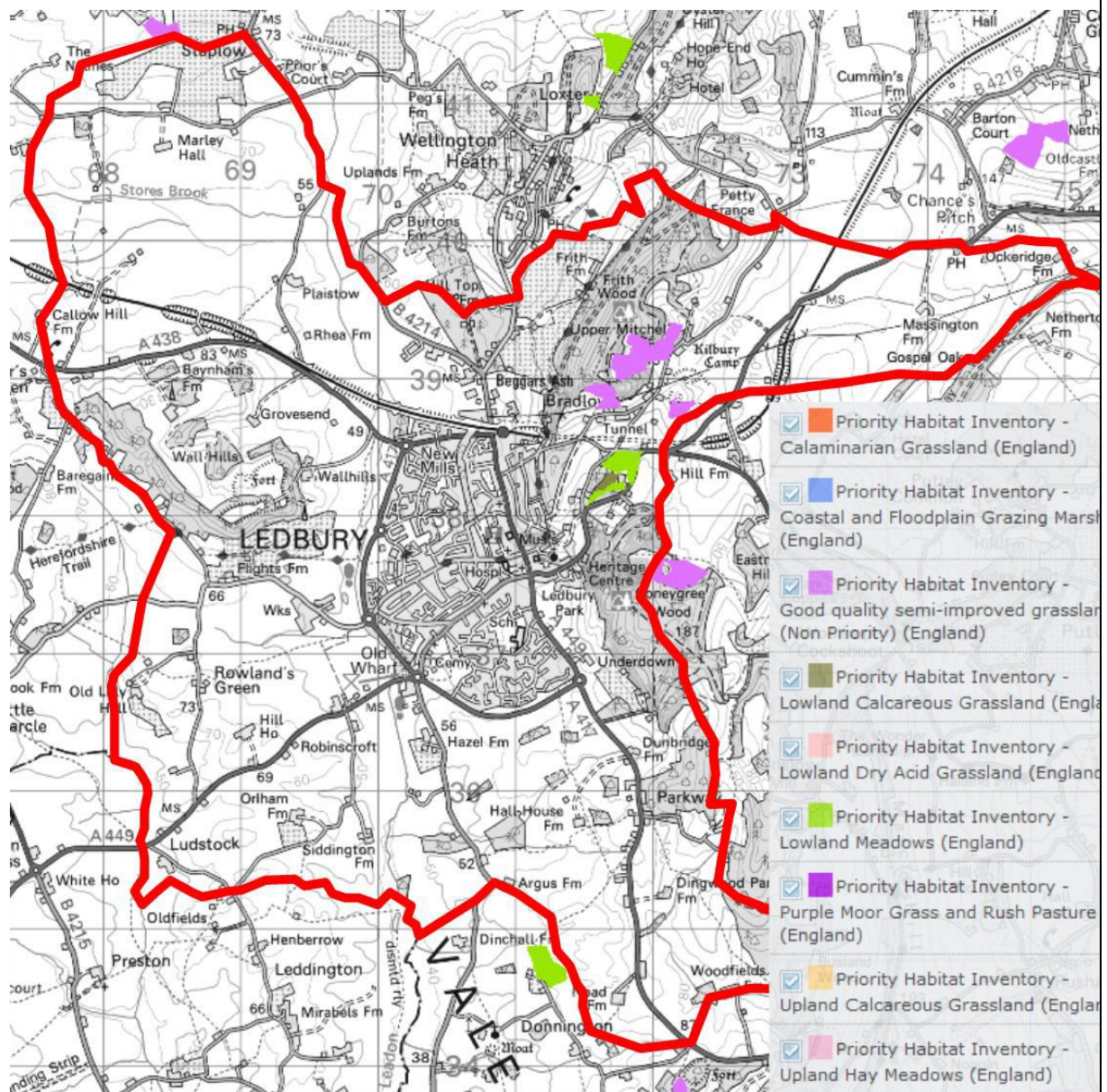
There are 7 Special Wildlife Sites (SWS) in the Ledbury NDP Area, as depicted in the map below.



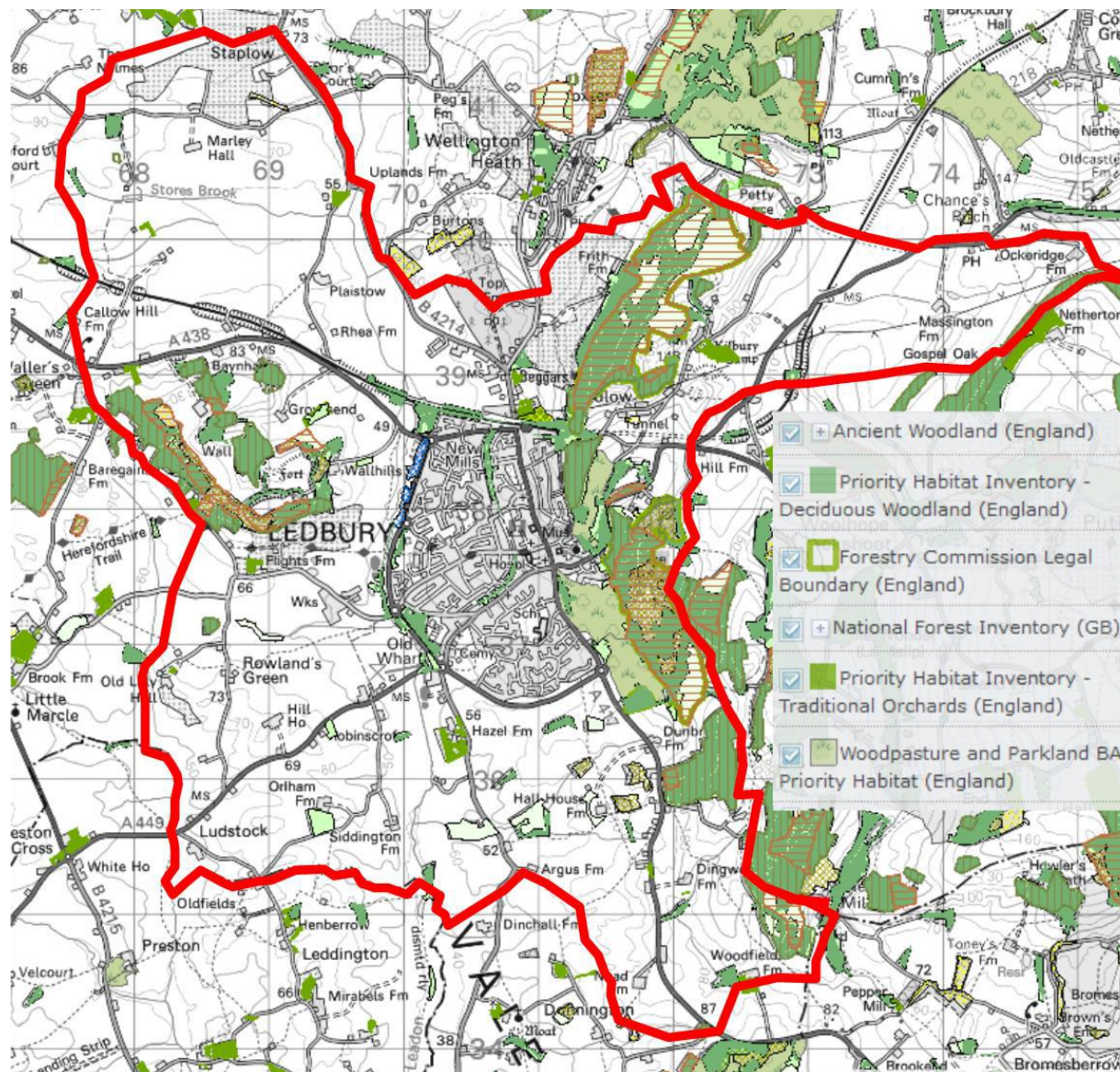
There are currently no Special Areas of Conservation (SACs) or any Special Protection Areas (SPAs) within the Ledbury NDP Area.

Priority Areas

Grassland



Woodland



Climate Change

Energy Consumption

Table 1 reveals that electricity consumption in 2011 was on average lower in Ledbury than in the rest of the county and England. This represented a significant reduction of an average of over 1,500 kWh per household from 2006, when average consumption was lower than in Herefordshire but higher than the rest of England.

Likewise, gas consumption is on average lower in the town than in the rest of Herefordshire and significantly lower than the rest of England. Consumption of gas fell consistently across the board in the 5 years between 2006 and 2011.

	Ledbury		Herefordshire		England	
	2006	2011	2006	2011	2006	2011
Average consumption of Ordinary Domestic Electricity (KwH)	3,891	3,485	4,397	4,070	4,029	3,777
Average consumption of Economy 7 Domestic Electricity (KwH)	6,616	5,515	7,506	6,721	6,078	5,478
Total Domestic Electricity Consumption (KwH)	10,507	9,000	11,903	10,791	10,107	9,255
Average consumption of Domestic Gas (KwH)	16,098	12,413	16,234	12,507	18,216	14,173

Table 1 – Energy consumption

Source: Ledbury Neighbourhood Summary; <http://www.neighbourhood.statistics.gov.uk/>

Overall energy usage in Ledbury compares well with both the regional and national averages. Consequently, Ledbury residents appear to be making a significant contribution towards combatting climate change through more efficient use of energy.

Proportion of solid walled housing making insulation difficult. Potential for additional solar PV installations.

Economic Factors

Economic Activity

A higher-than-the-national-average proportion of people in Ledbury are economically active - 72.1% compared with the national average of 70.0%, despite there being more retired people (18.3% of the population) in Ledbury than is the case nationally (13.7%). This can partly be attributed to Ledbury's comparatively ageing population which means that there are fewer full-time students in the town than there are on average nationally. There are also fewer people looking after the home or the family, and fewer long term sick or disabled people than the national average.

Proportion of adults:	
Retired	24.6%
Unemployed	2.7%
Employed	55.9%

Table 2

The rate of unemployment at the time of the 2011 Census was 3.1%, lower than the figure for England (4.4%) and slightly lower than the figure for Herefordshire of 3.3%.

Adults Not in Employment (KS106EW)	Number	%
All households	4315	
No adults in employment in household: With dependent children	91	2.1%
No adults in employment in household: No dependent children	1600	37.1%
Dependent children in household: All ages	1051	24.4%
Dependent children in household: Age 0 to 4	399	9.2%
One person in household with a long-term health problem or disability: With dependent children	165	3.8%
One person in household with a long-term health problem or disability: No dependent children	1039	24.1%

Table 3

Economic Activity (KS601EW)			
All categories: Economic activity		6731	
Economically active:	Employee: Part-time	1015	15.1%
	Employee: Full-time	2606	38.7%
	Self-employed with employees	162	2.4%
	Self-employed without employees	629	9.3%
	Unemployed	212	3.1%
	Full-time student	168	2.5%
Economically inactive:	Retired	1230	18.3%
	Student (including full-time students)	207	3.1%
	Looking after home or family	200	3.0%
	Long-term sick or disabled	181	2.7%
	Other	121	1.8%

Employment Sectors

The largest three employment sectors by percentage of the working population are:

- Wholesale and retail trade (17.5%)
- Manufacturing (14.7%)
- Health and social work (12.4%)

Of those in employment in Ledbury, around 70% are in full time employment while 30% work part-time.

According to the Herefordshire Employment Land Study 2012, Ledbury 'has a good balance of employment provision which is primarily focussed on the industrial and warehouse sector. There is some office provision, however, the town does not function as a key office location'.

Employment Land Provision

Ledbury has two principal employment areas at Bromyard Road Industrial Estate and the recently extended Lower Road Trading Estate. Key employers in the area include A.B.E., Sequani, Galebreaker, Helping Hand, Bevisol, Davant, Haygrove and Dickinson.

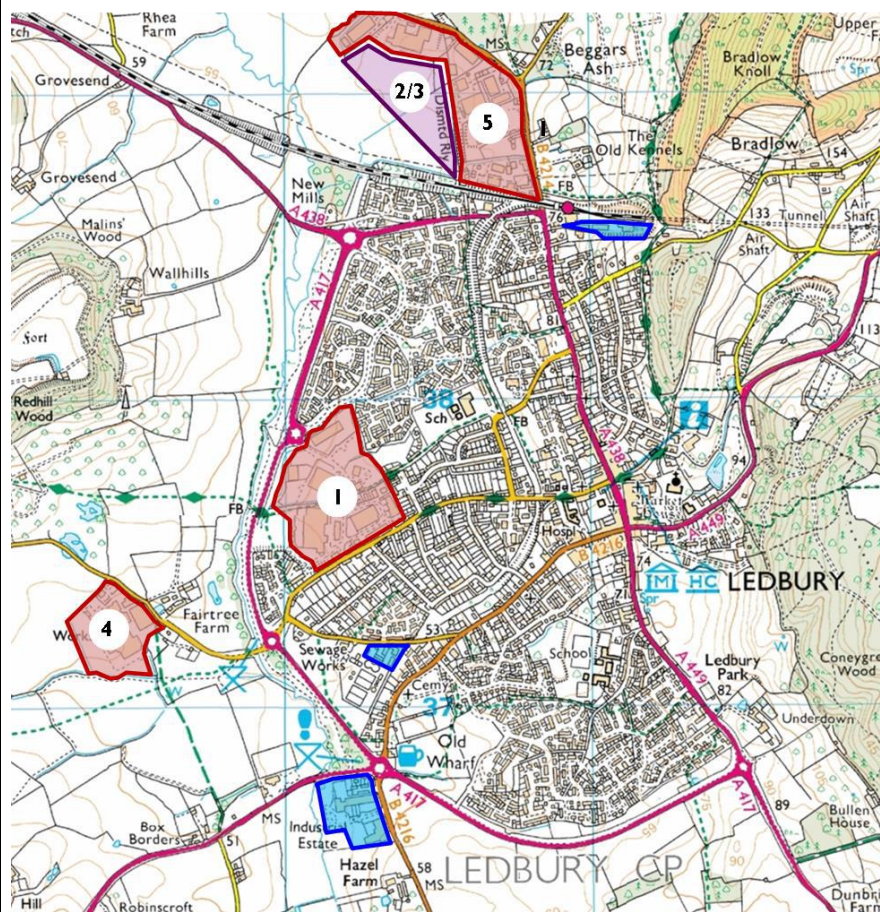
Supply of employment land in and around the town is good, however some of the sites are tired and most date back 20 years or more. There are few high quality, modern employment units available.

Ledbury has excellent access to the M50 and the M5 making it a great location for industry located around the ring-road. Employment sites to the north of the town have the advantage of the nearby railway station.

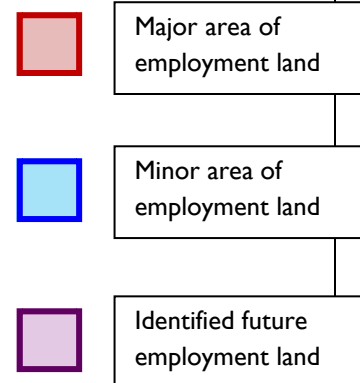
Over 50% of employment in Ledbury is industrial, slightly higher than the average for Herefordshire, while the proportion of office based employment is lower than the county average. The town has significantly above average sales activity, but otherwise the surveyed employment activity in Ledbury is broadly in line with the rest of the County.

