

Ledbury Neighbourhood Development Plan

Consultation Statement

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1. Consultation Process

Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Development Planning Regulations 2012 in respect of the Ledbury Neighbourhood Development Plan (LNDP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Development Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted and;
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the LNDP are as a result of considerable interaction and consultation with the community and businesses within the town of Ledbury. Work has involved community groups over approximately 5 years, as well as surveys, public meetings and events. This has been overseen and coordinated by the LNDP Group which was formed to lead the LNDP. Views and interactions from this process led to the Vision and Objectives of the LNDP, and subsequently therefore form the basis for the key policies set out in Sections 5 to 10 of the Plan.

Consultation aims

- 1.4 The aims of the Ledbury NP Consultation process were:
- 'Front-load' the consultation to understand the wants and needs of the community
 - Involve as much of the local community as possible
 - Use a variety of approaches and techniques to ensure engagement with the consultation process
 - To clearly convey the aims of the emerging plan across to the community
 - To develop the plan in conjunction with the community
- 1.5 In order to facilitate an effective consultation strategy and to ensure inclusivity a Communication Strategy was produced which included four key principles of communication. They were:
- the right information
 - to the right people
 - in the right medium

- at the right time

1.6 These principles included a number of key factors:

- Communication must be meaningful and appropriate
- Information must be accessible
- Quality mediums and methods must be used whenever possible
- Communication channels must allow information to, through and across all levels
- Information must be relevant and in plain English
- Consideration needs to be given to the needs of people with disabilities and those whose first language is not English
- The process must be transparent

1.7 The Communications Strategy is appended to this Statement.

Public events and consultation activities

1.8 A number of public events and consultation activities were undertaken. Examples of the various publicity material is shown in Appendix B and the summaries from each of the various consultations undertaken can be found in Appendix D.

1.9 Consultation was undertaken by the Ledbury Neighbourhood Development Plan Group, in association with Ledbury Town Council.

1.10 Consultation events took place at the following stages in the Neighbourhood Development Plan development process:

Initial Views & Issues Consultation; 7th June 2014 – 1st August 2014

This was a 'front-loaded' consultation aimed at establishing the issues affecting the community. The consultation formed part of Ledbury Community Day where a stall was set up and manned by members of the Neighbourhood Development Plan Group who engaged with the members of the community, followed by 3 consultation events held in community buildings around the town while the community were given 8 weeks in which to send written representations to the Town Council.

Vision & Objectives Consultation; 18th March - 29th April 2016

This consultation asked for the views of the community on the draft Vision and Objectives. Two events were held in St Katherine's Hall in the centre of the town, in addition to a business breakfast, 'parents evenings' at the primary school and a retailers & traders consultation. The consultation period lasted for 6 weeks to allow written representations.

Sites & Draft Policies and Consultation; 1st July 2016 – 31st July 2016

This consultation asked for community's views on the sites put forward to the Neighbourhood Development Plan Call for Sites process as well as the emerging Local Neighbourhood Development Plan (LNDP) policies. Four consultation events were held at the Recreation Ground, Prince Rupert Green, St Martins Way and the Community Hall between 2nd and 23rd July in addition to a business breakfast and a 'retailers and traders' consultation. The consultation period lasted for 6 weeks to allow written representations.

Additional Issues Consultation; 1st December 2016 – 5th January 2017

As a result of the outcomes of the Sites and Policies consultation a number of additions and changes were proposed to the Plan. This consultation asked for the community's view on those amended and additional policies as well as on the proposed housing allocations and the Design Code (later changed to Design Guide). This consultation allowed written representations only.

1.11 Groups that the LNDP Group have worked with and consulted include:

- Local Businesses, including holding a Business Breakfast to obtain the views of local business owners.
- Local Traders, including holding specific meeting aimed at obtaining the views of local retailers.
- John Masefield High School, both the organisation and the pupil.
- Ledbury Primary School
- Ledbury Youth Centre

1.12 The following hard-to-reach groups were engaged with:

- Economically disadvantaged people by targeting the Ledbury Food Bank.
- Older people through the holding of an event at Leadon Bank which is populated by retired and very elderly residents who might have difficulty in attending the main events
- Adults with learning disabilities by engaging with residents of Salters Hill Residential Home.
- Members of the travelling community were consulted directly.

Stakeholder consultations

1.13 Throughout the plan-making process the Neighbourhood Development Plan Group engaged closely with Herefordshire Council (HC). Close contact was kept with the Neighbourhood Development Planning Team at HC and meetings were held with officers.

- 1.14 The LNDP Group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) of the draft LNDP and HC provided its formal response on 14th April 2013 stating that an SEA was required but that a full HRA would not be required. A copy of the full Screening Report is included as part of the supporting evidence base.
- 1.15 The SEA Scoping Report was prepared by a consultant on behalf of the Town Council and submitted for formal consultation in August 2017 with the statutory bodies (Natural England; English Heritage; Environment Agency; Natural Resources Wales). The 5-week consultation period ran from 26th April 2017 to the 31st May 2017.
- 1.16 The consultation resulted in 3 responses. Both responses were collated and incorporated within the Scoping Report or main SEA document where relevant.
- 1.17 The full SEA document was consulted on at Regulation 14 stage alongside the draft plan. Just a single consultation response was received which was incorporated into the revised SEA document.

2 Key responses from consultation

2.1 The following is a brief overview of some of the main outcomes for each of the main consultations undertaken.

2.2 Initial Views & Issues Consultation

- The vast majority of respondents wanted the LNDP to have the opportunity to identify new housing sites as opposed to developers
- Most people feel that new housing in Ledbury should be provided on small sites
- The proposal of a Design Guide was popular
- Suggested measures to conserve retail in the town centre proved popular
- Businesses felt Ledbury needed more high quality employment land

2.3 Vision & Objectives Consultation

- The majority of the objectives proved very popular with no objective receiving more opposition than support.
- The objective which proposed to support the long-term relocation of the south end of the by-pass in order to anticipate development of the only remaining viable expansion area for the town was the least popular

2.4 Sites & Draft Policies and Consultation

- The majority of the policies received strong support.
- *Policy CL 1.1 – Protecting Green Infrastructure* received the strongest level of support.
- No policy received more opposition than support
- The Market Street Auction Rooms site and the Shepherds Close site were the most popular of those put forward for housing.
- Land at Hill View was the most popular of those put forward for employment
- The Market Street Auction Rooms site was the most popular of those put forward for community uses.

2.5 Additional Issues Consultation

- The principle of the settlement boundary received strong support, and the exact boundary proposed received overall support although it did receive notable opposition.
- The proposed Shopping Frontages policy was popular, as was the proposal to locate new elderly persons housing close to the town centre.
- The new Natural Environment Objectives and Policies were very well received.
- The proposal to include a Design Guide in the NDP was supported strongly.

3 Regulation 14 Pre-Submission Consultation

3.1 The Neighbourhood Development Plan Group finalised the Draft LNDP in July 2017. In the 8-week period between 1st August and 22nd September 2017 the Pre- Regulation 14 Submission Consultation on the Draft Plan was held.

3.2 A coordinated publicity campaign was undertaken which comprised;

- Notice and link on the Ledbury Neighbourhood Development Plan website;
www.ledbury-ndp.org
- Notice and link on Herefordshire's website;
<https://myaccount.herefordshire.gov.uk/ledbury>
- Public notices around the town
- Notices in the Local Press

3.3 The full list of statutory consultees that were written to is as follows;

- Herefordshire Council Neighbourhood Development Planning Team
- Council for the Protection of Rural England
- Herefordshire Wildlife Trust
- Natural England
- The Environment Agency
- Historic England
- English Heritage
- National Trust
- The Coal Authority
- Homes and Communities Agency
- Great Western Trains Co. Limited
- Network Rail (West)
- Highways England
- Wye Valley NHS Trust
- AMEC Environment and Infrastructure UK Ltd
- RWE Npower Renewables Limited
- Dwr Cymru Welsh Water
- Severn Trent Water
- Campaign to Protect Rural England
- Malvern Hills AONB Partnership
- Hereford and Worcester Chamber of Commerce
- Woodland Trust
- Hereford Civic Society
- Herefordshire Nature Trust
- Ledbury and District Civic Trust
- Madley Communications Centre

3.3 A copy of the email sent to the statutory bodies is shown in Appendix E.

3.4 Acknowledgements of receipt of the Regulation 14 consultation and/or “no specific comments” were received from. Some of the comments received from these statutory consultees are quoted or paraphrased below. The full comments can be found in Appendix F

- **Malvern Hills AONB Partnership**

- Vision – *‘There is no policy relating specifically to the different landscapes of the area and no identification or reference to key views which may be of particular importance in the locality.’;*
- Design Guide – *‘Consider the use of colour to help reduce the visual impact [of new industrial and employment development];*
- Policy BE2.1 – Design Guide & use of colour should be referenced in this policy
- Policy EE2.1 – *‘Development elsewhere in the parish...does not seem to be covered by the NDP, either in the built or natural environment sections of the document.’*
- Policy NE3.1 – *‘We believe a polytunnels policy should apply to the whole of the neighbourhood plan area, not just ‘the town and its near surrounding environment’.*
- Design Code – *‘This is titled ‘Ledbury Neighbourhood Plan Design Code’ which implies it relates to the whole of the neighbourhood plan area... Within the code itself the first line refers to the market town and even the introductory paragraph to Section 2 (landscape) refers to the use of the natural environment to inform the future development of the ‘town’. Clarification on the scope and area covered by the design guide would be welcomed.’*

- **Natural England**

- Policy BE1.2 – *‘Should refer to preserving landscape character, rather than “blending with the environment”, to ensure any proposed mitigation is in keeping with the landscape character of the AONB.*

- **Network Rail**

- Policy TR3.1 – *‘Network Rail welcomes Policy TR3.1 which looks to support improved provision at Ledbury Railway Station. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.’*

- **Historic England**

- *‘Thank you for the invitation to comment on the Draft Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it. The Town Design Code will no doubt prove invaluable as a context and guide for future development, the approach to which and the desire to conserve the distinctive character of Ledbury itself, the surrounding countryside and the urban fringe is highly commendable.*

Beyond those observations, we have no further substantive comments to make.'