Area	Offices	Sales	Warehousing	R&D	Industrial	Other
Ledbury	15.8%	9.4%	20.4%	0%	51.5%	2.9%
Herefordshire	21.2%	1.9%	22.4%	0.7%	48.9%	5.0%

Table 5 - Distribution of Employment Types



Employment areas in Ledbury



Site	Market Attractiveness	Sustainability	Classification
1. Lower Road Trading Estate	3	2	Good
2. Land north of Viaduct (no PP)	3	2	Poor
3. Land north of Viaduct (+ PP)	4	2	Good
4. Land at Little Marcle Road	3	2	Moderate
5. Bromyard Road	3	2	Good

Table 6

Major Employment Areas in Ledbury and market attractiveness & suitability rated by in the Herefordshire County Employment Land Study 2012 (1 = poor; 4 = best)³

³ https://www.herefordshire.gov.uk/media/6376207/Employment_Land_Study_2012.pdf

Education & Skills

Schools

There is one primary school in Ledbury - Ledbury Primary School, which is rated 'Good' by Ofsted; and one secondary school - John Masefield High School, also rated 'Good'. The 'schooling' geographic area does not match with the NDP Area. Children from outside of the designated area travel to Ledbury to attend both the Primary and High School.

Many children from Ledbury attend local village primary schools.

Qualifications

Qualifications Gained (QS502EW)		
All usual residents aged 16 and over	7738	
No qualifications	1811	23%
1-4 O levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma	2477	32%
NVQ Level 1, Foundation GNVQ, Basic Skills	543	7%
5+ O level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A level/2-3 AS levels/VCEs, Higher Diploma	2845	37%
NVQ Level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma	1091	14%
Apprenticeship	471	6%
2+ A levels/VCEs, 4+ AS levels, Higher School Certificate, Progression/Advanced Diploma	1387	18%
NVQ Level 3, Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma	903	12%
Degree (for example BA, BSc), Higher degree (for example MA, PhD, PGCE)	1248	16%
NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher Level	393	5%
Professional qualifications (e.g. teaching, accountancy)	1409	18%
Other vocational/work-related qualifications	1418	18%
Foreign qualifications	389	5%

Table 7

In the 2011 Census 16% of adults were qualified to degree level or above, compared to 15% in Herefordshire as a whole, and 17% in England. Twenty-three percent of the adult population of Ledbury have no qualification which is in line with the averages for Herefordshire at 23% and England at 22%.

Historic Environment

Heritage

Ledbury has a distinctive character and a unique local identity owing to its rich history and built heritage.

A large portion of Ledbury's town centre is covered by a Conservation Area which covers the central commercial/historical area and includes a multitude of listed buildings, many timber-framed, including the 17th Century Market House. Indeed, in total there are 173 listed buildings in Ledbury and 18 Grade II* listed buildings within the historic core. The remainder are Grade II. The Grade I listed buildings within the town are:

- The Parish Church of St Michael and All Angels and the church tower
- Ledbury Park
- The Market House

Character Areas

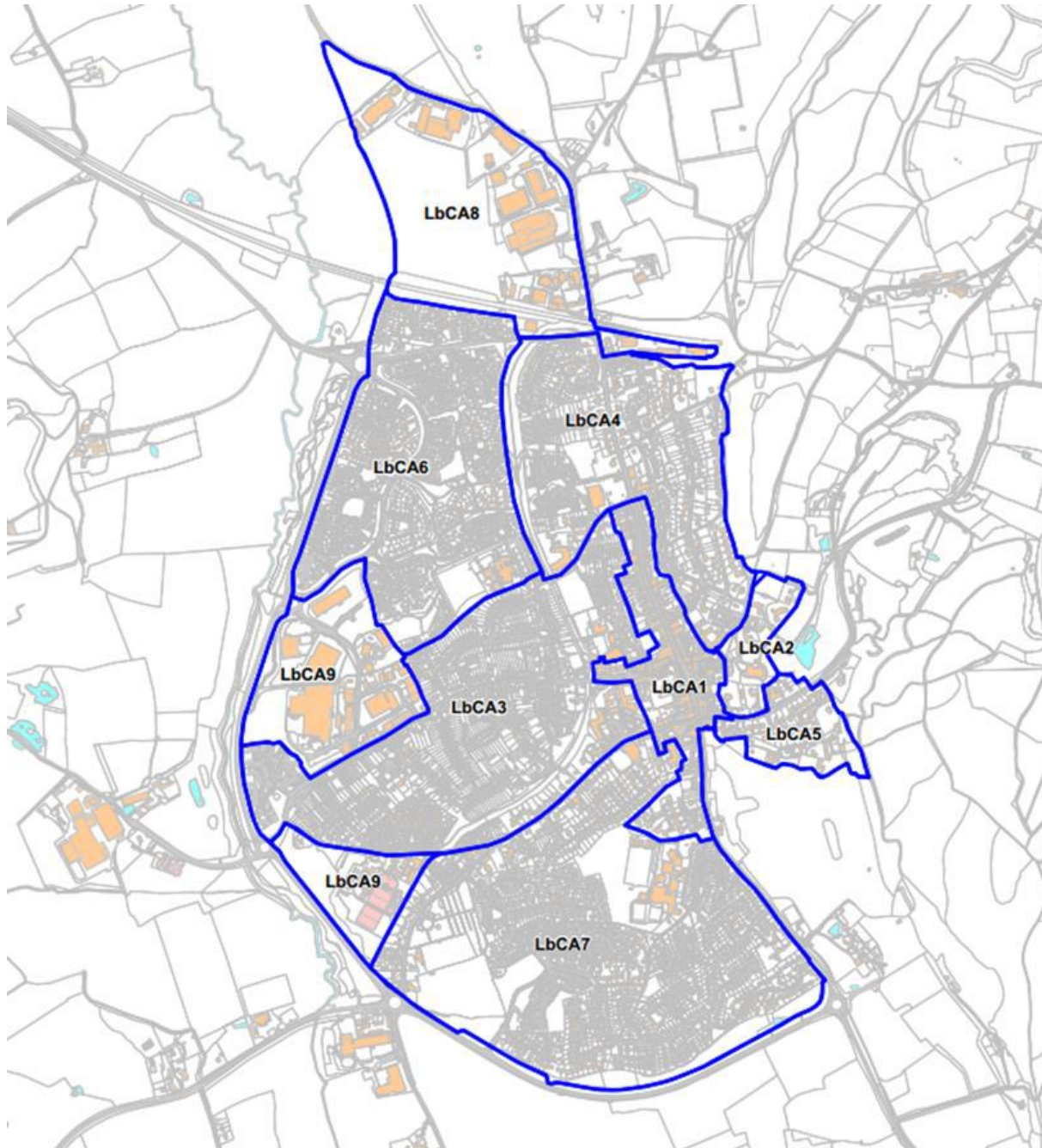
The character of the rest of the town largely reflects the recent history of Ledbury, which grew rapidly between the 1980s and the 2000s from a small town of around 3,500, to the medium-sized town of nearly 10,000 people that it is today. Consequently, while the town centre and surrounding areas constitute the historic core of Ledbury, the north, south and west of the town date very much from the latter 20th century. The southern end of the town for example has a distinctive character, all the housing having been built during the same period in the 1980s.

As part of the analysis of the Historic Environment, in the evidence base for the NDP, the Council carried out a Rapid Townscape Assessment. This assessment divided the town into the following areas:

- Central commercial/ historical area: centred around the Southend, High Street, St Michael All Angel Church and the southern part of the Homend (LbCA1 & 2).
- Areas of 19th/early 20th century development: predominantly made up of development either side of the Homend, around Knapp Lane and Bank Crescent to the east and

Newbury Park and The Langland to the west (LbCA4), but also including development around New Street and Bridge Street (LbCA3).

- Areas of later 20th/21st century development: The New Mills estate to the north west of the town (LbCA6) and Deer Park residential area to the south of the town (LbCA7).
- Trading/industrial estates: such as the North Ledbury Trading Estate (LbCA8) and the West Ledbury Trading Estate (LbCA9).



Housing

Types & tenures

The 9,300 residents of Ledbury live in 4,188 households, an average household size of 2.22 people. Detached homes and bungalows are the most prevalent type of residential units in the town, accounting for 87% of properties. There are relatively few flats or apartments in the town.

Two and three bedroom properties are the most common dwelling sizes in the town. Ledbury has more 2 bedroom properties but fewer 3 bedroom homes than the national average. There are proportionally fewer one bedroom properties but more large (i.e. 4 & 5 bedroom) properties than in England as a whole.

House size	Ledbury %	England %
No bedrooms	0.0%	0.2%
1 bedroom	8.8%	11.8%
2 bedrooms	32.9%	27.9%
3 bedrooms	37.2%	41.2%
4 bedrooms	17.2%	14.4%
5 or more	3.8%	4.6%

Overall Ledbury has a wide choice of properties. The relatively small supply of one bedroom properties does not necessarily reflect the needs of the ageing demographic of the town however. Ledbury has on average more small households (i.e. 0-2 bedrooms) than the county and national averages, and fewer larger homes (3-5 bedrooms). There are a significantly higher proportion of 2 bedroom households in the town than the national average.

Table 8

Ledbury has a high rate of home ownership, with almost 70% of homes being owner occupied. According to Zoopla, the average price paid for a standard property in the 3 years to 2013 was £225,823. This was the second highest of any of the main towns in Herefordshire and 7.3% above the county average. In 2013 detached properties in Ledbury sold for an average of £281,243, terraced properties for an average of £171,031 and semi-detached properties for an average of £172,031.

The Herefordshire Local Housing Market Assessment (2013) notes that, 'while average prices for all property types were above the county average, there was a notable premium for larger detached and semi-detached homes in the HMA'.

'Private rental levels came out similarly ranked, with the 'entry level' monthly rental being estimated as ranging from £400 for a one-bed flat to £900 for a four-bed house'.

It is estimated that an income of £26,400 is required to access market housing, but at an income of £21,120 is required to access intermediate housing within the Ledbury HMA'. It is estimated that, within the Ledbury HMA, 27% of households will be able to afford intermediate housing with 73% requiring social rented/affordable rented housing.

A high proportion of Ledbury's social-rented housing is under-occupied by people of retirement age causing undersupply. These homes cannot be released for families and younger people until sufficient retirement housing is built.

Social Sheltered Housing facilities include Harling Court, St Michaels, Belle Orchard Close Flats, Homend Flats, Bramley Close and the Church Alms Houses in the High Street. Private Sheltered Housing facilities include Born Court, Dawes Court and Upper Hall Close.

All categories: Tenure	Ledbury	Herefords.	England
Owned outright	40.6%	39.4%	30.6%
Owned with a mortgage or loan	26.2%	28.3%	32.8%
Part owned and Part rented	1.9%	1.0%	0.8%
Social rented: Total	13.7%	13.9%	17.7%
Private rented: Total	16.4%	15.5%	16.8%
Living rent free	1.3%	1.9%	1.3%

Table 9

Landscape

Landscape

None of the land around Ledbury has been assessed as having low sensitivity.

The land between the railway viaduct and the industrial estate on the Bromyard Road is assessed as having medium-low sensitivity.

Both the Old Wharf sports ground & football ground and the land to the south and west of the UBL site are considered to be areas of medium sensitivity.

There are a number of sites considered to be of high-medium sensitivity. These areas are:

- Land south of the Ledbury bypass
- Land south of Redhill Wood and west of the UBL site
- Land between the River Leadon and Wall Hill & Plaistow
- Land to the west of Bromyard Road

The land to the east of Bromyard Road, the Homend, the Southend and the A417 is considered to be of high sensitivity, for reasons of high quality, wooded AONB landscape, historic landscape

character, being elevated and visually prominent, and being very low density with a scattered settlement pattern.

Material Assets

Waste

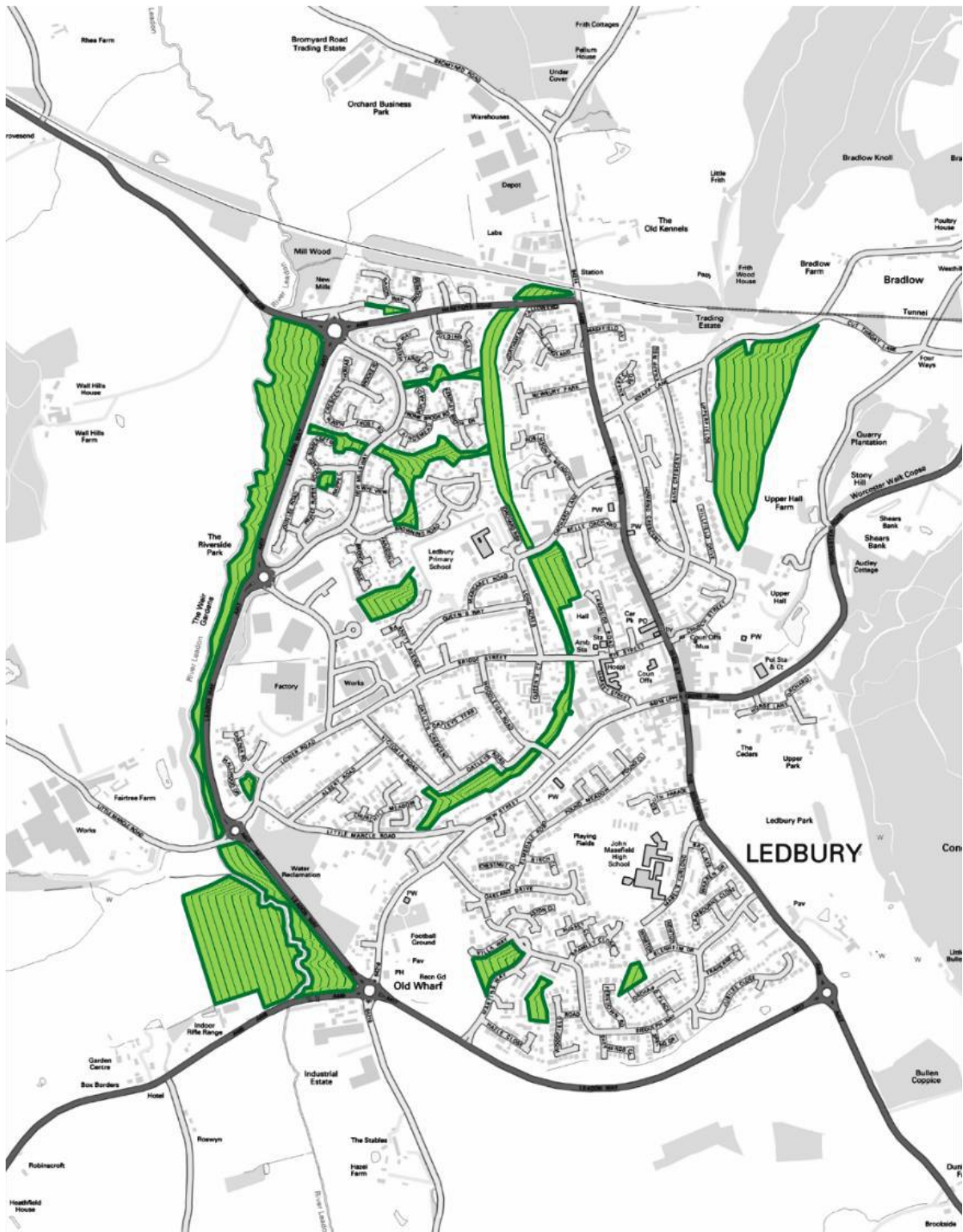
The Ledbury Sewage Treatment Works (STW) under Severn Trent Water has capacity for some 2,500 houses, although some refurbishment work to the terminal pumping station would be needed.