- **Highways England**

- *Thank you for consulting Highways England on your Neighbourhood plan. Highways England is responsible for the operation and maintenance of the Strategic Road Network which includes all major motorways and trunk roads in England. The strategic road network in the vicinity of the Neighbourhood plan is the M50.*

- **CPRE Herefordshire**

- *Policy NE3 – 'Ledbury nestles under a hill with views across to May Hill and Marcle Ridge and further into Herefordshire, these views contribute to the character of the town and link it to the wider, rural landscape. Some neighbourhood plans have identified key views and view corridors from within their settlements which should be protected from development.'*

3.5 Herefordshire Council's Planning Policy Team, Development Management Team, the Council Ecologist all responded to the consultation. Some of their comments are quoted or paraphrased below. A full schedule of the comments received can be found in Appendix F

- **Ecology**

- *Policy CL1.1 – 'A 5 metre buffer alongside the Leadon Way bypass; this provides continuity with the pastures almost down to the roundabout and Riverside. I am in no doubt as to the value to foraging birds and bats as well as other species of the linear green infrastructure which exists. I would make a suggestion that this area is include within the NDP'*
- *Policy NE4.1 – The areas of Frith, Conigree and Dog Hill woodlands referred to in Policy NE4.1 (page 29) above the town of Ledbury ought to be mapped as green space on the map also.*

- **Planning Policy**

- *Policy BE2.1 – 'Limiting the building height to two storeys may hinder the possibility of property owners to carry out loft conversions in the future. A height limit of 2 1/2 storeys may be a more reasonable approach. Treatment of loft windows/rooflines could be incorporated into the Design policies.'*
- *Design Code – Various comments including the fact that although it includes a desirable set of standards, 'they can only be encouraged and not required as per Core Strategy policy. The wording needs revision.'*
- *Policy TR1 – Various suggested additions and alterations to the wording of the policy.*
- *Policy HO2.1 – 'This policy needs to be reworded. With the introduction of the housing and planning act Government is looking to bring out a range of tenures to offer choice and this is not reflected within the policy. What is meant by support facilities?'*
- *Policy H04.1 – This policy links back into HO1 1 & HO2 where offering a range of tenures to meet the need. I doubt that it could be demonstrated that priority would be given to young people as there could be other factors/reasons that will come into play. Not sure that it is reasonable for an*

application not be supported just because priority couldn't be given to one particular group.

- Policy CL4.1 – *'A recognised significant issue in the Town is the need for at least 3 more hectares of land for outdoor sports provision.'*

- **Development Management**

- Objective HO1 – *'I think there is a huge issue arising from "speculative" housing development in Ledbury & clearly following the Gladman's appeal decision & the Bovis pre-application consultation event there is a real and understandable concern locally. In any LPA where there is a lack of a five-year housing there is real pressure for further housing sites but this is particularly pronounced in Ledbury (probably due to values). Locals feel that they will end up with many more houses by 2031 that were ever envisaged by the Core Strategy.'*
- Policy H02.1 – *'State the % of affordable housing sought on all sites of more than 10 (40%?). Then just say that both the open market and affordable housing must have an appropriate mix of dwelling sizes (i.e. number of bedrooms) and type (flats / apartments, bungalows and houses). State that this will be informed by the GL Hearn Local Housing Market Assessment 2012 (and any subsequent evidence produced by or on behalf of Herefordshire Council).'*
- Policy EE2.1 – *'Should one allocate a site(s) for a hotel? Police Station site / Leadon Way / Dymock Road triangle (subject to satisfactory access)'*
- Policy EE2.1 – *'If you will encourage new build self-catering in the countryside say so. Personally, I would not. I would encourage the re-use of buildings in the countryside that are structurally sound and capable of conversion without complete or substantial reconstruction to self-catering tourism units only.'*
- Policy EE3.1 – *'How about a policy regarding Primary Frontages which states something like...'* The comment suggested proposed wording for an updated shopping frontages policy.

3.6 In total 125 responses were received from local residents.

3.7 Of those that answered the online questionnaire the vast majority (i.e. 72% or higher) agreed with the contents of the Employment and Economy, Built Environment, Natural Environment, Community & Leisure, and Transport and Infrastructure. The Housing section also received strong support, although slightly fewer 'agreed' or 'strongly agreed' with the contents at 66%.

3.8 The following issues were recurring in the comments received:

- Overall; Plan clear, well-presented and easy to understand
- Housing; Many consultees expressed concern that the town will be subject to overdevelopment in terms of housing despite the NDP only allocating a single small site and including a settlement boundary that will look to restrict development.
- Infrastructure; Many responses stated that Ledbury requires significant infrastructure improvements before any new homes are built.

- Infrastructure; Health service and education provision must be able to keep up with increases in population
- Transport; Not enough thought given to parking concerns.
- Built Environment; Settlement Boundary map not detailed enough.
- Natural Environment; Views out of and setting of Ledbury must be protected.

3.9 The schedule of comments and respective responses made are shown in Appendix F.

Appendix A – Consultation & Communications Plan

Appendix A – Consultation & Communications Plan

Neighbourhood Planning Consultation Plan

1. OVERVIEW OF THE CONTEXT

This Consultation Statement sets out how the Ledbury Neighbourhood Plan Group intends to consult on the next stage of the NP process – the Vision & Objectives. The purpose of this consultation is to gain an understanding of how the community and other stakeholders view the Vision & the Objectives as they currently stand.

The size of the Ledbury Neighbourhood Plan Area creates the biggest challenges to consulting on neighbourhood plan documents. The population of the plan area is close to 10,000 which presents certain challenges.

On the completion of the Vision & Objectives Consultation and once the outcomes have been analysed, changes will be made to the Vision & Objectives based on these outcomes. Once the adjusted Vision & Objectives are completed the NP Group will move on to producing a set of Policies to deliver the agreed objectives.

2. HOW THE CONSULTATION WILL BE SET UP?

- **Event types**

- Neighbourhood Plan launch/information gathering**

- **Fact finding mission to Thame Town Council**
 - **Development of Neighbourhood Plan logo and branding for all promotional material**
 - **Drop in information event**

- Vision & Objectives**

- **2-day consultation event** at St Katherine's Hall in the High Street; 1st & 2nd April
 - **Business Breakfast** to be held at Burgage Hall & St Katherine's; 8th April & 21st April
 - **Parents Evenings held** at the Primary School; 2nd & 3rd March
 - **Retailers & Traders** evening consultation event; 25th April

- Policies & Call for Site Options**

- **Consultations**
 - The Recreation Ground – 2nd July
 - Prince Rupert Green – 9th July
 - St Martins Way – 10th July
 - Community Hall – 16th July & 23rd July
 - **Business Breakfast** held at Community Centre 15th July
 - **Retailers & Traders** evening consultation Thursday 28th July

- Settlement Boundary/Shopping Areas/Design Code/New Natural Environment Objectives**

- Online consultation 1st Dec 2015 to 5th January 2017

- Advertisement in Ledbury Reporter.

- Poster put around town.

- Notifications on social media.

- Boards put up in the Library and Ledbury Town Council.

- Available on website Ledbury-ndp.org

- Regulation 14, Draft Plan Consultation**

- Consultation to run from 1st August to 25th September 2017

- Draft Plan will be available for the public to view on the Ledbury-ndp.org -and Ledbury Town Council websites.

- Information flyer will be promoted around the town and delivered to all houses in Ledbury via Ledbury Focus.

- Advert in Ledbury Reporter.

- Notifications on social media.

Ambassador visits
Drop in every Tuesday at Council Offices.

- **Formats**

- Each consultation event will display story boards of the process from the beginning using the boards from the first consultation - new boards will be produced for the storey so far. The format will consist of more of the same activities as in the previous consultation.

- **Staffing**

- Set up and dismantle will require 6 people
- During the event the requirement will be:
 - 2 people to take contact details and issue questionnaires
 - 2 people to provide refreshments
 - 5 people to represent each of the groups: Housing and Population Group, Economic Development, Heritage & Natural Environment, Community, and Infrastructure Group.

- **Questionnaires/Surveys**

- Same format for all consultations
- Agree Strongly, Agree, Don't Know, Disagree, Disagree Strongly and Do Not Understand the question.
- Easy layout with tick boxes and then a comment box for each objective or policy

- **Hard to reach groups**

- Six ambassadors will visit:
 - Elderly people at care homes
 - Disabled people via CVA
 - Young people via BBI drop in centre & JMHS
 - Disengaged non voters (18-34yr olds)
 - Local fruit farms – non English speaking
 - U3A Group
 - Salters Hill
 - Food Bank
 - Travellers

3. Budget/resources

- **How much money is available?**

We have set aside £13,000 to cover the 3 consultation events: Vision & Objectives, Policies, Call for Sites and Draft Plan.

The expenditure for the Neighbourhood Plan launch/information gathering which was carried out by the previous NP group (2013-2016) has been taken into account within the 2013-2016 income. i.e. the 2013-2016 LTC budget figure of £20,696.00. A second information gathering event/launch was planned by the original NP group but due to the group failing to meet deadlines leaving work to complete the consultants, Foxley Tagg Planning had to pick up the reins, complete the work and attend all of the events which amounted to an invoice of £8,760.00.

Neighbourhood Plan Launch/information gathering	£	£
		Total
Brand development:		460.00
Deposit to designer for logo	115.00	
Imagine Ledbury branding	345.00	
Information gathering:		
Group member visit to Thame	140.65	215.65
Neighbourhood Planning Seminar	75.00	
Consultation Materials:		
'Imagine Ledbury' booklet artwork	250.00	297.50
Maps	47.50	
Clerical officer support:		1545.25
Town Council Staff hours to support meetings etc 01.04.13-31.03.14	1545.25	
Professional fees:		768.00
Solicitor fees to draft consultants letter of appointment	768.00	
Misc:		17.62
Fuel	17.62	
	Total	3,304.02

Vision & Objectives Consultation Resources
March/April 2016

	£	£
		Total
Advertising:		335.00
Ledbury Focus Advertising	130.00	
Banner - 8ft	80.00	
Posters - Vista Print A3 x 50	60.00	
Leaflets - Vista Print DL	65.00	
Room hire - 1st & 2nd St Kath's	90.00	90.00
Refreshments:		
St Katherine's Hall	50.00	350.00
Primary School	50.00	
Business Breakfast	150.00	
Traders Refreshments	50.00	
St Martins Way	50.00	
Consultation Materials:		
Story Boards Printing	600.00	3,900.00
Display boards	800.00	
Questionnaires	500.00	
FTP time for story board content and questionnaires	2,000.00	
	Total	£4,675.00

- How much manpower will be required?
 - Each event will require approximately 15 people to set up, dismantle, man displays, provide refreshments and interact with the public on a rota basis.
- How long will events take to plan?
 - We have approximately 7 weeks to plan all of the above events in detail.

**Policies & Call for Sites
Consultations
Resources**
July/August Event

	£	£
		Total
Advertising:		412
Ledbury Reporter Advertising	135	
A' Board - Sign Right	75	
Ledbury Focus - Event Ad	72	
Ledbury Focus Call for Sites Ad	130	
Room Hire:		250
Community Hall	250	
Refreshments:		48
Community Hall - Petty Cash	48	
Consultation Materials:		597
Story Boards - delivery	45	
Story Boards Printing	552	
Display boards		
Questionnaires		
FTP time for story board content and questionnaires		
FTP Presentation		
		£ 1,307

- How much manpower will be required?
 - Each event will require approximately 15 people to set up, dismantle, man displays, provide refreshments and interact with the public.
- How long will events take to plan?
 - We have approximately 7 weeks to plan all of the above events in detail.

**Mop Up Consultation
Resources**
16th December 2016 –
17th January 2017

	£	£
		Total
Advertising:		192
Press release in the Led Reporter	£ 160	
Up grade website for questionnaire	£ 32	
Room Hire:		0
N/A - web based and used empty shop window for boards display		
Refreshments:		
N/A		
Consultation Materials:		346
FTP Boards	£ 346	
		£ 538

- How much manpower will be required?
 - Each event will require approximately 5 people to set up, dismantle, man displays, provide refreshments and interact with the public.
- How long will events take to plan?
 - We have approximately 7 weeks to plan all of the above events in detail.
 -

**Regulation 14 Consultation
Resources**
August - September 2017

	£	£
		Total
Advertising:		430
Press release in the Ledbury Reporter	£ 430	
Room Hire:		0
N/A - web based and used empty shop window for boards display		
Refreshments:		0
N/A no physical consultation		
Consultation Materials:		892
FTP Information Boards	£ 393	
Flyer Production	£ 199	
Flyer Delivery	£ 300	
		£ 1322

- How much manpower will be required?
 - Each event will require approximately 5 people to set up, dismantle, man displays, provide refreshments and interact with the public.
- How long will events take to plan?
 - We have approximately 7 weeks to plan all of the above events in detail.

Communications Plan

1. MEDIA

- **What media will be used to promote the consultation events?**
 - a. Posters - on notice boards and emailed to businesses, groups & organisations.
 - b. Social media - Facebook, Town Council website, NP website.
 - c. Local press - Ledbury Focus - deadline is 10th of the month prior to the publication. Ledbury Reporter - deadline is Tuesday for the Friday issue of the same week.

2. PREPARATION

- **What are the preparation/lead in times for the above?**
 - Start advertising one month prior to the event with posters on all notices boards and shop windows, facebook, email to all local organisations and groups.
 - Attend the traders association meeting to inform local traders.
 - Questionnaires available for those events which require feedback.

3. HARD TO REACH GROUPS

- **How will hard to reach groups in particular be reached?**
 - Posters to be given to each of the care homes, schools, food bank, library.

4. RESOURCES

- **What resources are available? (particularly £)**
 - See table in Consultation Plan

5. TIMESCALES

- Prior to each event all communication materials to be produced for approval by the NP Group Meeting for recommendation to Full Council.

Appendix B – Publicity



A Neighbourhood Plan for Ledbury

- How should Ledbury evolve?
- Where should new housing be built?
- What facilities would you like to see in the town?

To give your view on these, and many more issues regarding land use and the built environment in Ledbury, the Town Council would like to invite you to the Consultation events for the Ledbury Neighbourhood Plan. They will be held:

Saturday 21st June; Community Hall; 11am to 4pm

St. Katherine's Hall; Wednesday 2nd July; 4pm to 8pm

It is vital we get the views of as many residents of Ledbury as possible to ensure that the Neighbourhood Plan, which can have a real effect on shaping Ledbury's future, reflects the needs and wishes of the community. So come along and have your say.

Ledbury Neighbourhood Development Plan



Consultation Events

The Ledbury Neighbourhood Plan Group have produced a set of draft objectives aimed at improving aspects of life in the town including housing, employment and the environment.

Come and view the objectives and have your say at:

St Katherine's Hall, High Street

Fri 1st April; 5:30pm to 9:00pm

Sat 2nd April; 10:00am to 4:00pm



It is vital we get the views of as many residents of Ledbury as possible to ensure that the Neighbourhood Plan, which can have a real effect on shaping Ledbury's future, reflects the needs and wishes of the community. View the objectives at <http://www.ledburytowncouncil.gov.uk/>

←→http://www.ledbury-ndp.org/previous-consultations.html

Previous consultations - Le...

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60x6mm Stainless IBC Ada...Heart Radio - turn up the...HMRC services sign in or r...GoogleClearScore LoginHalifax - Welcome to Onli...Santander Online BankingCoupa Supplier NetworkCitrix Access GatewayUser Authentication

PageSafetyTools

HOMEWHAT IS THE NDP?LEDBURY'S NEIGHBOURHOOD PLANCONSULTATIONS

MORE...

CONSULTATION RESULTS

Ledbury NDP Consultation Day
And Community Fundraiser
Saturday 2nd July
@ Recreation Ground, 12-4pm

CAKE SALE
& JERREDS

BOUNCY CASTLE

RAFFLE

DOG SHOW

and don't forget to bring
your garden along for a
DOG SHOW @ 3pm

Don't forget to bring your garden along for a
DOG SHOW @ 3pm

What? *NPD Consultation and Charity Fundraising Event*

When? *Saturday 2nd July, 12:00 - 16:00*

Where? *The Recreation Ground*

Who? *General Public*

We welcome everyone to pop along to have a chat about the progress of the Neighbourhood Plan and how to get involved over the coming month and how you can have your say.

Plus entertainment and refreshments will be available including donated cakes & refreshments, bouncy castle, raffle and a dog show (at 3pm)!

Donations and contributions to the fundraiser in aid of fundraising for the Mayor's charities - Madison Shelbie Trust and the Kawasaki UK Support Group.

Let's hope it is a sunny afternoon!

What? *NPD Consultation - **NEW DATE***

When? *Saturday 9th July, 15:00 - 18:00*

Where? *Prince Rupert Green*

Who? *General Public*

If you didn't have time to make it to the Rec on Saturday, don't worry as we are also popping up the following week at Prince Rupert Green with all the information you need to know about the progress of the NDP. But it won't all be about us as it is also the Prince Rupert Green Fun Day. Come along and say hello if you have a few minutes to chat.

100%

Ledbury Neighbourhood Development Plan

**Consultation—1st December 2016
to 5th January 2017**

The Ledbury NDP is at the next stage of consultation and will soon have a draft plan to show you. The plan as drafted to date takes account of the public consultations which took place in April to July of this year. Our thanks to all those who participated.

We have new proposals which we would like your views on:

- Settlement Boundary
- Shopping Frontages
- Town Centre Housing
- Housing Allocation
- Natural Environment Policies
- Design Code

Please visit the Town Council Office or our website for a questionnaire: www.ledbury-ndp.org/





Ledbury Neighbourhood Development Plan

Next Consultation Phase

Please have your say!

A Neighbourhood Development Plan is a legally enforceable planning document. Ledbury's Plan will shape development until 2031. Once adopted, the Neighbourhood Development Plan will form the third tier of planning policy in Ledbury after the National Planning Policy Framework and the Herefordshire Core Strategy.

The Neighbourhood Development Plan group (comprising Councillors and volunteer residents) has been consulting as many residents as possible through presentations, social media and an outreach programme.

On 20th July Full Council approved the Draft Plan for the next consultation and is offering residents another opportunity to comment. This is a statutory requirement under Regulation 14 of the formal process. Following this consultation, the next step will be to submit the Draft Plan to Herefordshire Council for examination prior to a Town Referendum.