Green Infrastructure

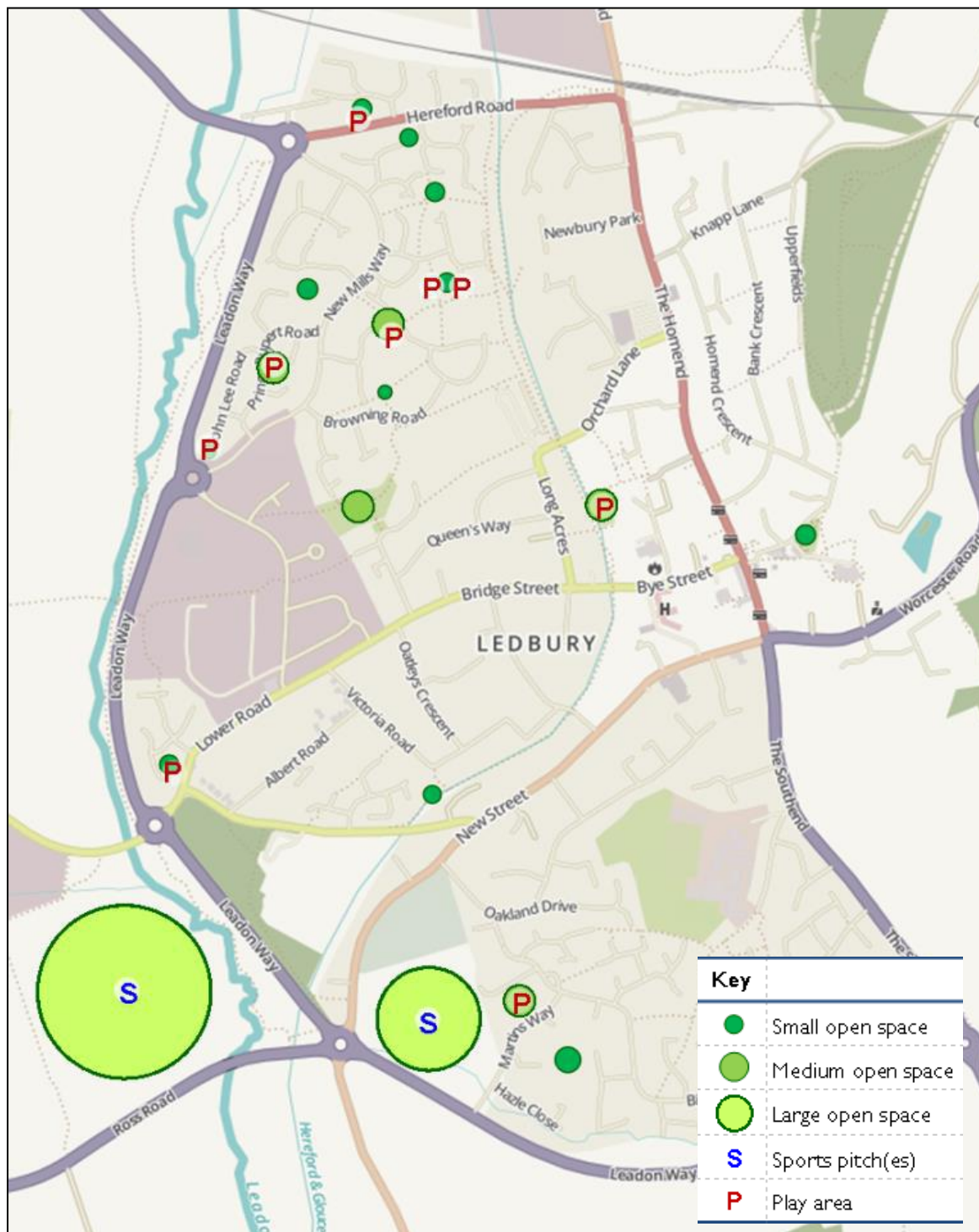
Ledbury has good connections to the countryside, although the bypass (Leadon Way) does form a manmade barrier between the town and the surrounding land. The River Leadon to the west of the town is accessible to the public through the linear Riverside Park.

Ledbury has a number areas of multi-functional green infrastructure.

Publicly Accessible Green Infrastructure



Running through the centre of the town is the route of the former Ledbury to Gloucester railway branch line, now forming the Ledbury Town Trail. A continuous linear green space, footpath and cycle way links Hereford Road in the north, near the railway station, with Little Marcle Road in the south, near to the town cemetery. The Town Trail provides easy access to substantial housing areas, the primary school and town centre.



Play space

There are a number of areas of open space within Ledbury, although the Open Space, Sport and Recreation Policy Direction Paper (Jan 2010) produced by Herefordshire Council found that there was:

- Extensive under provision of parks and gardens and outdoor sports facilities;
- Extensive over provision of natural and semi-natural green space.

Within these areas of open space there are 9 Local or Neighbourhood Play Areas of which one is managed by the Parish Council and the remainder by Herefordshire (one in conjunction with a Housing Association).

Community Facilities

Community Halls:

- Burgage Hall
- St. Katherine's Hall
- Community Hall

Pubs & Hotels:

- Prince of Wales
- Feathers Hotel
- Royal Oak
- The Retreat
- Seven Stars
- The Horseshoe
- The Masonic Hall
- The Talbot
- The Lion
- The Brewery
- The Full Pitcher
- The Royal British Legion

Churches & Religious buildings:

- Methodist Church
- Baptist Church
- Catholic Church meeting room
- St Michaels & All Angels
- Church of the Most Holy Trinity
- St Katherine's Chapel

Sports Clubs*:

- Ledbury Rugby Football Club
- Ledbury Harriers Football Club
- Ledbury Swifts Youth Football Club
- Cricket club
- Tennis club
- Bowls club
- Netball club
- Badminton club
- Hockey club
- Rifle & Pistol club
- Aikido Club
- Boxing Club

- Ledbury Leadonites Basketball Club
- Walking football club
- Tae-Kwon-Do club
- Darts League & Skittle League
- Ledbury Area Cycle Forum

Allotments

There are no allotment sites within the Ledbury NDP area. The only allotment site that serves Ledbury is in the neighbouring parish of Wellington Heath. This site is full, with a waiting list at time of writing of 4 people.

Based on the National Allotment Society's recommendation of 20 allotments per 1000 households, the proposed growth of Ledbury over the plan period would indicate that around 20 additional allotments will be required. Ledbury Allotments Association indicates that around 1 hectare of land would be required to meet this requirement.

Health Provision

Ledbury has the following medical facilities:

- Ledbury Market Surgery, employing 5 GPs
- St Katherine's Surgery, employing 7 GPs
- Ledbury Minor Injuries Unit
- Ledbury Market Lodge
- 3 Dental practices
- Acquired Brain Injury unit

The two GP practices in the town, Ledbury Market Surgery and St Katherine's Surgery, have 4,628 and 8,738 registered patients respectively and neither is at full capacity given that they are both currently accepting new patients.

Care Provision

Ledbury has the following Care Facilities:

- Ledbury Nursing Home
- Leadon Bank Extra Care Housing
- Keeper's Cottage (residential care)
- Ledbury Intermediate Care Unit

Population & Quality of Life

Population

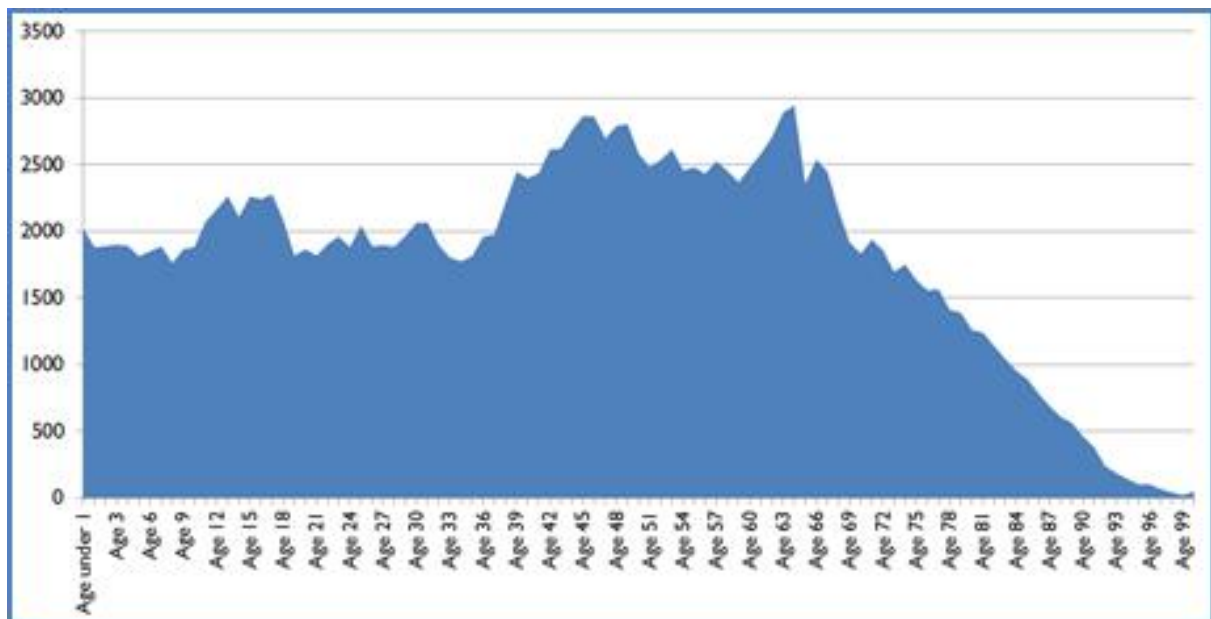
The Ledbury NDP Area has a population of approximately 9,400 people according to the 2011 Census while the town of Ledbury has a population of 8,862.

Population	1991	2001	2011
Ledbury Urban	6,216	8,491	8,862

Table 10

The town has grown significantly since the middle of the 20th century and the population has increased by 43% since 1991.

There are 7,626 people classified as being in their 'adult lifestage' (aged 16+) in the town and 1,742 under the age of 16. The proportion of children in Ledbury is lower than the national average but comparable with the average for the county. The number of young adults, i.e. those between the ages of 16 and 34, is also lower than the national and Herefordshire average. Not surprisingly, therefore, Ledbury has a higher proportion of older people (those aged 75 or over) than both the national and county averages. In Ledbury 36.7% of the population are aged 55 or over compared to 34.6% in Herefordshire and just 27.3% of the population of England as a whole.



Ledbury has an ageing population and the older person population is expected to increase. Estimates from the Herefordshire Housing Market Assessment report of 2013 suggest that not only will the number of those aged 65 and over increase between 2011 and 2031, the number of those younger than 65 will actually decrease. Indeed, the numbers of people aged 55 or less will decrease by nearly 5% over that 20 year period. The numbers of those aged 85+ will increase by over 90% by 2031.

Religion & Ethnicity

The population of Ledbury is predominantly White British (92.4%) with Asian the largest minority, making up just over 1% of the population.

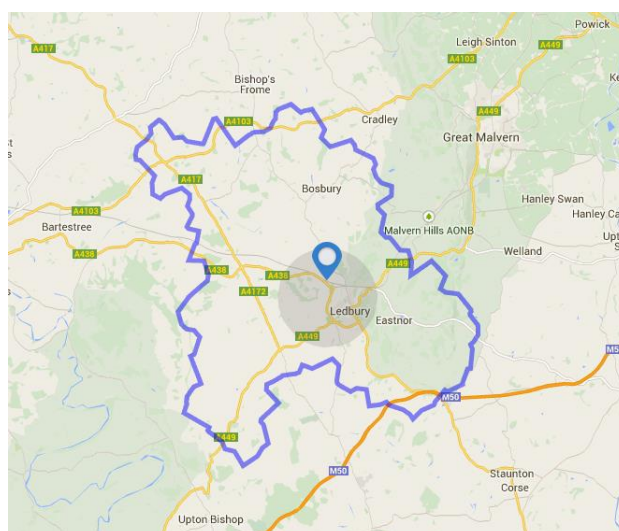
Over 70% of the population of Ledbury identify themselves as Christian. There is no other significant religious grouping, while over 20% of the population consider themselves to have no religion.

Ethnicity	Number	% of Pop.
White	9425	97.8%
Mixed	58	0.6%
Asian	108	1.1%
Black	33	0.3%
Arab	0	0.0%
Other	12	0.1%

Table 11

Crime

The map to the right indicates the postcode area HR8, which the table below displays crime statistics for. The postcode area does not match exactly with the NDP Area, however it does cover it and much of the remaining area is rural so will not have a great impact upon the statistics.



One can clearly see that vehicle crime, violent crime and robbery have been between 80% and 100% lower in Ledbury than the rest of England and Wales since 2010. Burglary is also lower in HR8 than the rest of the country; antisocial

behaviour is actually worse in the Ledbury area than nationally, as is 'Other crime'. Overall Total Crime is 11% lower in Ledbury and the surrounding area than in the whole of England and Wales, which is not surprising for a small town and surrounding rural area.

No. criminal offences per 1,000 population			
Criminal activity	HR8*	National*	Local crime rate
Vehicle/car crime	0.0294	0.153	81% Better than nat. average
Violent crime	0.0294	0.2989	90% Better than nat. average
Burglary	0.1765	0.1976	11% Better than nat. average
Robbery	0	0.0297	100% Better than nat. average
Antisocial behaviour	1.1765	1.0531	12% Worse than nat. average
Other crime	0.7941	0.7553	5% Worse than nat. average
Total crime	2.2059	2.4876	11% Better than nat. average

Table 12

Soil

The land falling outside of the built up area of the town is largely made up of open fields, with a significant amount given over to grazing and some arable.

Agricultural land is classified on the following basis:

Grade 1 - excellent quality agricultural land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

Grade 2 - very good quality agricultural land

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Grade 3 - good to moderate quality agricultural land

Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

Subgrade 3a - good quality agricultural land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Subgrade 3b - moderate quality agricultural land

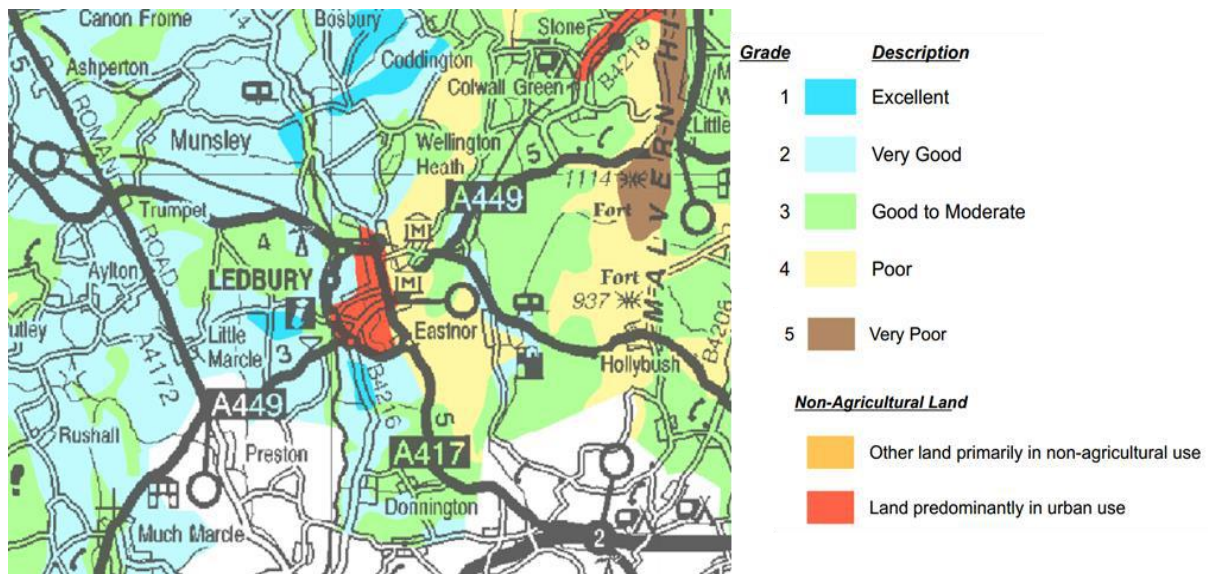
Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

Grade 4 - poor quality agricultural land

Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

The land to the north, south and west of Ledbury is classified as Grade 1 to 3; predominantly Grade 2.

The land on which Herefordshire Council has proposed to build 625 homes and 3 hectares of employment land is classified as Grade 3, whilst much the remaining land to the south and west is Grade 2. There are areas of Grade 1 land which, although not directly adjacent to the town, are potentially close enough to be in danger of development should the town expand to the south.



Soil Type

The soil around Ledbury is described by Landis as:

- Soilscape – *Slightly acid loamy and clayey soils with impeded drainage*
- Texture – *Loamy, some clayey*
- Drainage – *Slightly impeded*
- Fertility – *Moderate to High*
- General cropping - *Reasonably flexible but more suited to autumn sown crops and grassland; soil conditions may limit safe groundwork and grazing, particularly in spring*

Transportation & Accessibility

Transportation Infrastructure

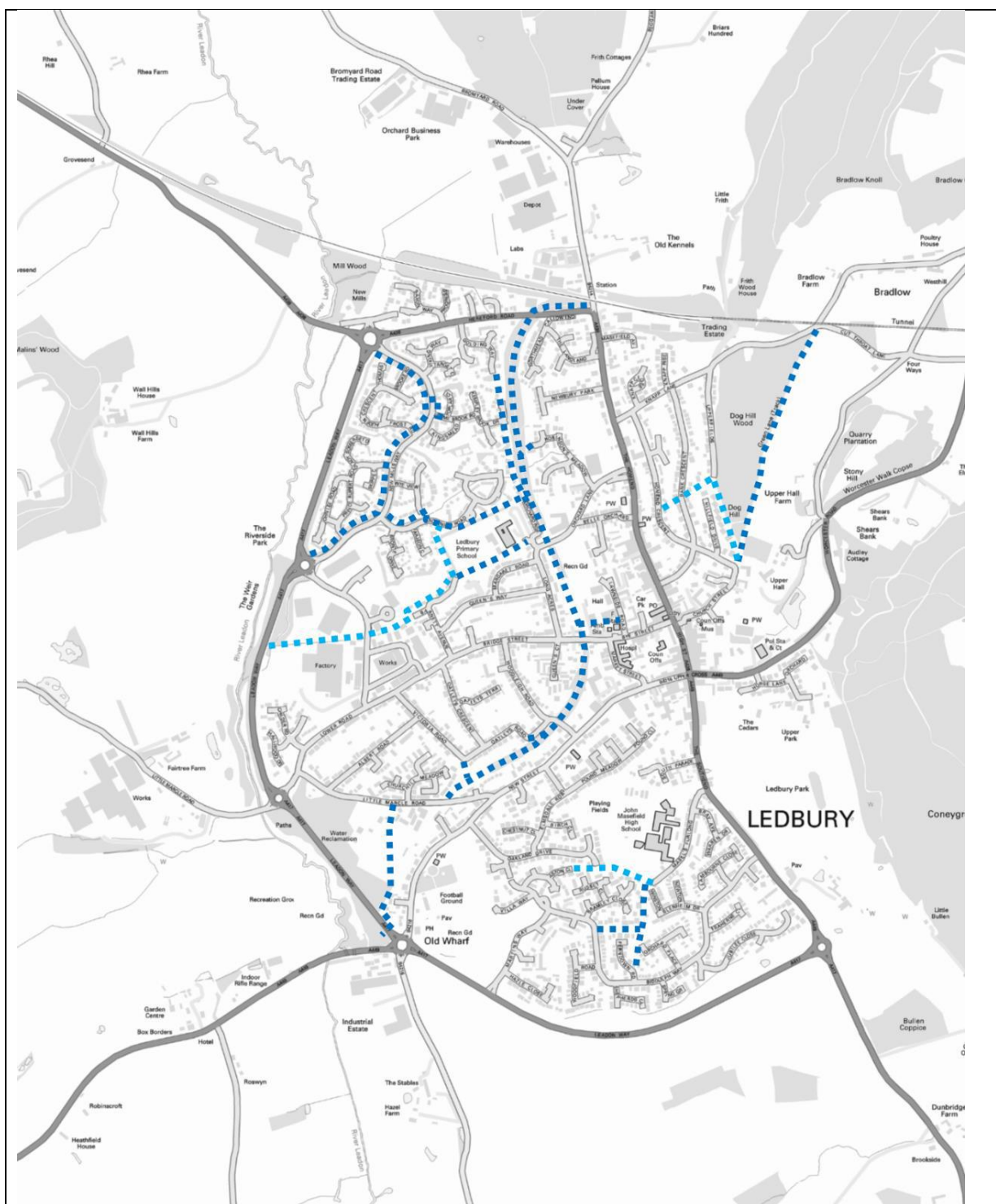
Ledbury is served by a railway station, one of only three in the county of Herefordshire. It connects the town to Hereford, Malvern and Worcester locally, Bromsgrove and Birmingham regionally and Oxford, Reading and London nationally. The station is a huge asset to the town but is in a poor state of repair with a lack of disabled and pushchair access to the eastbound station platform. In

addition, there is a lack of facilities at the station – no toilet, café, cycle boxes or lift. Parking is considered insufficient.

Bus services provide a regular connection to Hereford and irregular connections with other local destinations such as Gloucester, Malvern, Worcester, Bromyard and Ross-on-Wye

There are three long stay and one short stay car parks in the town. There are two electric charging points in St Katherine's Car Park. There is disabled parking provision in each car park as well as two disabled spaces in the High Street and two in the Homend.

The map below indicates traffic free paths in the town (dark blue) and pedestrian only paths (light blue).



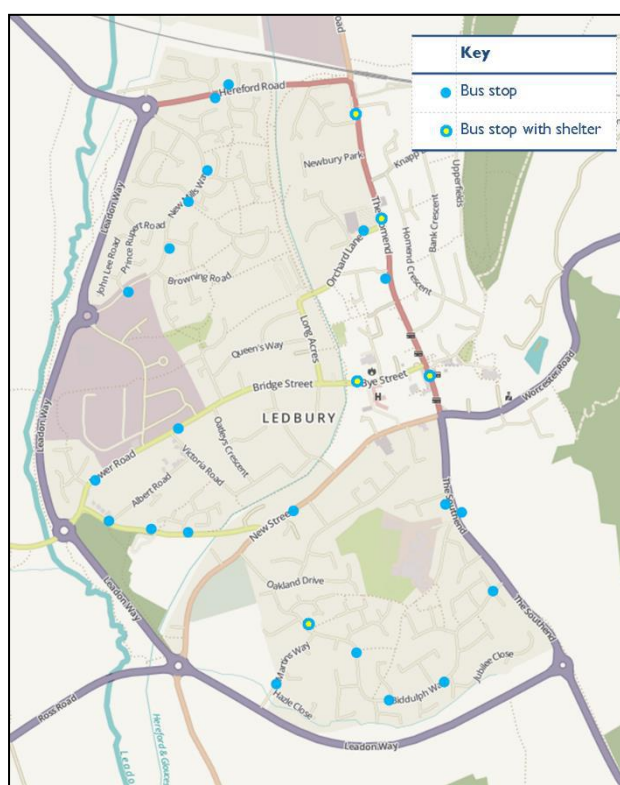
Mode of Transport

According to the 2011 Census data, of the residents of Ledbury that work, nearly 65% travel to work by car or van. Of this figure 5% identified themselves as passengers and 59.5% as drivers. This is 3 times the number of the next biggest group, i.e. those that walk to work. Just 2.2% cycle to work, slightly below the national average of 3%, and this is perhaps reflective of the relative paucity of specific cycle paths or lanes in the area.

Few people travel by rail to work- just 1.7%, 3 times lower than the national average of 5.3%.

Method of travel to work	Ledbury	England average
Work mainly at or from home	7.2%	5.4%
Underground, metro, light rail, tram	0.1%	4.1%
Train	1.7%	5.3%
Bus, minibus or coach	1.4%	7.5%
Taxi	0.0%	0.5%
Motorcycle, scooter or moped	0.6%	0.8%
Driving a car or van	59.5%	57.0%
Passenger in a car or van	5.0%	5.0%
Bicycle	2.2%	3.0%
On foot	21.8%	10.7%
Other method of travel to work	7.2%	0.6%

Table 13

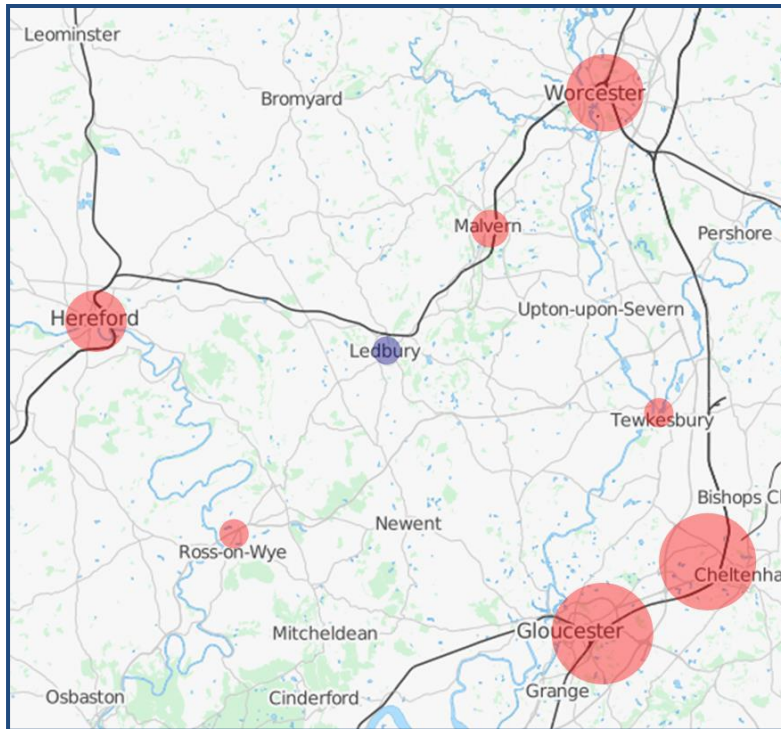


Bus No.	Destination	No. per day*
45	Ross-on-Wye	1
132	Gloucester	6
417	Worcester	4
459	Ross-on-Wye	1
476	Hereford	13
479	Much Marcle	1
600	New Mills Estate	4
672	Bromyard	2
673	Bromyard	2
674	Bromyard	1
675	Great Malvern	7
679	Newent	1

*Correct at time of writing – all timetables subject to change

Accessibility

There are a number of small villages within a few miles of the town, however the nearest significant settlements (over 10,00 population) are Ross-on-Wye, Hereford and Malvern, all of which are within reach of a 25 minute drive from Ledbury.



Destination	Approx. distance (by road)
Malvern	10 miles
Ross-on-Wye	13 miles
Hereford	14 miles
Gloucester	17 miles
Worcester	18 miles
Cheltenham	24 miles
Birmingham	50 miles
Bristol	50 miles

Water

Flooding

This is an important issue due to the risk of flooding in the town. The River Leadon is the only watercourse that flows through the NDP Area. The Leadon creates the Flood Zone that effectively forms a barrier to development along the western edge of the town. The properties that abut Leadon Way to the west of the town are most at risk of flooding.

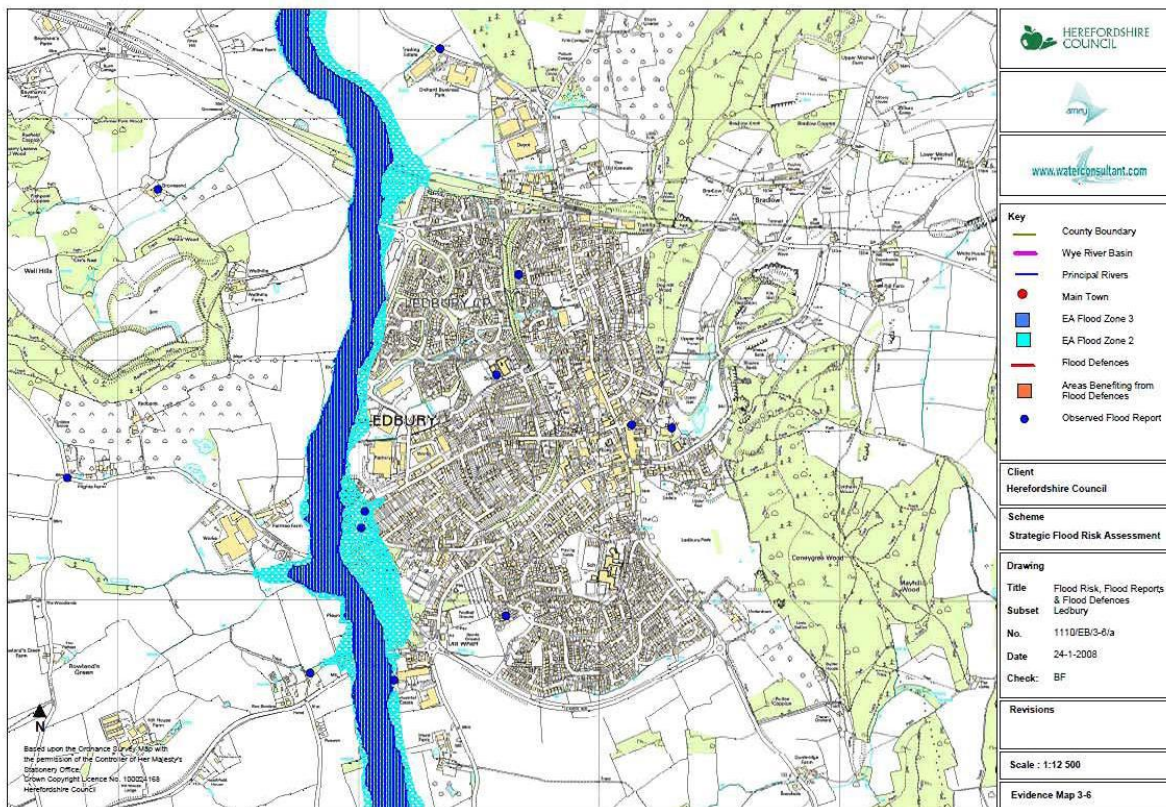
Water pollution

The quality of water in the UK is governed by the EU Water Framework Directive and its translation into national regulations. These are being implemented by the Environment Agency by

means of Catchment Management Plans. Neighbourhood plans need to be compatible with these large-scale plans, and if possible assist in achieving their objectives.