This consultation period will run for 8 weeks between 1st August and 25th September 2017

Your comments are sought on the following Policies:

- Housing
- Natural Environment
- Design Code
- Employment & Economy
- Community & Leisure
- Built Environment
- Transport & infrastructure
- Changes to TR1.1 & TR2.1

You can read the Plan and fill in a questionnaire on the proposals at <http://www.ledbury-ndp.org> or by visiting the Town Council offices where you can view the documents forming this part of the consultation and collect a questionnaire.

Your views are important!

Appendix C – Questionnaires



Neighbourhood Plan Questionnaire

Consultation Period

07 June -02 August 2014



Neighbourhood Plan Process (so far)



Housing

1. According to the Core Strategy Ledbury must accommodate an additional 800 homes over the plan period (until 2031). Therefore, in addition to the proposed Viaduct site allocation and the homes already approved since 2011, 100 further homes will be built in Ledbury.

The Neighbourhood Plan could identify specific preferred sites for this housing. Do you think this is appropriate or should we allow developers to suggest sites through the planning process? (Please tick)

a.	The Community should identify the sites in the Neighbourhood Plan	
b.	Developers should identify the sites through the planning process	

2. In what size development(s) would you like to see new homes in Ledbury be built?

a.	On one or two large sites (e.g. 50-100 homes)	
b.	On a handful of mid-sized sites (e.g. 20-50 homes)	
c.	On a number of small sites (fewer than 20 homes)	

3. Would you like to see the provision of plots of land for self-build and custom-build homes in the Ledbury area?

a.	Yes – the Neighbourhood Plan should encourage self-build projects	
b.	Yes – the Neighbourhood Plan should identify specific sites for self-build homes	
c.	No	

4. Which of these do you consider to be important considerations for new housing development? (tick one for each)

		Very important	Quite important	Not important
a.	To match the style & built form of the area			
b.	To use modern or innovative design			
c.	To use sustainable design and be energy efficient			

5. Ledbury Town Council could produce a design guide as part of the Neighbourhood Plan. This could provide detailed guidance on what new development should look like in the town. Alternatively developers could be left free to propose their own suggestions for development style. Which do you see as more desirable?

a.	Design Guide	
b.	Developer flexibility	

Employment

6. Do you think the town would benefit from measures to conserve the total amount of employment floorspace in and around the town or should the market determine the supply?

a.	Yes, measures to conserve employment land supply would be beneficial	
b.	No, allow the market to determine the supply of employment land	

7. Should we encourage specific types of employment in the town?

a.	Yes	
b.	No	

- If you answered yes, what types of employment would you most like to see encouraged?

a.	Office	
b.	Industrial & Manufacturing	
c.	Hi-Tech	
d.	Other (please specify in box below)	

Write here please....

Town Centre

8. Would the town benefit from measures to protect the current mix of uses in of the town centre? (Please see overleaf for table outlining this mix)

a.	Yes	
b.	No	

Table of land uses in the town centre

	Shops	Financial & Professional Services	Food & Drink	Pubs & Bars	Takeaways	Offices	General Industrial	Hotels	Residential Institutions	Secure Residential Institutions	Non residential institutions	Assembly & Leisure	Sui Generis
Homend	43	7	4	3	0	0	0	0	0	0	3	0	2
Bye	11	1	0	0	4	4	0	0	0	0	2	3	4
High Street	22	3	1	1	0	0	0	1	1	0	1	2	0
Design Quarters	6	0	0	0	0	0	0	0	0	0	0	0	0
Homend (& off)	4	0	0	0	0	1	2	0	0	0	0	0	0
Bank Crescent	4	0	0	0	0	0	0	0	0	0	0	1	1
New Street	12	6	1	0	0	0	0	1	2	0	0	0	0
Market Street	0	1	0	0	0	0	0	0	2	0	2	0	0
Southend	3	8	0	0	0	0	0	1	0	0	0	0	0
Church Street	3	1	0	1	0	0	0	0	0	1	0	0	2
Church Lane	2	1	2	0	0	0	0	0	0	0	1	3	1

Community Facilities

9. Do you think the town would benefit from measures to protect the total provision of open space, community centres and sports facilities in the town?

a.	Yes	
b.	No	

10. Do you think the town would benefit from additional hotel accommodation? If so, where would be the best location for this?

a.	Yes	
b.	No	

If yes, where in the town should this be located?...

11. Does the town have enough facilities for young adults?

a.	Yes	
b.	No	

If no, what facilities should be provided?...



**Please return completed
questionnaires to the Town Council
offices by 02 August 2014**

Registration number:



Housing Objectives Questionnaire <i>Please indicate whether you agree with each objective:</i>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the objective
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: Where possible to provide sustainable and affordable homes for local disabled people and elderly people close to the Town Centre and existing facilities and services.						
Objective HO5: To encourage individual and community based self-build projects.						

Additional optional questions...

Do you have any comments on the existing objectives?

Do you feel there are any other Housing objectives that should be included in the Neighbourhood Plan?

Registration number:



<p>Employment & Economy Objectives Questionnaire</p> <p><i>Please indicate whether you agree with each objective:</i></p>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the objective
<p>Objective EE1: Strengthen and grow the presence of key employment sectors, including:</p> <ul style="list-style-type: none"> a. Independent and national retail b. Tourism - domestic and business/ day, overnight and short visit c. Research and Science d. Manufacturing and Distribution e. Engineering f. Food & Drink g. Agricultural services h. Professional services i. Art, Design & the Creative Industries j. Healthcare 						
<p>Objective EE2: Identify a deliverable mix of sustainable employment sites to cater for the emerging needs of new businesses, together with new employment needs arising from the additional housing due to be developed.</p>						
<p>Objective EE3: Promote and enhance facilities necessary to attract visitors and to encourage tourism.</p>						
<p>Objective EE4: 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.</p>						
<p>Objective EE5: To support the development of additional hotel, conference and other visitor accommodation provision in the vicinity of the town providing for both business and leisure visitors.</p>						

Additional optional questions...

Do you have any comments on the existing Employment & Economy objectives?

Do you feel there are any other Economy & Employment objectives that should be included in the Neighbourhood Plan?

Registration number:



Built Environment & Heritage Objectives Questionnaire <i>Please indicate whether you agree with each objective:</i>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the objective
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. Future development will contribute to the preservation of the overall distinctiveness of the town.						
Objective BE2: In conjunction with the Design Code, to encourage development that is highly sustainable and energy efficient in terms of construction materials, construction techniques and renewable energy technologies.						
Objective BE3: 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.						
Objective HRI: To promote enhancement of the historic environment and buildings within the central area of the town centre.						

Additional optional questions...

Do you have any comments on the Built Environment & Heritage existing objectives?

Do you feel there are any other Built Environment or Heritage objectives that should be included in the Neighbourhood Plan?

Registration number:



<p>Natural Environment Objectives Questionnaire</p> <p><i>Please indicate whether you agree with each objective:</i></p>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the objective
<p>Objective NE1: To maintain, enhance and increase existing open spaces trees, and hedgerows in order to promote and support wildlife and biodiversity.</p>						
<p>Objective NE2: To promote local food production and encourage small-scale, sustainable producers.</p>						

Additional optional questions...

Do you have any comments on the existing Natural Environment objectives?

Do you feel there are any other Natural Environment objectives that should be included in the Neighbourhood Plan?

Registration number:



Community & Leisure Objectives Questionnaire	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the objective
<i>Please indicate whether you agree with each objective:</i>						
Objective CL1: Promote use of the Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods as low impact resources						
Objective CL2: To protect and enhance our Green Spaces, open areas and woodland areas.						
Objective CL3: To improve and increase varied types of facilities for Youth activities.						
Objective CL4: To improve the quality and increase the provision and protection of existing Community facilities, to sustain the vitality, health & safety of the community. Also to promote the social inclusion of all sections of the community.						
Objective CL5: To provide local medical and care facilities commensurate with population growth and the increasing needs of the more elderly in our community						
Objective CL6: To protect, increase and improve all existing sport & leisure for indoor and outdoor recreation/ leisure in line with National Standards.						

Additional optional questions...

Do you have any comments on the existing Community & Leisure objectives?

Do you feel there are any other Community & Leisure objectives that should be included in the Neighbourhood Plan?

Registration number:



Transport & Infrastructure Objectives Questionnaire	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the objective
<i>Please indicate whether you agree with each objective:</i>						
Objective 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 with new areas of development.						
Objective TR2: To make the Town Centre safer and more accessible for pedestrians, cyclists, mobility scooter and wheelchair users (giving less priority to road traffic) with more dedicated space for people to circulate.						
Objective TR3: To reduce through traffic (including HGVs) in the town centre and other pinch points in order to preserve our historic town infrastructure and to make our town attractive for retail shopping and visitors.						
Objective TR4: 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.						
Objective TR5: To provide safe road transport, cycling, pedestrian and disabled access to and from major new employment and housing development sites which avoids increased stress on existing routes, including particularly access to the site north of the Viaduct.						
Objective TR6: 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 TR7: To encourage viable schemes on relevant roads in the town centre for partial pedestrian priority during peak shopping periods.						

Additional optional questions...

Do you have any comments on the existing Transport & Infrastructure objectives?

Do you feel there are any other Transport & Infrastructure objectives that should be included in the Neighbourhood Plan?

Registration number:



Infrastructure Objectives Questionnaire	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand
<p><i>Please indicate whether you agree with each objective:</i></p> <p>Objective IN1: To ensure that our schools have the capacity to continue to educate our children locally, and that Ledbury can play its part in the development of University facilities for Herefordshire.</p>						
<p>Objective IN2: To encourage development of increased and varied retail market facilities in the town centre.</p>						
<p>Objective IN3: To encourage the provision of a new tri-service emergency centre for Ledbury</p>						
<p>Objective IN4: To support the long-term relocation of the south end of the by-pass (linking it with the A417 in the vicinity of Parkway), in order to anticipate development of the only remaining viable expansion area for the town.</p>						

Additional optional questions...