Two major pollution incidents involving the Heineken factory and the sewage works in the last five years have had an impact upon river life downstream from Ledbury. Heineken paid damages and appropriate measures have been taken. There is regular monitoring of the water and testing.

Flood Zone in ledbury parish



A3 – Key Sustainability & Environmental Issues & Problems

Theme	Sustainability Topic	Issue/Problem
Housing & Population	Lack of the right housing	<p>Housing Needs Studies have identified the need for affordable housing of various types in the NDP Area to meet the needs of a range of people. The cost of existing housing stock in the area is high in relation to gross income.</p> <p>The ageing population of Ledbury means that smaller dwelling units, with good accessibility to the main services amenities, are required in the town.</p> <p>The Consultation indicated that family homes (3+ bedrooms) are required for many of the growing families in Ledbury.</p>
Employment & Economy	Employment opportunities	<p>The town has a 'good balance of employment provision which is primarily focussed on the industrial and warehouse sector'. The town does not function as a key office location - doing so would bring higher paid jobs to the area and boost the local economy.</p>
Employment & Economy	Employment land supply	<p>There is a good supply of employment land in and around the town, however the condition of some of it is poor and unsuitable for many modern businesses. There are few high quality, modern employment units available in the town.</p> <p>Access to the M50 and M5 makes Ledbury well located for business.</p>
Employment & Economy	Agriculture opportunities	<p>Ledbury is surrounded by 'Excellent' and 'Very Good' soil and has long been a centre for food production and sale, meaning the opportunity to reinforce and expand this sector is there.</p>
Employment & Economy	To develop and enhance the visitor/tourist economy	<p>Ledbury has a small but burgeoning tourist economy and a number of heritage assets that are a draw to visitors.</p>
Heritage & Built Environment	Protection of heritage assets	<p>A significant part of the Plan area lies within a designated Conservation Area. There are 173 listed buildings in Ledbury and 18 Grade II* listed buildings within</p>

		the Historic Core, including many that are vulnerable and in need of protection.
Heritage & Built Environment	Protection and enhancement of the landscape and townscape, maintaining local distinctiveness	Ledbury does have a specific character that is important to reflect in new development.
Heritage & Built Environment	Design of new development	<p>Consultation responses indicated that matching the style of the built-up area should be a priority for new development.</p> <p>A Design Code is seen as necessary.</p>
Natural Environment	Maintenance and enhancement of the natural environment and biodiversity	<p>A key positive feature of the area is its rich biodiversity and the natural environment. It is important to protect and, where possible, enhance existing habitats.</p> <p>Consideration must be taken of legally protected and priority species and concern must be paid to the Biodiversity Action Plan and Priority Habitats.</p> <p>Protect and enhance land & soil quality. Protect and enhance the <i>Best and Most Versatile Agricultural Land</i> within the Plan area.</p>
Natural Environment	The sensitive AONB landscape setting	<p>The quality of the landscape in the Plan area contributes to local distinctiveness and is of one of national importance given the proximity of the AONB designation. Conservation is a priority.</p> <p>There are a number of sites in the NDP area considered to be of medium-high sensitivity.</p>
Natural Environment	Flood risk	Parts of the west of the town lie adjacent to, or in some cases within, areas designated by the Environment Agency as the River Leadon flood risk zone, and through the Flood Risk Assessments commissioned by the local authorities.
Natural Environment	Impact of climate change e.g. rising energy prices	Concerns about climate change, together with national and local policy objectives, provide an opportunity through sensitive local approaches to land use and buildings (new and existing).

Community Facilities	Community facilities and services	The need to retain and improve community facilities and accommodation of them is acknowledged as a key for community cohesion and wellbeing.
Community Facilities	Park, garden and sports pitch under-provision	The town suffers from extensive under provision of parks and gardens and outdoor sports facilities, while the sports pitches inside the town boundary are coming under threat from housing development.
Community Facilities	GP surgery capacity	The existing GP provision is sufficient for current numbers but will struggle to cope with an increase of approx. 2,000 people.
Transport & Infrastructure	A lack of infrastructure and support for local businesses	The need for high speed broadband is considered to be important - speeds in the town are currently reasonable for home recreational use but inadequate for the needs of many businesses.
Transport & Infrastructure	Inadequate facilities at railway station	<p>The Plan area is well served by a railway station but the station is under utilised and in a poor state of repair.</p> <p>A bridge across the tracks is required to enable disabled people to travel east, without first having to travel to Hereford.</p>
Transport & Infrastructure	Maximising sustainable transport links	<p>Just 2.2% of residents cycle to work despite the Ledbury Town Trail running through the centre of Ledbury.</p> <p>The Town Trail and Riverside Wrail are both currently inaccessible to disabled people and hazardous for the elderly.</p>

A4 - Sustainability Appraisal Framework

Theme	Related Sustainability Objective	Appraisal Criteria / Sub-Objectives
Housing & Population	Provide everyone with the opportunity to live in good quality, affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Help to deliver enough housing to meet current and future local needs? • Encourage a range of housing types to meet the needs of a range of different households?
	Improve the health of the residents and reduce crime in the town.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Promote healthy living and lifestyles? • Reduce and prevent crime? • Promote reduction in energy consumption?
Employment & Economy	To encourage office and hi-tech employment through the provision of high quality employment land.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Support ways of reducing the skills gap? • Support and strengthen the local employment base by protecting and providing employment land?
	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Help attract a wide range of new businesses to Ledbury?
	To promote Ledbury as a centre for food production.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Encourage food producers and manufacturers to base their operations in Ledbury?
Heritage & Built Environment	Protection of heritage assets.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Protect and enhance historic assets in the town?
	Protection and enhancement of the landscape and townscape, maintaining local distinctiveness.	<ul style="list-style-type: none"> • Make the most of the town's cultural and architectural merits? • Promote the efficient use of land and resources?
Natural Environment	Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Protect and promote Ledbury's sites of ecological and conservational importance?

		<ul style="list-style-type: none"> • Provide opportunities for the conservation of local habitats and species? • Retain linkages between existing habitats? • Protect and enhance the river, canal and other watercourses?
	Conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	<p>Does the Ledbury NDP:</p> <ul style="list-style-type: none"> • Protect and reinforce Ledbury's landscape setting? • Help to enhance the provision of green infrastructure in the town • Protect and enhance multifunctional green infrastructure (for example providing habitat linkages and other biodiversity enhancements as well as recreational uses)?
	Protect and enhance the setting of the AONB.	<p>Does the Ledbury NDP:</p> <ul style="list-style-type: none"> • Make the most of the setting of the Malvern Hills AONB?
	To minimise the risk of flooding.	<p>Does the Ledbury NDP:</p> <ul style="list-style-type: none"> • Reduce the risk of flooding occurring within the development boundary and avoid development of areas at risk of flooding?
	To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	<p>Does the Ledbury NDP:</p> <ul style="list-style-type: none"> • Help to result in more efficient use of natural resources? • Promote the use of secondary/recycled building materials? • Encourage an increase in the proportion of building materials from sustainable sources?
Community Facilities	To ensure community facilities and amenities are appropriate for a growing population.	<p>Does the Ledbury NDP:</p> <ul style="list-style-type: none"> • Promote the development of the appropriate facilities to meet the needs of a growing and changing community?
	To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	<p>Does the Ledbury NDP:</p> <ul style="list-style-type: none"> • Encourage the provision of new public open spaces? • Seek to deliver adequate sporting facilities to meet the needs of a growing population? • Protect and enhance and/or encourage the creation of new green infrastructure such as community orchards or

		biodiversity features in public parks and open spaces?
	To ensure community facilities and amenities are appropriate for a growing population.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Encourage the provision of new community facilities, especially alongside new residential development?
Transport & Infrastructure	To encourage the provision of high speed broadband throughout the NDP Area.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Encourage the provision of high speed broadband?
	To promote sustainable transport modes within the town.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Encourage the provision and use of public transport? • Encourage the provision and use of sustainable transport methods, such as walking & cycling? • Help limit and reduce air pollution in the town?
	Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	Does the Ledbury NDP: <ul style="list-style-type: none"> • Protect existing biodiversity in the Plan area? • Encourage the enhancement of biodiversity?

Appendix 3 – Scoping Report Consultation Comments

Date: 24 May 2017
Our ref: 214024
Your ref: Ledbury NDP



James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning Teams
Herefordshire Council

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Crewe Business Park
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Crewe
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T 0300 060 3900

BY EMAIL ONLY

Dear Mr Latham,

Planning consultation: Ledbury Neighbourhood Development Plan – SEA Scoping Report

Thank you for your consultation which was received by Natural England on 26 April 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England generally welcomes the scoping report for the Ledbury Neighbourhood Plan and considers that the methodology and baseline information used to inform the report appears to meet the requirements of the SEA Directive (2001/42/EC) and associated guidance.

Policies, Plans and Programmes

We are satisfied that the national and local plans and strategies identified within the report are relevant to the neighbourhood plan.

Baseline Information

Natural England note that no reference is made to Priority Habitats within the Plan area. The Priority Habitat Inventory provides information of known parcels of Priority Habitats and should be included in the baseline data.

Natural England note the statement at page 30 that identifies “extensive over provision of natural and semi-natural space” and “extensive under provision of parks and gardens and outdoor sports facilities”.

We have provided comments below on the need for multi-functional green infrastructure and recommend that biodiversity features should be retained and enhanced in any proposed parks, gardens and outdoor sports facilities and the authority are reminded of their [duty](#) to have regard to conserving biodiversity under the NERC Act.

Identification of particular issues

- At page 43 under the heading “Natural Environment” Natural England recommends that specific reference is made to Biodiversity Action Plan (BAP) / Priority Habitat.

- Where “soil quality” is referenced, Natural England recommends that direct reference is made to the need to retain Best and Most Versatile agricultural land within the Plan area, where possible.

Sustainability Framework

Natural England generally supports the sustainability objectives contained within the framework as they satisfactorily cover our interests in the natural environment:

- Natural England recommend that specific reference is made to the need to retain linkages between existing habitats.
- Reference to Green Infrastructure should specifically mention multi-functional GI (for example providing habitat linkages and other biodiversity enhancements as well as recreational uses) to avoid a possible interpretation of GI as solely ‘green space’.
- Further reference could be made to GI as part of the design of ‘community facilities’ where community facilities and GI overlap (for example the creation of community orchards or inclusion of biodiversity features in parks and public spaces etc.

We refer you to the attached annex which covers the issues and opportunities relevant to neighbourhood plans which may be helpful to you.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Tom Amos
Adviser
South Mercia Team
Sustainable Development

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹²<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³<http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>



Historic England

WEST MIDLANDS OFFICE

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Neighbourhood Planning & Strategic Planning
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HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00084264

26 May 2017

Dear Mr Latham

LEDBURY NEIGHBOURHOOD PLAN - SEA SCOPING REPORT

Thank you for your e-mail and the invitation to comment on the SEA Scoping Report for the Neighbourhood Plan listed above. We have no substantive concerns as to the contents of the document.

I hope this is helpful.

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



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Appendix 4 – SEA Tables

B1 – Compatibility Test

Objectives verses SEA Objectives (SMART & Compatibility test)

SEA Stage B1	Key:	SMART Criteria	Notes
+	Compatible	S – Specific	NDP Objectives should specify what is intended to be done in detail and should not be open to a wide range of interpretations.
-	Possible Conflict	M – Measurable	It should be possible to monitor NDP Objectives. In a quantifiable way by the use of indicators. Indicators should be measurable with limited resource implications.
0	Neutral	A – Attainable/achievable	NDP objectives should be achievable and deliverable, related to the scale of growth proposed
X	No relationship between the objectives	R – Realistic	NDP objectives should relate to the overall vision of the plan. Likewise, chosen indicators should relate to objectives and their outcomes.
?	Unclear, more information needed	T – Time-bound	Objectives should be specific to the NDP period or another specified time-frame. Objectives should be associated with a target and indicators should specify when the target should be achieved.

NP Objectives ⇒	Objective HO1: To ensure that new housing in Ledbury meets the needs of residents.	Objective HO2: To ensure that all new housing in Ledbury is developed in a sustainable manner	Objective HO3: To recognise and provide for the growth in the needs for older persons and related specialist housing.	Objective HO4: To provide sustainable and affordable homes for local singles and young families.	Objective EE1: Strengthen and grow the presence of key employment sectors by a deliverable mix of sustainable employment sites to cater for future growth.	Objective EE2: Promote and enhance facilities necessary to attract visitors and to encourage tourism.	Objective EE3: Promote the Town Centre as the destination of choice for retail leisure and community activities, in order to enhance the appearance and historic character of the town.	Objective BE1: To ensure that Ledbury maintains its character as a market town with new development sympathetic in style and form to the immediate surroundings.
SMART TEST ⇒	NDP Objective HO1 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective HO2 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective HO3 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective HO4 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective EE1 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective EE2 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective EE3 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective BE1 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved
SEA Objectives ⇓								
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+ Compatible. Both objectives are looking to achieve the same thing.	+ Compatible. Sustainable housing delivery is very much compactible with this SEA Objective.	+ Compatible. Both objectives are looking to achieve the same thing.	+ Compatible. Both objectives are looking to achieve the same thing.	+ Compatible. Housing to meets the needs of the community will help encourage new employment to the area.	X No relationship between the objectives.	0 Neutral. Promotion of the town centre unlikely to affect housing delivery.	+ Compatible. Ensuring new development is sympathetic to its surroundings is not incompatible with providing good quality places to live.
To improve the health of the residents and reduce crime in the town.	+ Compatible. Appropriate housing can contribute to a healthy and prosperous community. This may help reduce the impact of crime and nuisance.	+ Compatible. Sustainably delivered housing will contribute towards the improvement of health of residents and good quality design will contribute to reducing crime.	+ Compatible. Recognising the and providing for the needs of elderly people will contribute towards their health.	+ Compatible. A sustainable Ledbury aims to promote a healthy and prosperous environment to be in. This may help reduce the impact of crime and nuisance.	+ Compatible. Ensuring employment opportunities will contribute to a healthy population.	0 Neutral. Encouraging tourism should not impact negatively upon crime or health.	0 Neutral. Promotion of the town centre as a destination unlikely to affect the health of residents or affect crime.	+ Compatible. Ensuring Ledbury maintains its character and is an attractive place to live can only help the wellbeing of residents.
To encourage office and hi-tech employment through the provision of high-quality employment land.	+ Compatible. Housing to meets the needs of the community will help encourage new employment to the area.	X No relationship between the objectives.	0 Neutral. Housing for older people will not affect office & high-tech employment.	+ Compatible. Housing to meets the needs of the younger community will help particularly encourage new employment to the area.	+ Compatible. Delivering sustainable employment sites will encourage office and high-tech employment opportunities.	X No relationship between the objectives.	0 Neutral. Office & high-tech employment land unlikely to be in the town centre so would be unaffected.	0 Neutral.