Do you have any comments on the existing Infrastructure objectives?

Do you feel there are any other Infrastructure objectives that should be included in the Neighbourhood Plan?

Site Allocations Questionnaire

Please score the sites out of five in terms of appropriateness for each potential use:

5 = Very appropriate

0 = Not at all appropriate

If you have specific thoughts on a use that would suit a particular site, please give details

Site	Housing	Employment	Community Uses	Details
L101 – Ledbury Gardener's Centre				
L102 – Old Kennels Farm				
L103 – Hill View				
L104 – South of Leadon Way				
L105 – Market Street Auction Rooms				
L106 – Hazel Meadows				
L107 – Ledbury Park				
L108 – Shepherds Close				
L109 – Land adjacent to Gloucester Road				
L110 – Upper Hall Farm				

Registration number:



Policies Questionnaire <i>Please indicate whether you agree with each policy:</i>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the policy
Policy HO1.2 Controlled housing release during plan period						
Policy HO2.2 Housing density						
Policy HO3.1 Housing for Ledbury						
Policy HO3.2 Housing needs of the elderly						
Policy HO3.3 Housing within the town						
Policy HO4.1 Town centre housing accommodation use						
Policy HO4.2 Housing for young people						
Policy HO5.1 Self-build						

Policies Questionnaire <i>Please indicate whether you agree with each policy:</i>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the policy
Policy EE1.2 Protecting existing employment land						
Policy EE2.1 Promoting visitor accommodation						
Policy EE3.1 Retail provision						
Policy EE3.2 Retail areas						
Policy BE1.1 Design						
Policy BE2.1 Edge of town transition						
Policy HRI.1 Renovation & enhancement of town centre						
Policy NE1.1 Protecting biodiversity						
Policy NE2.1 Food production in Ledbury						
Policy CLI.1 Protecting green infrastructure						

Policies Questionnaire Please indicate whether you agree with each policy:	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the policy
Policy CL2.I Young people's facilities						
Policy CL3.I Medical & dental facilities						
Policy CL4.I Sports provision						
Policy TRI.I Footpaths & Cycleways						
Policy TR3.I Ledbury railway station						
Policy IN1.I Tri-service emergency centre						

Additional optional questions...

Do you have any comments on the existing policies?

Do you feel there are any other Policies relating to land use that should be included in the Neighbourhood Plan?

Ledbury Neighbourhood Development Plan

1st December 2016 – 5th January 2017 Consultation Questionnaire

1. Settlement Boundary <i>Please indicate whether you agree with each question:</i>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the proposal
a. Do you agree with the principle of having a settlement boundary around Ledbury?						
b. Do you agree with the suggested settlement boundary? (see map 1)						
Comments:						

2. Shopping Frontages <i>Please indicate whether you agree with each question:</i>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the proposal
a. Do you agree with the principle of defining shopping frontages to give the Plan control over what happens in those areas?						
b. Do you agree with the suggested Primary & Secondary Shopping Areas? (see map 2)						
Comments:						

<h3>3. Town Centre Housing</h3> <p>Please indicate whether you agree with each question:</p>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the proposal
a. Do you agree with the suggested definition of the town centre? (see map 3)						
b. Do you agree with the principle of locating new elderly person's housing close to the town centre?						
Comments:						

<h3>4. Housing Allocations</h3> <p>Please indicate whether you agree with each question:</p>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the proposal
a. Do you agree with Housing Site Allocation 1 – Market Street Auction Site for a mix of elderly person's and starter homes with expansion of existing medical facilities? (see map 4)						
b. Do you agree with Housing Site Allocation 2 – Shepherds Close? (see map 5)						
Comments:						

<p>5.a Natural Environment Objectives</p> <p>Please indicate whether you agree with each question:</p>	Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the objective
<p>a. Do you agree with Objective NE3?</p> <p><i>'To ensure that local agriculture does not detrimentally impact on the existing natural beauty, biodiversity and visual appeal of the Ledbury and surrounding areas'</i></p>						
<p>b. Do you agree with Objective NE4?</p> <p><i>'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.'</i></p>						
<p>c. Do you agree with Objective NE5?</p> <p><i>'To develop Ledbury as a forward thinking, self-reliant and sustainable lifestyle community to reflect increasing climate change challenges?'</i></p>						
<p>Comments:</p>						

<p>5.b Natural Environment Policies</p> <p>Please indicate whether you agree with each question:</p>		Agree strongly	Agree	Don't know	Disagree	Disagree strongly	Don't understand the policy
a.	<p>Do you agree with Policy NE3.1 – Farming landscape around Ledbury?</p> <p><i>‘Proposals for new polytunnels, and in particular where existing vegetative landscape clearance is required to install them, must be accompanied by a Landscape Impact Assessment to demonstrate that there is not a significant negative landscape or visual impact upon the tourist and resident utility and setting of the town and its near surrounding environment including the Malvern AONB designated area and in particular on the floodplain of the Leadon Brook valley.’</i></p>						
b.	<p>Do you agree with Policy NE4.1 - Protecting the setting of Ledbury's woods?</p> <p><i>‘Proposals which would negatively impact upon the setting of Frith, Congreve and Dog Hill Woods above Ledbury will not be supported. Proposals which affect community access to these woods must be able to demonstrate alternative proposals are in place to maintain community access to these important community assets.’</i></p>						
c.	<p>Do you agree with Policy NE5.1 - Ledbury as a self-sustaining community?</p> <p><i>‘Proposals which are aimed at developing Ledbury as a self-reliant and environmentally sustainable community, such as for self-build zero carbon based housing development, growing our own environmentally supporting food, generating our own renewable energy supplies and locally recycling our waste and water, will be supported.’</i></p>						
<p>Comments:</p>							

<p>6. The Design Code</p> <p><i>Please indicate whether you agree with each question:</i></p>	<p>Agree strongly</p>	<p>Agree</p>	<p>Don't know</p>	<p>Disagree</p>	<p>Disagree strongly</p>	<p>Don't understand the policy</p>
<p>a. Do you agree with the principle of Ledbury having a Design Code to help shape new development?</p>						
<p>Comments:</p>						

Appendix D – Consultation Summaries



Ledbury Neighbourhood Plan

Consultation Summary

Introduction

This Consultation Summary report consist of 5 parts:

1. Outcomes of Consultation Summits
2. Outcomes of Consultation Events & Questionnaire
3. Town Plan Questionnaire results
4. Core Strategy Consultation Analysis

I. Targeted Consultation Summits

I.1 Three targeted consultation meetings were held in order to capture the views of groups determined either hard to reach and/or whose view were deemed particularly important to capture. The three meetings were:

- Disabled People's Requirements Summit
- High Street Traders Summit
- Business Summit

I.2 The meetings were organised by members of the Neighbourhood Plan Working Party and members of the each group invited to attend for a round table discussion on order for them to be able to give their views on issues regarding planning and land-use that impacted upon them and their peers.

I. Targeted Consultation Summits

Disabled People's Requirements Summit

I.3 Held on the 12th June at the Ledbury Community Centre the meeting was intended 'to seek observations from people either with or with experience of dealing with disability as to the specific needs of this group in future planning'.

I.4 The following Ledbury residents were invited and attended:

Name
PB
PW
DB
G
LE
ND
SB
RH
B
CM

I.5 Also present were:

- Bob Barnes, Town Mayor
- Richard, Hadley, Town Councillor and session facilitator
- Griff Holliday, NP Working Party Member
- Tess Brooks, Ledbury Community Action helped arrange the session

Main Discussion Points:

- Dropped curbs are a real problem around the town for people in wheelchairs.... Where they are located around town.
- E.G. The Railway Station – the last crossing is at Tesco, there are then no dropped curbs until much further down the road where the traffic is horrendously dangerous. There is no safe place to cross.
- There was a call for a pedestrian crossing at the station bus stop for station access.
- Library Access – discussion of Barrett Browning Institute – is it actually suitable as a public building??
- Pedestrians crossing at Bye Street: it's very difficult for wheelchair users – cars parking near the junction on High St make visibility

I. Targeted Consultation Summits

difficult and traffic goes too fast.

- Suggestion: double the width of the pavement on the Library side in Bye St (and remove pavement on the St Katherine's side)
- Deliveries to shops present a nightmare to wheelchair users + people with visual and physical impairments – particularly in Bye St e.g. Vans parked on pavements.
- Cobbles in Church Lane are a problem if you have mobility issues – they at least need to be coated to make them less slippery.
- Crossing at Co-op in New St (by Harling Court) is dangerous with speeding cars – need traffic calming.
- Ditto speeding traffic by parked cars in Lower Road. Discussion about a 20 mph speed limit in parts of town where there is high pedestrian traffic.
- Street clutter (e.g. A Boards) is an issue
- Adapted Housing for people with disabilities – needs to be sited close to the town centre to avoid people being trapped in their homes (e.g. viaduct housing would be totally unsuitable).
- Provision of more respite care facilities in Ledbury should be investigated.
- Town Trail (as do all future paths and linkages) needs a better surface – pretty much off-limits to wheelchair users

- Toilets – does the Market House have a full 'changing places' WC?

Other Points:

- 24-7 health facilities in Ledbury are needed
- Disabled accessible buses (all of them)
- Provision for people with hearing issues
- Activities and meeting places for People with Disabilities
- Disabled access at JMHS
- Support Ledbury CVA

I. Targeted Consultation Summits

Traders & High Street Operators Summit

What We'd Change:

- Goal: increase town centre footfall – Making the Town a place people want to stop in
- Build on Colour – Ledbury in Bloom is brilliant – are there are other ways to colour the town in?
- Achieve a balance between high end and affordable shopping. More diverse shopping offer catering to all budgets and sections of the community: an Aldi would be good, plus clothes and everyday items
- Extensive discussion of the development of a Daily Market with very wide range of offerings – different days, different stalls. E.g. food, clothes, hardware, flea market, even a town centre car boot.
- Pedestrianise the High St parade area – retain some short stay parking but move it out into the big wide street (and narrow the traffic lanes), landscape the inner market area to accommodate markets and festivals/public events
- Characters and Personality – more events to enliven town – lots of mini-festivals e.g. Strawberry festival

- Public Art works – formal and informal e.g. buskers
- Need to find a way to enliven the peripheral shopping areas – Homend, New St, and South End.
- Need to do a residents survey – what do local people want from their traders? (need to look at Town Plan results first).

Other suggestions:

- A job centre
- Tourist office
- Ledbury merchandise
- Develop a Made in Ledbury brand

I. Targeted Consultation Summits

Business Summit:

I.6 Held on the 4th July 2014.

I.7 The discussion was centrally concerned with informing Ledbury's Neighbourhood Plan and the land use issues surrounding economy and business. However other hot topics came into focus around business destination marketing, human resource development and policy linkages with the rest of the county and beyond. These are clearly key strategic issues which need business sector/County and Town Council partnerships to grow and develop. The challenge is going to be how to connect up the dots in a practical way.

I.8 The suggestion was agreed that a small group of volunteers should get together quickly and sketch out a road map to the future for 'Ledbury PLC'. This will take place early August.

The big topics that emerged included:

Vision and Goals

- What sort of businesses and investment should Ledbury be seeking to attract?
- How can Ledbury compete effectively in the investment arena: what makes Ledbury distinctive and attractive for inward investment?

- Business Tourism: what potential for Ledbury to carve out a niche in conference and conventions market – and what facilities it would need?

Land and Infrastructure

- What land is available for economic growth and who is responsible for seeking to make it available at a competitive price?
- What infrastructure and access (transport and IT) is required to make available land viable from a business point of view?

Marketing

- How should we be promoting the town to potential investors and employers? Who is responsible for that?

Workforce and Skills

- Why would people want to come to Ledbury and work, particularly recent graduates, people early in their careers?
- Why would Ledbury's talented young people want to stay and pursue their careers here?
- How do we upskill our existing workforce to meet needs of existing and future employers?

I. Targeted Consultation Summits

Living

- How to create an environment that is attractive to younger people, particularly in terms of entertainment and social amenities?
- How do we create a more balanced (i.e. affordable) housing market?

Delivery

- How can we create a more joined-up approach between County policy makers and planners, Ledbury business community and Town Council and landowners to frame and deliver an economic vision?
- Where does Ledbury fit in the bigger Herefordshire/ sub-regional economic picture – how we can benefit from and contribute to other initiatives e.g. Hereford business development.

3. Land for Business: deliverable locations for future employers – investigate and unlock viable and deliverable sites
4. Enablers: potentially use community development company idea to get in between land owners and developers with the weight of the community behind the negotiations and the community's interests front and central.
5. Infrastructure assets: exploit motorway and railway to better effect; consider rebuild of school (and links to New University) in close relation to potential links and gearing to tech-park.

At a practical level, other headline topics were agreed as:

1. Existing Business: we need to look after the employers we already have – encourage and engage with them on current and future needs, keep them informed, reduce 'uncertainty'.
2. Skilled Workforce: create links between business community and schools/colleges – encourage apprenticeships and celebrate employers who make this commitment to training young staff

2. Consultation Survey Results

2.1 The consultations were attended by around 120 residents in total, which was a slightly disappointing turnout. The first event, held at Ledbury Primary School was poorly attended while the remaining two events at the Community Hall and St Katherine's Hall were fairly well attended.

2.2 The consultations were publicised in the local press, via posters in the town centre and on the Imagine Ledbury Website and Facebook Page.

2.3 Given the extensive consultation carried out by the Town Plan team in 2013 it is considered that residents of Ledbury are suffering somewhat from consultation fatigue which would explain the underwhelming turnout.

2.4 In an attempt to reach more residents of the Neighbourhood Plan Area the Working Party had 1,000 questionnaires printed which contained the same questions asked at the consultation events in addition to two further questions on issues which NPWP members felt were not adequately addressed at the events.

2.5 The questionnaires were distributed at the Ledbury Poetry Day and left in shops around the town and at the Town Council Offices. 137 questionnaires were returned meaning a completion rate of 14%.

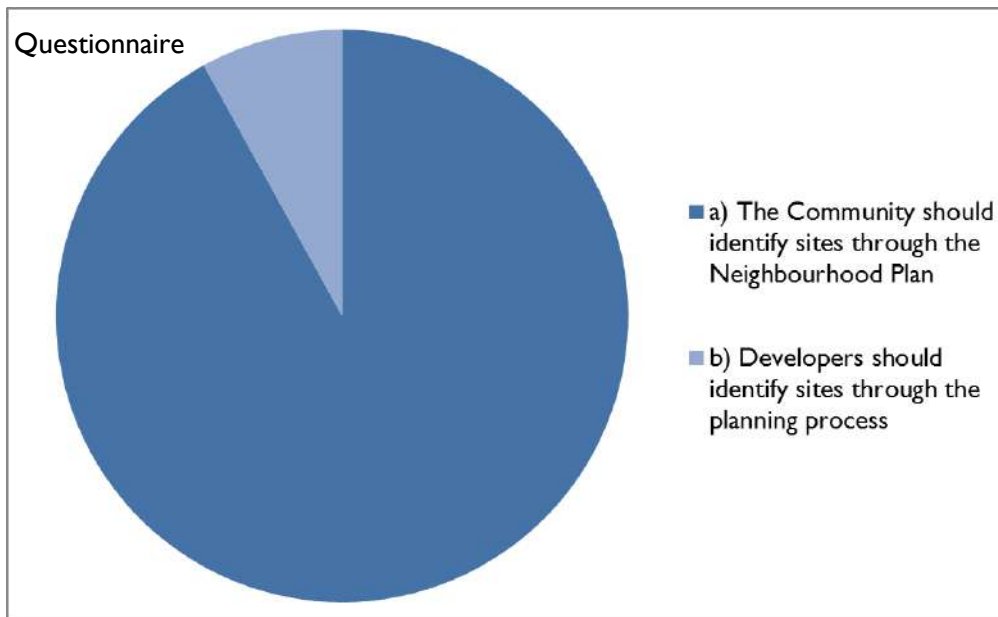


2.6 This section summaries the results of the Questionnaires and the Consultation Events. The blue graphs on the left show the results of the Questionnaires while the red graphs on the right demonstrate the results of the questions asked at the Consultation Events.

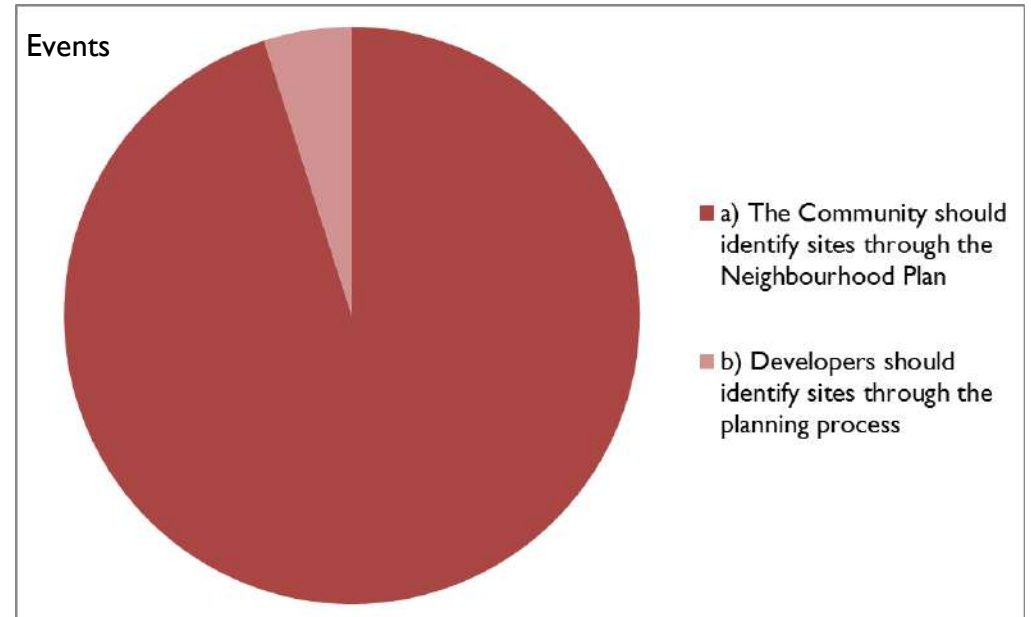
2. Consultation Survey Results

According to the Core Strategy Ledbury must accommodate an additional 800 homes over the plan period (between 2011 and 2031). Therefore, in addition to the Viaduct site allocation and the homes already approved since 2011, 100 further homes will be built in Ledbury.

The Neighbourhood Plan could identify specific preferred sites for this housing. Do you think this is appropriate or should we allow developers to suggest sites through the planning process?



92% of responses to this questions stated that the Community should identify sites through the Neighbourhood Plan process.