To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+ Compatible. Housing to meets the needs of the community can help foster a diverse economy and economic growth.	+ Compatible. Sustainable economic growth requires sustainable housing delivery.	+ Compatible. Provision of housing for older people will free up homes for younger people who can contribute to sustainable economic growth.	+ Compatible. Housing to meets the needs of the younger community can particularly help foster a diverse economy and economic growth.	+ Compatible. Delivering sustainable employment sites will encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+ Compatible. Promotion and encouragement of tourism will contribute towards a vibrant and diversified economy.	+Compatible. Promotion of the town centre as a retail and leisure destination would contribute towards a vibrant and diversified economy.	+ Compatible. Ensuring Ledbury maintains its character will make it a desirable place to live which will benefit the local economy.
To promote Ledbury as a centre for food production.	+ Compatible.	+ Compatible. Sustainable housing will contribute to an environment beneficial to food production.	X No relationship between the objectives.	X No relationship between the objectives.	+ Compatible. Delivering sustainable employment sites can contribute to the promotion of Ledbury as a centre for food production.	0 Neutral. Promoting Ledbury as a tourist destination will not negatively impact upon the town as a centre for food production.	X No relationship between the objectives.	X No relationship between the objectives.
To protect heritage assets	+ Compatible. NDP objective aims to create suitable places to live through appropriate design.	+ Compatible. Sustainable housing delivery will contribute to the protection of heritage assets.	0 Neutral. Design Code will ensure impacts upon heritage assets are not negative.	0 Neutral. Design Code will ensure impacts upon heritage assets are not negative.	X No relationship between the objectives.	+ Compatible. Promotion of tourism will lead to greater incentive to protect the town's heritage assets.	+ Compatible. Both objectives are looking to achieve the same thing.	+ Compatible. Both objectives are looking to achieve the same thing.
To protect and enhance the townscape, maintaining local distinctiveness	+ Compatible. NDP objective aims to create suitable places to live through appropriate design.	+ Compatible. Sustainable housing delivery will contribute to the protection and enhancement of the town- and landscape.	0 Neutral. Design Code will ensure impacts upon townscape are not negative.	0 Neutral. Design Code will ensure impacts upon townscape are not negative.	X No relationship between the objectives.	+ Compatible. Promotion of tourism will lead to greater incentive to protect the local distinctiveness.	+ Compatible. Both objectives are looking to achieve the same thing.	+ Compatible. Both objectives are looking to achieve the same thing.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+ Compatible. NDP objective aims to create suitable places to live which are sensitive to the local landscape.	+ Compatible. Sustainable housing delivery will contribute to maintaining and strengthening local distinctiveness and a sense of place.	0 Neutral. Design Code will ensure impacts upon landscape are not negative.	0 Neutral. Design Code will ensure impacts upon landscape are not negative.	X No relationship between the objectives.	+ Compatible. Promotion of tourism will lead to greater incentive to protect the landscape.	+ Compatible. Both objectives are looking to achieve the same thing.	+ Compatible. Preserving the character of the townscape will contribute to maintaining local distinctiveness.
Protect and enhance the setting of the AONB.	+ Compatible. NDP objective aims to create suitable places to live which are sensate to the local landscape.	+ Compatible. Sustainable housing delivery will contribute to protecting and enhancing the setting of the AONB.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.	+ Compatible. Promotion of tourism will lead to greater incentive to protect setting of the AONB.	+ Compatible. Enhancing the appearance of the town centre will contribute towards enhancing the setting of the AONB.	+ Compatible. Preserving the character of the townscape will contribute to preserving the setting of the AONB.
To minimise the risk of flooding.	X No relationship between the objectives.	+ Compatible. Sustainable housing delivery requires the minimalization of the risk of flooding.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+ Compatible. NDP objective to provide homes in sustainable locations.	+ Compatible. Reducing energy consumption goes hand in hand with sustainable housing delivery.	X No relationship between the objectives.	X No relationship between the objectives.	+ Compatible. Delivering sustainable employment sites can contribute to promoting energy efficiency.	X No relationship between the objectives.	X No relationship between the objectives.	0 Neutral.
To ensure community facilities and amenities are appropriate for a growing population.	0 Neutral.	+ Compatible. Sustainable housing delivery requires appropriate delivery of community facilities.	+ Compatible. Sustainable housing provision for the elderly requires appropriate facilities.	+ Compatible. Sustainable housing provision for young people requires appropriate facilities.	X No relationship between the objectives.	0 Neutral.	0 Neutral.	X No relationship between the objectives.

To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	0 Neutral.	+ Compatible. Sustainable housing delivery compatible with provision of new parks, garden and sports facilities.	+ Compatible. Sustainable housing provision for elderly people requires appropriate open space provision.	+ Compatible. Sustainable housing provision for young people requires appropriate open space provision.	X No relationship between the objectives.	+ Compatible. Promotion of tourism will lead to greater incentive to provide new parks & gardens.	X No relationship between the objectives.	+ Compatible. Maintaining its character as a market town could involve the provision of new parks and gardens.
To encourage the provision of high speed broadband throughout the NP Area.	+ Compatible. To meet the needs of residents new housing should be supplied with high quality broadband. .	+ Compatible. High quality broadband provision contributes to sustainable living.	+ Compatible. High quality broadband provision contributes to sustainable living for all ages.	+ Compatible. High quality broadband provision is crucial to sustainable living for young people.	+ Compatible. A healthy economic environment can encourage the provision of high speed broadband.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.
To promote sustainable transport modes within the town.	0 Neutral.	+ Compatible. Sustainable transport contributes to the delivery of sustainable housing.	+ Compatible. Sustainable transport contributes to the delivery of sustainable housing for all ages.	+ Compatible. Sustainable transport contributes to the delivery of sustainable housing for all ages.	+ Compatible. A healthy economic environment can encourage the provision of sustainable transport modes.	+ Compatible. Increased visitor numbers would lead to greater demand for sustainable transport modes to the town.	+ Compatible. Promotion of the town centre as a leisure destination could lead to increased demand for public transport links.	X No relationship between the objectives.
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X No relationship between the objectives.	+ Compatible. Sustainable delivery of housing entails protection & enhancement of biodiversity.	X No relationship between the objectives.	X No relationship between the objectives.	0 Neutral. New employment sites are likely to be constructed within the town where the impact upon biodiversity is at its least.	0 Neutral.	X No relationship between the objectives.	0 Neutral.

NP Objectives ⇒	Objective BE2: To protect the transition from town centre to edge of town where it is more rural so that any new 'edge of town' development maintains the character of the current settlement boundary.	Objective BE3: To promote preservation and use of the historic environment and buildings within the town centre.	Objective NE1: To maintain, enhance and increase existing open spaces, trees and hedgerows in order to promote and support wildlife and biodiversity.	Objective NE2: To promote local food production and encourage small-scale, sustainable producers.	Objective NE3: To commission and update a landscape impact assessment of local industrial level agriculture on issues such as local flooding and visual appearance.	Objective NE4: To register the historic woods above Ledbury as being community assets for both their historical significance and their utility to Ledbury as sources of sustainable wood supplies and the sites of natural beauty and wildlife biodiversity	Objective NE5: To develop Ledbury as a forward thinking, self-reliant and sustainable lifestyle community to reflect increasing climate change challenges	Objective CL1: To protect and enhance our Green Spaces, open areas and woodland areas including Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods.
SMART TEST ⇒	NDP Objective BE2 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective HR1 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective NE1 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective NE2 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective NE3 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective NE4 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective NE5 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved	NDP Objective CL1 SMART Analysis: This objective's aims are specific, and development is measurable if compared against SEA objectives. It is attainable, achievable and realistic if implemented properly. However, it could specify time frame in which this objective is to be achieved
SEA Objectives ⇓								
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+ Compatible. Ensuring a soft edge to the town means that required new housing can still be built.	0 Neutral. Unlikely to affect housing delivery.	+ Compatible. New open spaces can be provided through new housing developments.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.	0 Neutral. This objective does not preclude the provision of sufficient homes to meet local needs.	X No relationship between the objectives.

To improve the health of the residents and reduce crime in the town.	+ Compatible. Ensuring Ledbury maintains its character and is an attractive place to live can only help the wellbeing of residents.	+ Compatible. Preservation of the historic environment creates a desirable environment leading to improvements in wellbeing.	+ Compatible. Provision of open space can contribute towards wellbeing.	X No relationship between the objectives.	X No relationship between the objectives.	+ Compatible. Protecting the woods can contribute to residents' wellbeing.	+ Compatible. Promotion of sustainable living can contribute to improving the health of the community.	+ Compatible. Protection of green spaces can lead to an improvement in wellbeing.
To encourage office and hi-tech employment through the provision of high-quality employment land.	- Potential conflict in that soft edge of town approach is potentially incompatible with offering additional employment land.	X No relationship between the objectives.	0 Neutral.	0 Neutral.	X No relationship between the objectives.	X No relationship between the objectives.	0 Neutral. Promotion of sustainable living should not adversely affect the supply of high-quality and high-tech employment land.	X No relationship between the objectives.
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	0 Neutral.	+ Compatible. Preservation of the historic environment is good for tourism which contributes to a vibrant and diversified economy.	X No relationship between the objectives.	+ Compatible. Promotion of local food production can contribute to a vibrant and diversified economy.	0 Neutral.	X No relationship between the objectives.	+ Compatible. Promotion of sustainable living will contribute to long-term sustainable economic growth.	X No relationship between the objectives.
To promote Ledbury as a centre for food production.	X No relationship between the objectives.	X No relationship between the objectives.	+ Compatible. Supporting biodiversity can only be good for agriculture and food production.	+ Compatible. Both objectives are looking to achieve the same thing.	- Potential conflict. A landscape impact assessment may find that some agricultural proposals have too great an impact on the landscape.	X No relationship between the objectives.	0 Neutral.	X No relationship between the objectives.
To protect heritage assets	+ Compatible. Protecting the transition from town to edge of town is also likely to be sympathetic to heritage assets.	+ Compatible. Both objectives are looking to achieve the same thing.	0 Neutral.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.	X No relationship between the objectives.
To protect and enhance the townscape, maintaining local distinctiveness	+ Compatible. Protecting the transition from town to edge of town is also likely to be sympathetic to the townscape.	+ Compatible. Preserving the historic environment will help maintain local distinctiveness.	+ Compatible. Promotion of open space will contribute to an enhanced townscape.	+ Compatible. Promoting local food production goes some way to maintaining local distinctiveness.	+ Compatible. Objective will ensure that agriculture does not have an adverse impact upon the setting of the town.	X No relationship between the objectives.	X No relationship between the objectives.	+ Compatible. Protection & enhancement of open spaces can enhance the townscape and improve local distinctiveness.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+ Compatible. Protecting the transition from town to edge of town is also likely to be sympathetic to the landscape.	0 Neutral. Preserving the heritage assets should not affect the character of the landscape.	+ Compatible. Promotion of open space will contribute to an enhanced landscape.	+ Compatible. Sustainable food production can contribute to maintaining and enhancing the landscape.	+ Compatible. Objective will ensure that agriculture does not have a negative impact upon the landscape.	+ Compatible. Protecting the woods will contribute to protecting the landscape and sense of place.	X No relationship between the objectives.	+ Compatible. Protection & enhancement of open spaces can enhance the landscape and strengthen local distinctiveness.
Protect and enhance the setting of the AONB.	+ Compatible. Protecting the transition from town to edge of town is also likely to be sympathetic to the setting of the AONB.	0 Neutral. Preserving the heritage assets should not adversely affect the setting of the AONB.	+ Compatible. Promotion of open space will contribute to an enhanced AONB setting.	+ Compatible. Sustainable food production can contribute protecting and enhancing the setting of the AONB.	+ Compatible. Objective will ensure that agriculture does not have a negative impact upon the setting of the AONB.	+ Compatible. Protecting the woods will help protect and enhance the setting of the AONB.	X No relationship between the objectives.	+ Compatible. Protection & enhancement of open spaces can enhance the setting of the AONB.
To minimise the risk of flooding.	X No relationship between the objectives.	X No relationship between the objectives	+ Compatible. Promotion of open space will improve drainage.	0 Neutral. Growing of food should not worsen flood risk.	+ Compatible. Objective will ensure that agriculture does not increase the risk of flooding.	0 Neutral. Although protecting trees can contribute to protection from flooding the woods are on the other side of the town to the flood risk area.	0 Compatible. Promotion of sustainable living should contribute towards reducing the risk of flooding.	+ Compatible. Protection & enhancement of open spaces can help mitigate flood risk by providing good drainage.