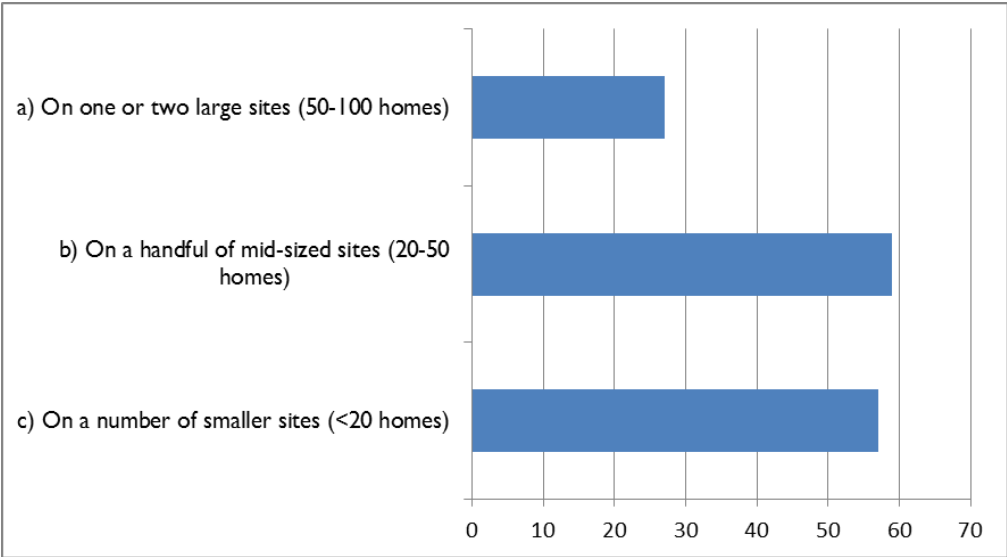


Over 95% of responses to this questions stated that the Community should identify sites through the Neighbourhood Plan process.

2. Consultation Survey Results

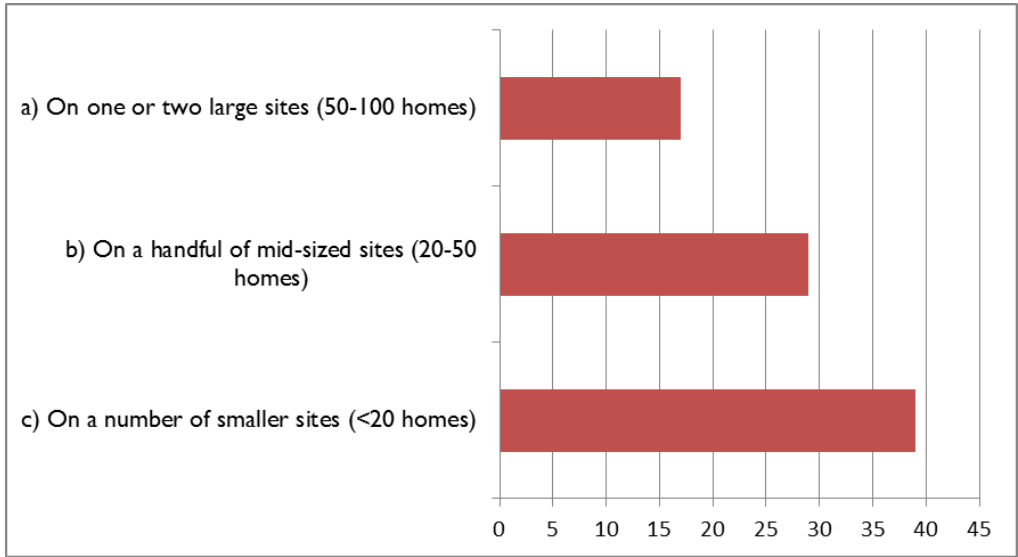
Would you like to see new homes in Ledbury be built...?

Questionnaire



Mid-sized sites were the most popular option. More than twice as many respondents to the questionnaires preferred mid-sized and small sites than large sites.

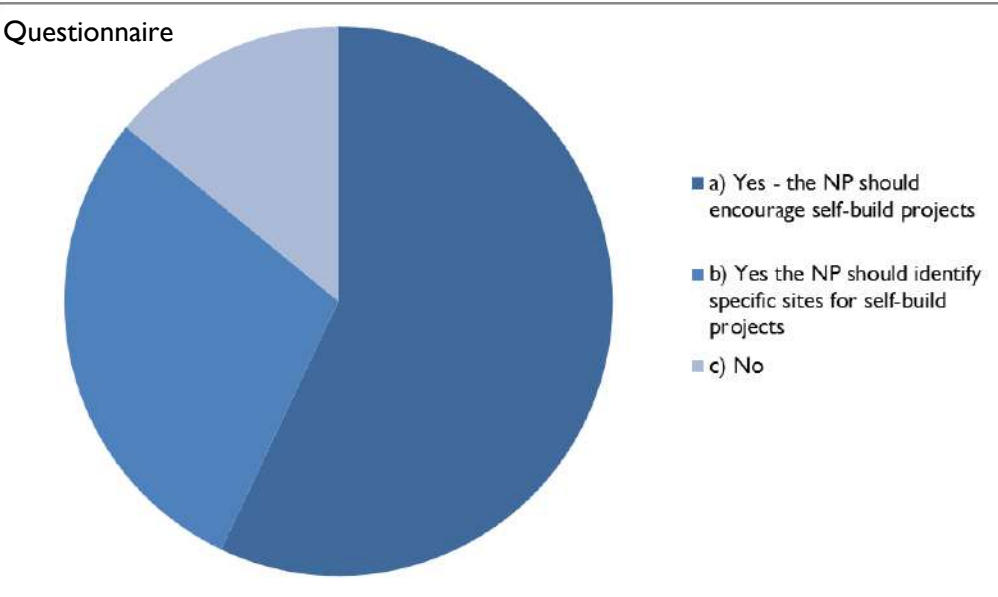
Events



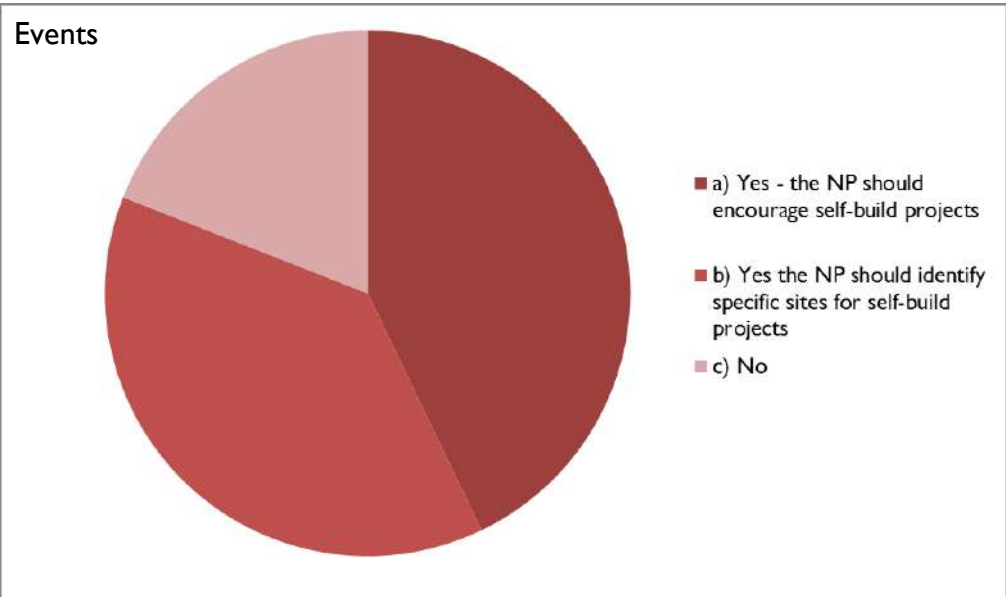
Most responses indicated they preferred a number of smaller sites. Large sites were the least popular choice.

2. Consultation Survey Results

Would you like to see the provision of plots of land for self-build and custom-build homes in the Ledbury area?



Most respondents felt that the NP should ‘encourage’ self-build projects. Only 14% felt the NP should neither identify sites for, nor encourage, self-build.

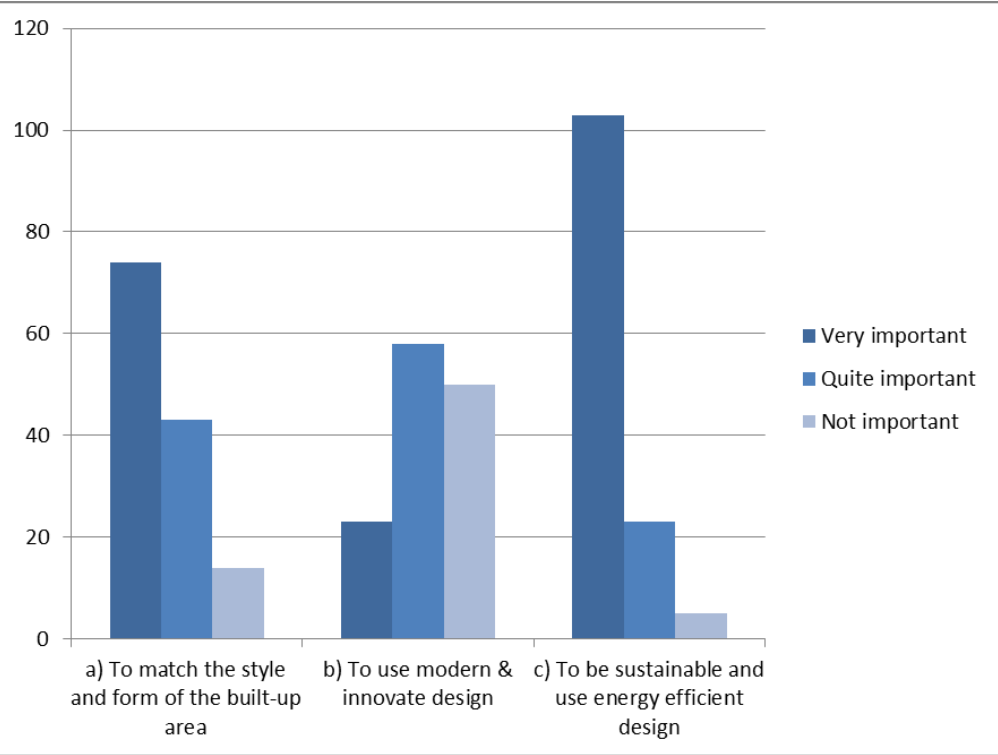


43% of respondents at the consultation events felt that the NP should encourage self-build whilst 38% felt that specific sites should be identified.