[illegible]

Alternative ⇒		Do not undertake a neighbourhood plan	No housing allocation	Allocate additional housing and employment land.
SEA Objectives ↓	Baseline data			
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	The average price paid for a standard property in the 3 years to 2013 was £225,823, 7.3% above the county average.	✚ The Core Strategy allocates significant land for housing but does not allocate housing specifically to meet the needs of older people.	✚ The Core Strategy allocates significant land for housing but does not allocate housing specifically to meet the needs of older people.	✚✚ Additional housing allocations would enable further provision of housing land of the type required.
To improve the health of the residents and reduce crime in the town.	Vehicle crime, violent crime and robbery have been between 80% and 100% lower in Ledbury than the rest of England and Wales since 2010. 1174 households in the town with one person with a long-term health problem or disability.	✚ Policies within the Core Strategy as a whole help to achieve this SEA objective	?	?
To encourage office and hi-tech employment through the provision of high-quality employment land.	Over 50% of employment in Ledbury is Industrial rated between 'poor' and 'good'.	✚ The Core Strategy allocates significant land for employment but does not specifically encourage office or high-tech employment land.	✚	✚✚ Additional employment allocations would enable further provision of employment land of the type deemed desirable.
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	A higher-than-the-national-average proportion of people in Ledbury are economically active - 72.1% compared with the national average of 70.0%	✚ The Core Strategy allocates significant land for employment	✚	✚✚ Additional employment allocations would contribute to sustainable long-term economic growth.
To promote Ledbury as a centre for food production.	The largest employment sectors by percentage of the working population are: <ul style="list-style-type: none"> Wholesale and retail trade (17.5%) Manufacturing (14.7%) Health and social work (12.4%) 	✚ The Core Strategy does not promote Ledbury as a centre for food production and processing.	?	?
To protect heritage assets	In total, there are 173 listed buildings in Ledbury and 18 Grade II* listed buildings within the Historic Core.	✚ The core Strategy does have policies in place to protect heritage assets and the historic environment.	✚	✚
To protect and enhance the townscape, maintaining local distinctiveness	No relevant data available.	✚ Core Strategy does not include a Design Code for Ledbury so distinctiveness of townscape would not be protected.	✚	✚ Additional housing allocations could impact upon local distinctiveness however a Design Code is in place to control such development.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	No relevant data available.	✚	✚	?
Protect and enhance the setting of the AONB.	No relevant data available.	✚	✚	?
To minimise the risk of flooding.	The Leadon creates the Flood Zone that effectively forms a barrier to development along the western edge of the town. The properties that abut Leadon Way to the west of the town are most at risk of flooding.	✚ Core Strategy seeks to minimise the risk of flooding	✚	?
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	Average consumption of Ordinary Domestic Electricity (KwH) – 3,485 compared to 4,070 (Herefordshire) and 3,777 (England).	✚ Core Strategy does encourage the use of renewable energy resources.	✚	✚

To ensure community facilities and amenities are appropriate for a growing population.	No relevant data available.	+ The Core Strategy requires that new housing developments are accompanied by appropriate provision of community facilities.	+	+
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	- Extensive under provision of parks and gardens and outdoor sports facilities; - Extensive over provision of natural and semi-natural green space.	+ The Core Strategy requires that new housing developments are accompanied by appropriate provision of open space.	+	+
To encourage the provision of high speed broadband throughout the NP Area.	No relevant data available.	? The Core Strategy encourages but does not require the improvement of broadband speeds.	?	?
To promote sustainable transport modes within the town.	Travel to work data – 1.7% train; 2.2% bicycle; 21.8% on foot.	+	+	? Would depend on the location of any further allocations.
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	The River Leadon together with its associated marginal and bankside habitats is an important biodiversity feature, providing strong habitat linkages around the town. It provides cover and foraging ground for many species such as otters and bats.	+ The Core Strategy seeks to protect and enhance biodiversity throughout the plan area	+	? Would depend on the location and nature of any further allocations.

B3: Predict and evaluate the effects of the policies and sites within the Neighbourhood Development Plan

Key	++ Move towards significantly	+ Move towards marginally	0 Neutral	? Uncertain	- Move away from marginally	- - Move away from significantly	x No relationship
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Policy HO1.1 –Market Street Auction Room site allocation

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term (6-10 years)	Long term (11 years+)		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	++	++	++	This Policy is not over and above the Core Strategy.	Ensure the new dwellings go to local residents so that homes in Ledbury are freed up.
To improve the health of the residents and reduce crime in the town.	++	++	++	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	x	x	x	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing design will be in keeping and complement nearby heritage assets.
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing design will be in keeping and enhance the townscape.

To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	X	X	X	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	++	++	++	This Policy is not over and above the Core Strategy.	Ensure project provides expansion of existing medical facilities for the town.
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy HO2.1—Reinforcing balanced housing communities

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		

To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	++	++	++	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code can maintain local distinctiveness.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing is not located within floodplains and guarantee flood mitigation methods
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure new development has energy efficient technology designed into it.
To ensure community facilities and amenities are appropriate for a growing population.	++	++	++	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure new development
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy HO2.2—Housing density

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	Well-designed schemes will contribute towards preservation of heritage assets.

To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing is not located within flood plains and guarantee flood mitigation methods
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	?	?	?	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy HO3.1—Housing for the elderly

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	++	++	++	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	X	?	+	This Policy is not over and above the Core Strategy.	Provision of housing for the elderly can free up existing homes for younger, economically active people.
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code to protect heritage assets.
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code can maintain local distinctiveness.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	Proper application of the design code can enhance setting of the landscape.
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing is not located within flood plains and guarantee flood mitigation methods
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	High quality design can lead to a reduction in energy consumption.
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure elderly persons' accommodation is built in proximity to existing sustainable transport links.
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy HO3.2—Town Centre housing

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	++	++	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	++	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code to protect heritage assets.

To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code can maintain local distinctiveness.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	Proper application of the design code can enhance setting of the landscape.
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing is not located within flood plains and guarantee flood mitigation methods
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy HO4.1—Housing for young people

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	++	++	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	0	+	++	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	0	+	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code to protect heritage assets.
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code can maintain local distinctiveness.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code can enhance setting of the landscape.
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing is not located within flood plains and guarantee flood mitigation methods
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	0	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	0	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure young persons' housing is built in proximity to existing sustainable transport links.
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.				This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects				This Policy is not over and above the Core Strategy.	

Policy HO5.1—Self-build

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	++	++	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code to protect heritage assets.

To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code can maintain local distinctiveness.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	Proper application of the design code can enhance setting of the landscape.
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure housing is not located within flood plains and guarantee flood mitigation methods
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	0	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure appropriate community facilities or contributions are provided alongside self-build projects.
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure self-build plots are offered in close proximity to existing sustainable transport links.
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects				This Policy is not over and above the Core Strategy.	

Policy EE1.1—New employment sites

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	Ensure new employment sites are capable of hosting high-tech companies.
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	++	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	++	++	This Policy is not over and above the Core Strategy.	
To protect heritage assets	0	0	0	This Policy is not over and above the Core Strategy.	Ensure new large employment sites are not sited close to heritage assets.
To protect and enhance the townscape, maintaining local distinctiveness	0	0	?	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure that edge-of-town employment sites are sympathetic to the landscape.
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure that edge-of-town employment sites are sympathetic to the AONB.
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure employment land is not located within flood plains and guarantee flood mitigation methods
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	++	This Policy is not over and above the Core Strategy.	Ensure that new employment sites include renewable energy generation.
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	++	This Policy is not over and above the Core Strategy.	Ensure new employment sites are offered in close proximity to existing sustainable transport links.
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	Encourage new employment sites on brownfield land, within the settlement boundary.
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy EE1.2—Protecting existing employment land

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	++	++	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	++	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	0	0	0	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	0	0	0	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	0	0	0	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	0	0	0	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	0	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy EE2.1—Promoting visitor accommodation

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	X	X	X	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	++	++	This Policy is not over and above the Core Strategy.	Ensure visitor accommodation provides rooms suitable for business travellers.
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	++	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	Ensure visitor accommodation is compliant with the design code.
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	Ensure visitor accommodation is compliant with the design code.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure visitor accommodation does not impact the setting of the AONB.
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	Encourage new visitor accommodation away from areas of high flood risk.
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	X	X	X	This Policy is not over and above the Core Strategy.	Ensure new visitor accommodation uses renewable energy sources and is energy efficient.
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	Ensure new visitor accommodation is located within walking distance of the railway station.
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy EE3.1—Retail areas and provision

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	X	X	X	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	++	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	New retail provision should complement the town's heritage assets

To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	New retail provision should respect the townscape.
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	X	X	X	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	New retail provision to be encouraged to include renewable energy sources and sustainable
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy BE1.1—Design

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	++	++	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	++	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	++	++	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	+	++	++	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy BE1.2—Settlement Boundary

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	++	++	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	+	++	++	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	++	++	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	++	++	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	++	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	++	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	++	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy BE2.1—Edge of town transition

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	Provide allotments in new edge of town developments.
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	+	++	++	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	++	++	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	++	++	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	++	++	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	Encourage public open space in low-density, edge-of-town development.

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	++	++	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	++	++	This Policy is not over and above the Core Strategy.	

Policy BE3.1—Renovation & enhancement of the town centre

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	++	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	++	This Policy is not over and above the Core Strategy.	Ensure the Design Code is strictly adhered to as part of renovation of town centre buildings.

To protect and enhance the townscape, maintaining local distinctiveness	+	+	++	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	++	++	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	Encourage renewable energy source as part of redevelopment of town centre buildings
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	++	++	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy NE1.1 - Protecting biodiversity

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	X	X	X	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	X	X	X	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	++	++	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects				This Policy is not over and above the Core Strategy.	

Policy NE2.1 - Food production in Ledbury

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	++	++	++	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	?	?	?	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	++	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy NE3.1- Farming landscape around Ledbury

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	X	X	X	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	0	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	0	0	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	0	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	++	++	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	++	++	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	++	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	++	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy NE4.1 - Protecting the setting of Ledbury woods

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	X	X	X	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	X	X	X	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	++	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy NE5.1 - Ledbury as a self-sustaining community

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	++	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	++	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	++	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	++	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy CL1.1—Protecting green infrastructure

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	X	X	X	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	+	+	++	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	++	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	++	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	++	++	++	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy CL2.1—Young people's facilities

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	++	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	X	X	X	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	X	X	X	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	++	++	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy CL3.1—Medical & dental facilities

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	++	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	X	X	X	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	X	X	X	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy CL4.1—Sports provision

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	++	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	X	X	X	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	++	++	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy TR1.1 – Footpaths & Cycleways

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	++	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	+	+	+	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	+	+	+	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	++	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	++	++	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	+	+	+	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy TR2.1 – Town centre parking

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	X	X	X	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	+	+	+	This Policy is not over and above the Core Strategy.	
To protect heritage assets	+	+	+	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	+	+	+	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	X	X	X	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	-	-	-	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+		This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	-	-	-	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	This policy encourages a transport type that is not considered sustainable.

Policy TR3.1 – Ledbury Railway Station

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)			Summary explanation	Enhancement & mitigation opportunities
	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	

To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	X	X	X	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+	+	+	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	+	+	+	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

Policy IN1.1 – Tri-service emergency centre

SEA Objective	Assessment of effect (consider cumulative effects, significance of the effect in terms of the three time periods)	Summary explanation	Enhancement & mitigation opportunities
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	Short term (1-5 years)	Medium term	Long term		
To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	+	+	+	This Policy is not over and above the Core Strategy.	
To improve the health of the residents and reduce crime in the town.	+	+	++	This Policy is not over and above the Core Strategy.	
To encourage office and hi-tech employment through the provision of high-quality employment land.	X	X	X	This Policy is not over and above the Core Strategy.	
To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	+	+	+	This Policy is not over and above the Core Strategy.	
To promote Ledbury as a centre for food production.	X	X	X	This Policy is not over and above the Core Strategy.	
To protect heritage assets	X	X	X	This Policy is not over and above the Core Strategy.	
To protect and enhance the townscape, maintaining local distinctiveness	X	X	X	This Policy is not over and above the Core Strategy.	
To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance the setting of the AONB.	X	X	X	This Policy is not over and above the Core Strategy.	
To minimise the risk of flooding.	X	X	X	This Policy is not over and above the Core Strategy.	
To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	X	X	X	This Policy is not over and above the Core Strategy.	
To ensure community facilities and amenities are appropriate for a growing population.	+	+	+	This Policy is not over and above the Core Strategy.	
To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	X	X	X	This Policy is not over and above the Core Strategy.	

To encourage the provision of high speed broadband throughout the NP Area.	X	X	X	This Policy is not over and above the Core Strategy.	
To promote sustainable transport modes within the town.	X	X	X	This Policy is not over and above the Core Strategy.	
Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	X	X	X	This Policy is not over and above the Core Strategy.	
Overall commentary and any cumulative effects	+	+	+	This Policy is not over and above the Core Strategy.	

B4: Assessment of cumulative impacts of the Neighbourhood Development Plan

SEA Objectives ⇒	To provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	To improve the health of the residents and reduce crime in the town.	To encourage office and hi-tech employment through the provision of high-quality employment land.	To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	To promote Ledbury as a centre for food production.	To protect heritage assets	To protect and enhance the townscape, maintaining local distinctiveness	Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses.	To conserve and enhance the character and quality of the landscape, maintaining and strengthening local distinctiveness and a sense of place.	Protect and enhance the setting of the AONB.	To minimise the risk of flooding.	To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	To ensure community facilities and amenities are appropriate for a growing population.	To encourage the provision of new parks, garden and sports facilities in order to promote healthy living.	To encourage the provision of high speed broadband throughout the NP Area.	To promote sustainable transport modes within the town.
Objectives / Policies ⇓																
Objective HO1: To ensure that new housing in Ledbury meets the needs of residents.	+	+	+	+	+	+	+	x	+	+	x	+	0	0	+	0
Objective HO2: To ensure that all new housing in Ledbury is developed in a sustainable manner.	+	+	x	+	+	+	+	+	+	+	+	+	+	+	+	+
Objective HO3: To recognise and provide for the growth in the needs for older persons and related specialist housing.	+	+	0	+	x	0	0	x	0	x	x	x	+	+	+	+
Objective HO4: To provide sustainable and affordable homes for local singles and young families.	+	+	+	+	0	0	x	x	0	x	x	x	+	+	+	+
Objective HO5: To encourage individual and community based self-build projects.	+	+	x	+	x	0	0	x	0	x	x	+	0	0	0	0
Objective EE1: Strengthen and grow the presence of key employment sectors by a deliverable mix of sustainable employment sites to cater for future growth.	+	+	+	+	+	x	x	0	x	x	x	+	x	x	+	+
Objective EE2: Promote and enhance facilities necessary to attract visitors and to encourage tourism.	x	0	x	+	0	+	+	0	+	+	x	x	0	+	x	+
Objective EE3: Promote the Town Centre as the destination of choice for retail leisure and community activities, in order to enhance the appearance and	x	0	+	+	+	x	0	x	0	x	x	0	+	x	0	+

historic character of the town.																
Objective BE1: To ensure that Ledbury maintains its character as a market town with new development sympathetic in style and form to the immediate surroundings.	+	+	0	+	x	+	+	0	+	+	x	0	x	+	x	x
Objective BE2: To protect the transition from town centre to edge of town where it is more rural so that any new 'edge of town' development maintains the character of the current settlement boundary.	+	+	-	0	x	+	+	+	+	+	x	x	x	x	x	x
Objective HR1: To promote preservation and use of the historic environment and buildings within the central area of the town centre.	0	+	0	+	x	+	+	x	0	0	x	-	x	0	x	x
Objective NE1: To maintain, enhance and increase existing open spaces, trees and hedgerows in order to promote and support wildlife and biodiversity.	+	+	0	x	+	0	+	+	+	+	+	x	+	+	x	x
Objective NE2: To promote local food production and encourage small-scale, sustainable producers.	x	x	0	+	+	x	+	+	+	+	0	+	x	x	x	x
Objective NE3: To commission and update a landscape impact assessment of local industrial level agriculture on issues such as local flooding and visual appearance.	x	x	x	0	-	x	+	+	+	+	+	0	x	x	x	x
Objective NE4: To register the historic woods above Ledbury as being community assets for both	x	+	x	x	x	x	x	+	+	+	0	x	+	0	x	x

their historical significance and their utility to Ledbury as sources of sustainable wood supplies and the sites of natural beauty and wildlife biodiversity																
Objective NE5: To develop Ledbury as a forward thinking, self-reliant and sustainable lifestyle community to reflect increasing climate change challenges	0	+	0	+	0	x	x	+	x	x	0	+	x	x	x	x
Objective CL1: To protect and enhance our Green Spaces, open areas and woodland areas including Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods.	x	+	x	x	x	x	+	+	+	+	+	x	+	+	x	x
Objective CL2: To improve and increase varied types of facilities for Youth activities.	x	+	x	x	x	x	x	x	x	x	x	x	+	+	x	x
Objective CL3: To provide local medical and care facilities commensurate with population growth and the increasing needs of the more elderly in our community.	+	+	x	x	x	x	x	x	x	x	x	x	+	x	x	x
Objective CL4: To protect, increase and improve all existing sport & leisure for indoor and outdoor recreation/ leisure in line with National Standards.	x	+	x	x	x	x	x	x	x	x	x	x	+	+	x	x
Objective TR1 To promote the use of sustainable transport methods such as cycling,	+	+	+	+	x	x	x	x	x	x	x	+	x	x	x	+

walking and public transport as primary means of getting around Ledbury both within the existing settlement and the proposed Strategic Allocation site.																
Objective TR2 To provide a satisfactory supply of car and cycling parking and coach drop-off and pick-up points in the vicinity of the town centre, in order to meet the needs of residents and visitors.	x	x	x	+	x	x	0	x	x	x	x	x	+	x	x	0
Objective TR3 To encourage use of the railway station.	x	x	x	+	x	x	x	x	x	x	x	+	x	x	x	+
Objective IN1 To encourage the provision of a new tri-service emergency centre for Ledbury.	0	+	x	x	x	x	+	x	x	x	x	x	+	x	x	x
HO1.1A —Market Street Auction Room site allocation	+	+	x	x	x	+	+	x	x	x	x	+	+	0	x	0
HO2.1 —Reinforcing balanced housing communities	++	+	+	+	+	+	+	x	+	+	x	—	—	?	x	0
HO2.2 —Housing density	+	+	+	+	x	+	+	+	+	+	x	0	0	+	x	0
HO3.1 —Housing for the elderly	++	+	x	x	x	0	0	x	x	x	x	0	0	?	x	0
HO3.2 —Town Centre housing	+	+	+	+	x	+	+	x	x	x	x	+	0	x	x	+
HO4.1 —Housing for young people	++	+	+	+	+	0	0	x	0	0	x	+	0	+	x	0
HO5.1 —Self-build	++	+	+	+	x	+	+	?	+	+	x	+	0	+	x	0
EE1.1 —New employment sites	+	+	++	++	++	x	x	0	x	x	x	+	x	x	+	+
EE1.2 —Protecting existing employment land	+	+	+	++	++	x	x	+	x	x	x	x	x	x	x	+
EE2.1 —Promoting visitor accommodation	x	x	+	+	+	+	x	x	x	x	x	+	x	x	x	x
EE3.1 —Retail areas & provision	x	x	+	+	++	+	x	x	x	x	x	+	+	x	x	x
BE1.1 —Design	+	+	+	+	x	++	++	+	++	+	+	++	++	++	+	x

BE1.2 – Settlement Boundary	+	+	0	+	+	+	+	++	+	++	+	+	0	0	+	+
BE2.1—Edge of town transition	+	+	X	X	X	+	++	++	++	++	+	X	+	+	X	X
BE3.1—Renovation & enhancement of the town centre	X	+	+	++	X	++	++	X	+	+	X	+	+	X	X	+
NE1.1 - Protecting biodiversity	X	+	X	+	++	X	+	++	++	++	+	0	X	+	X	X
NE2.1 - Food production in Ledbury	X	+	+	++	++	X	X	+	+	+	+	++	X	X	X	X
NE3.1- Farming landscape around Ledbury	X	+	0	+	++	X	+	+	+	++	++	+	X	X	X	X
NE4.1 - Protecting the setting of Ledbury woods	X	+	0	0	0	+	+	++	++	++	++	0	+	X	X	X
NE5.1 - Ledbury as a self-sustaining community	+	++	+	+	+	+	+	+	+	+	++	++	+	+	X	+
CL1.1—Protecting green infrastructure	+	++	X	+	X	+	++	++	++	++	++	+	++	++	X	++
CL2.1—Young people's facilities	X	++	X	X	X	X	X	X	X	X	X	X	++	++	X	X
CL3.1—Medical & dental facilities	X	++	X	X	X	X	X	X	X	X	X	X	++	X	X	X
CL4.1—Sports provision	X	++	X	X	X	X	X	X	X	X	X	X	++	++	X	X
TR1.1 – Footpaths & Cycleways	X	+	X	+	X	+	+	+	+	X	X	++	++	+	X	++
TR2.1 – Town centre parking	X	X	X	+	X	+	X	X	X	X	X	X	++	X	X	-
TR3.1 – Ledbury Railway Station	X	X	+	+	X	+	X	X	X	X	X	++	+	X	X	++
IN1.1 – Tri-service emergency centre	X	++	X	X	X	X	X	X	X	X	X	X	++	X	X	X
Summary of effects of whole plan on each SEA objective	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To provide everyone with the opportunity to live in good quality, affordable housing. The policies and objectives	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To improve the health of the residents and reduce crime in the town. The policies and objectives do not go over and above the	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To encourage office and hi-tech employment through the provision of high-quality employment land. The policies and objectives	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To encourage a vibrant and diversified economy and provide for long-term sustainable economic growth. The	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To promote Ledbury as a centre for food production. The policies and objectives do not go over and above the requirement	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To protect heritage assets. The policies and objectives do not go over and above the requirement s within The Core Strategy.	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To protect and enhance the townscape, maintaining local distinctiveness. The policies and objectives do not go	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-Protect and enhance biodiversity throughout the Plan area and seek to avoid irreversible losses. The policies and objectives	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To conserve and enhance the character and quality of the landscape, maintaining and strengtheni	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-Protect and enhance the setting of the AONB. The policies and objectives do not go over and above the requirement s within The	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To minimise the risk of flooding. The policies and objectives do not go over and above the requirement s within The	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources.	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To ensure community facilities and amenities are appropriate for a growing population. The policies and	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To encourage the provision of new parks, garden and sports facilities in order to promote healthy living. The	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To encourage the provision of high speed broadband throughout the NP Area. The policies and objectives do not go	+ Overall the effects of the NDP policies and objectives have a positive effect on the SEA objective-To promote sustainable transport modes within the town. The policies and objectives do not go over and above the requirement

	do not go over and above the requirements within The Core Strategy.	requirements within The Core Strategy.	do not go over and above the requirements within The Core Strategy.	policies and objectives do not go over and above the requirements within The Core Strategy.	s within The Core Strategy.		over and above the requirements within The Core Strategy.	do not go over and above the requirements within The Core Strategy.	ing local distinctiveness and a sense of place. The policies and objectives do not go over and above the requirements within The Core Strategy.	Core Strategy.	Core Strategy.	The policies and objectives do not go over and above the requirements within The Core Strategy.	objectives do not go over and above the requirements within The Core Strategy.	policies and objectives do not go over and above the requirements within The Core Strategy.	over and above the requirements within The Core Strategy.	s within The Core Strategy.
Cumulative effects of the whole plan								In general, the objectives and the policies within the NDP do not go over and above the requirements within the Core Strategy; therefore, the cumulative impact is generally positive. The majority of the policies will have a positive impact as the development objectives proposed are balanced with sustainable policies to minimise environmental impact. There are also a lot of uncertain								

								effects from new development as it this depends of a scheme itself and is likely to understand a developments true impact on a case by case basis.
Commentary for significant cumulative effects								Additional development for housing and retail may increase waste and traffic within the area and may require additional car parking. Sustainable transport schemes to alleviate the impact of the private car could be considered in more detail within the NDP plan. The development and design principles have a positive impact in design quality within townscapes. It will have a

								positive impact in the quality of the environment through well conserving listed buildings. For the majority of the proposals within this NDP the details of the impact of development can be measured on a case by case basis. Overall the policies and objectives aim to have minimal impact on townscape , landscape and environment.
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In general, the objectives and the policies within the NDP do not go over and above the requirements within the Core Strategy; therefore, the cumulative impact is generally positive. The majority of the policies will have a positive impact as the development objectives proposed are balanced with sustainable polices to minimise environmental impact. There are also a lot of uncertain effects from new development as it this depends of a scheme itself and is likely to understand a developments true impact on a case by case basis.

Additional development for housing and retail may increase waste and traffic within the area and may require additional car parking. Sustainable transport schemes to alleviate the impact of the private car could be considered in more detail within the NDP plan. The development and design principles have a positive impact in design quality within townscapes. It will have a positive impact in the quality of the environment through well conserving listed buildings. For the majority of the proposals within this NDP the details of the impact of development can be measured on a case by case basis. Overall the policies and objectives aim to have minimal impact on townscape, landscape and environment.

Appendix 5 – Table C2 Environmental Checklist

SEA Quality Assurance Checklist

Parish Council Name: Ledbury Town Council

Neighbourhood Development Plan Name: Ledbury Neighbourhood Development Plan

Date completed: 03/08/2017

	Where are the points covered in NDP SEA
Objectives and context <ul style="list-style-type: none"> The Neighbourhood Development Plan's purpose and objectives are made clear. The Neighbourhood Area's environmental issues and constraints, including acknowledgement of those in the Local Plan (Core Strategy) SA, where relevant, and local environmental protection objectives, are considered in developing objectives and targets. SEA objectives are clearly set out and linked to indicators and targets where appropriate. Links with other locally related plans, programmes and policies are identified, explained and acknowledgement for those set out in the SA of the Local Plan (Core Strategy) is given, where relevant. Conflicts that exist between SEA objectives; between SEA and Neighbourhood Development Plan objectives; and between SEA objectives and other local plan objectives are identified and described. 	<p>Chapter 1.5 – 1.8 (Scoping Report)</p> <p>Chapter 2 methodology, chapter 3 and tables A2 & A3</p> <p>Chapter 3 paragraph 3.7 and 3.9</p> <p>Chapter 3, paragraph 3.5</p> <p>Chapter 3</p>
Scoping <ul style="list-style-type: none"> Statutory Consultees are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report. The assessment focuses on significant issues. Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. Reasons are given for eliminating issues from further consideration. 	<p>Chapter 2, paragraphs 2.7-2.9</p> <p>Chapter 2 and chapter 4</p> <p>Chapter 2</p> <p>Chapter 2 and chapter 4</p>
Alternatives <ul style="list-style-type: none"> Realistic alternatives are considered for key issues, and the reasons for choosing them are documented. 	<p>Chapter 4</p>

<ul style="list-style-type: none"> • Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant. • The environmental effects (both adverse and beneficial) of each alternative are identified and compared. • Inconsistencies between the alternatives and other relevant local plans, programmes or policies are identified and explained. • Reasons are given for selection or elimination of alternatives. 	<p>Paragraph 4.4</p> <p>Chapter 4</p> <p>Chapter 4</p> <p>Chapter 4</p>
<p>Baseline information</p> <ul style="list-style-type: none"> • Relevant aspects of the current state of the local, neighbourhood area environment and their likely evolution without the Neighbourhood Development Plan are described. Acknowledgement to the information in the SA of the Local Plan (Core Strategy) is given, where relevant. • Environmental characteristics of the local, neighbourhood area, likely to be significantly affected are described, including areas wider than the physical boundary of the designated neighbourhood area, where it is likely to be affected by the Neighbourhood Development Plan. • Difficulties such as deficiencies in information or methods are explained. 	<p>Chapter 1, Chapter 4</p> <p>Initial screening report and Chapter 1</p> <p>Chapter 2</p>
<p>Prediction and evaluation of likely significant environmental effects</p> <ul style="list-style-type: none"> • Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; and other local likely environmental effects are also covered, as appropriate. • Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed. • Likely secondary, cumulative (growing in quantity and strength) and synergistic (acting together) effects are identified, where practicable. • Inter-relationships between effects are considered, where practicable. • The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds (i.e. data gathered for the evidence base). • Methods used to evaluate the effects are described. 	<p>Tables A2, A3 and A4</p> <p>Tables B2 and B3</p> <p>Tables B4</p> <p>Chapter 5</p> <p>Chapter 5</p> <p>Chapter 2</p>
<p>Mitigation measures</p> <ul style="list-style-type: none"> • Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the Neighbourhood Development Plan are indicated. 	<p>Chapter 5, paragraph 5.5</p>

<ul style="list-style-type: none"> Issues to be taken into account when determining planning applications or other projects, for example funding bids, are identified. 	Chapter 5
<p>The Environmental Report</p> <ul style="list-style-type: none"> Is clear and concise in its layout and presentation. Uses simple, clear language and avoids or explains technical terms. Uses maps and other illustrations, where appropriate. Explains the methodology used. Explains who was consulted and what methods of consultation were used. Identifies sources of information, including expert judgement and matters of opinion. Contains a non-technical summary covering the overall approach to the SEA, the objectives of the Neighbourhood Development Plan, the main options considered, and any changes to the Neighbourhood Development Plan resulting from the SEA. 	<p>-</p> <p>-</p> <p>-</p> <p>Chapter 2</p> <p>Paragraph 2.5-2.9</p> <p>Paragraph 2.5-2.9</p> <p>Page 2 / Paragraph 1.7 / paragraph 4.2 / Chapter 5</p>
<p>Consultation</p> <ul style="list-style-type: none"> The SEA is consulted on as an integral part of the plan-making process of the Neighbourhood Development Plan. Consultation Bodies and the public likely to be affected by, or having an interest in, the Neighbourhood Development Plan are consulted in ways and at times, which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft Neighbourhood Development Plan and Environmental Report. 	<p>Paragraph 2.5-2.9</p> <p>Chapter 9</p>
<p>Decision-making and information on the decision</p> <ul style="list-style-type: none"> The environmental report and the opinions of those consulted are taken into account in finalising and adopting the Neighbourhood Development Plan. An explanation is given of how they have been taken into account. Reasons are given for choosing the Neighbourhood Development Plan as adopted, in the light of other reasonable alternatives considered. 	<p>Chapter 9</p> <p>Following draft consultation Following draft consultation</p>
<p>Monitoring measures</p> <ul style="list-style-type: none"> Measures proposed for monitoring the Neighbourhood Development Plan are clear, practicable and linked to the indicators and objectives used in the SEA. 	Chapter 8

<ul style="list-style-type: none"> • Monitoring is used, where appropriate, during implementation of the Neighbourhood Development Plan to make good deficiencies in baseline information in the SEA. 	Chapter 8
<ul style="list-style-type: none"> • Acknowledgement that monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.) 	Chapter 8
<ul style="list-style-type: none"> • Proposals are made for action in response to significant adverse effects arising from the monitoring of the Neighbourhood Development Plan. 	Chapter 8