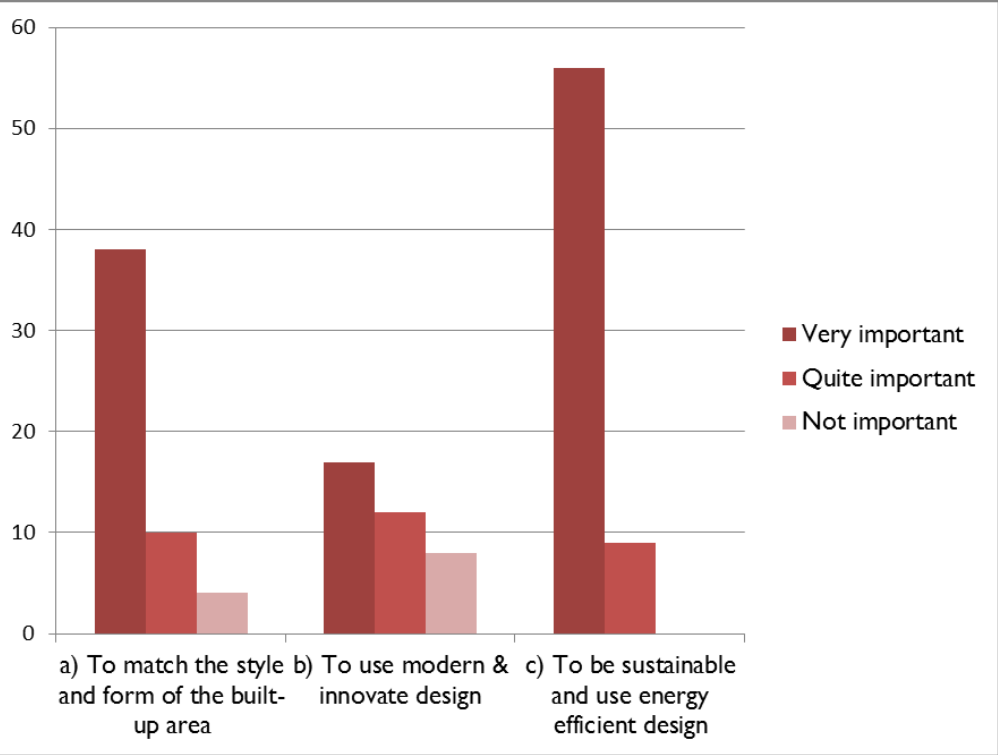
2. Consultation Survey Results

Which of these do you consider to be important considerations for new housing development?

Questionnaire



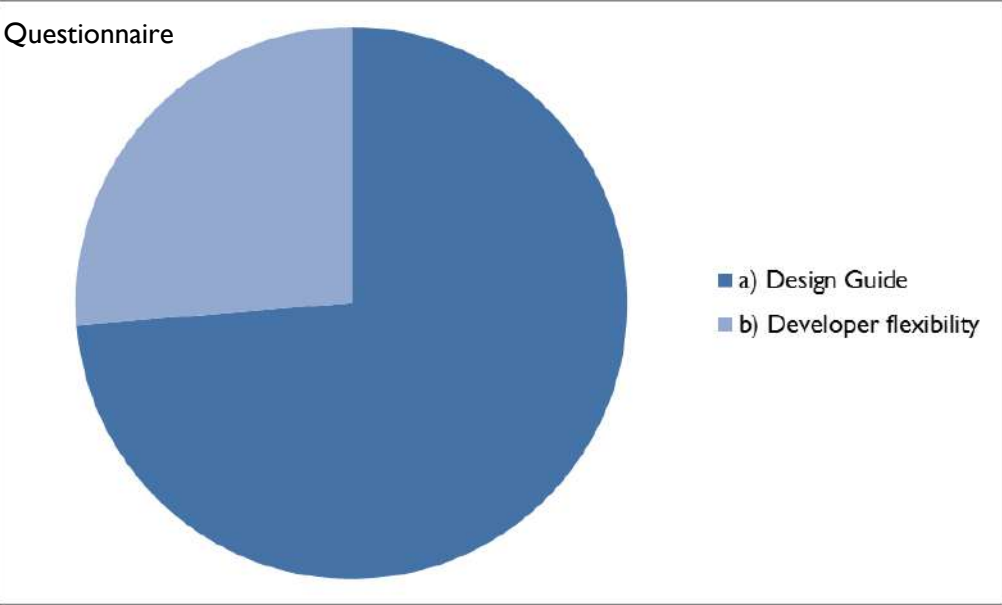
Events



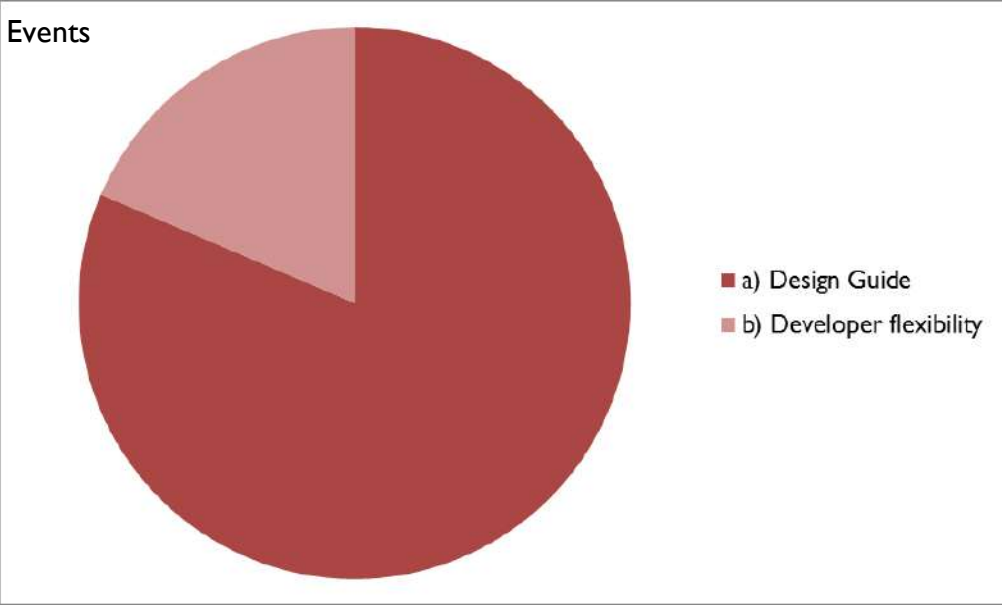
Sustainability and energy efficiency were seen as the most important characteristics of new housing design. The use of modern and innovative design was considered important by only around 20% of responders to both consultations.

2. Consultation Survey Results

Ledbury Town Council could produce a design guide as part of the Neighbourhood Plan. This could provide detailed guidance on what new development should look like in the town. Alternatively developers could be left free to propose their own suggestions for development style. Which do you see as more desirable?



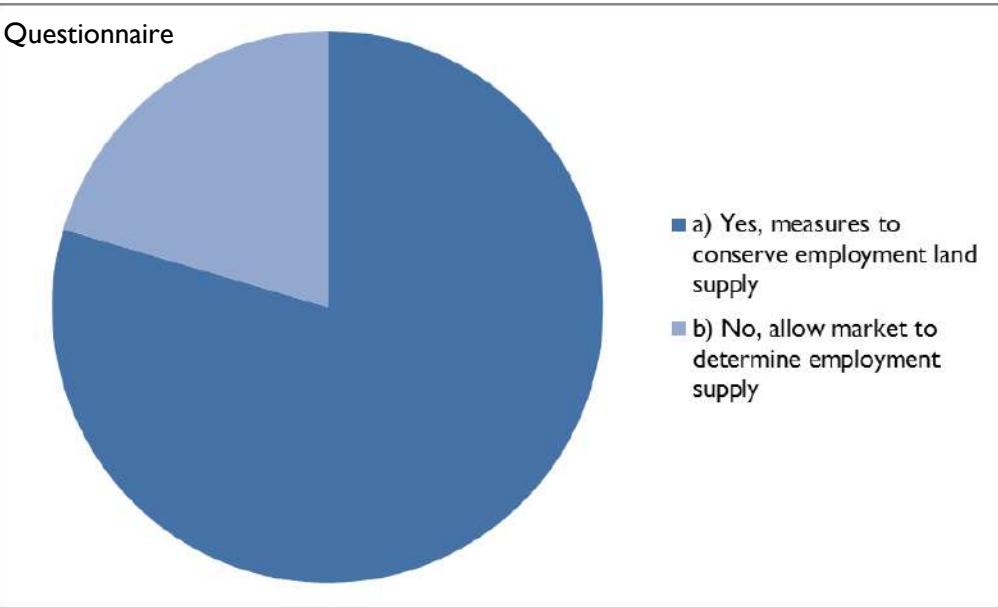
Nearly three-quarters of responders felt that the Neighbourhood Plan should include a Design Guide to provide guidance on what new development should look like.



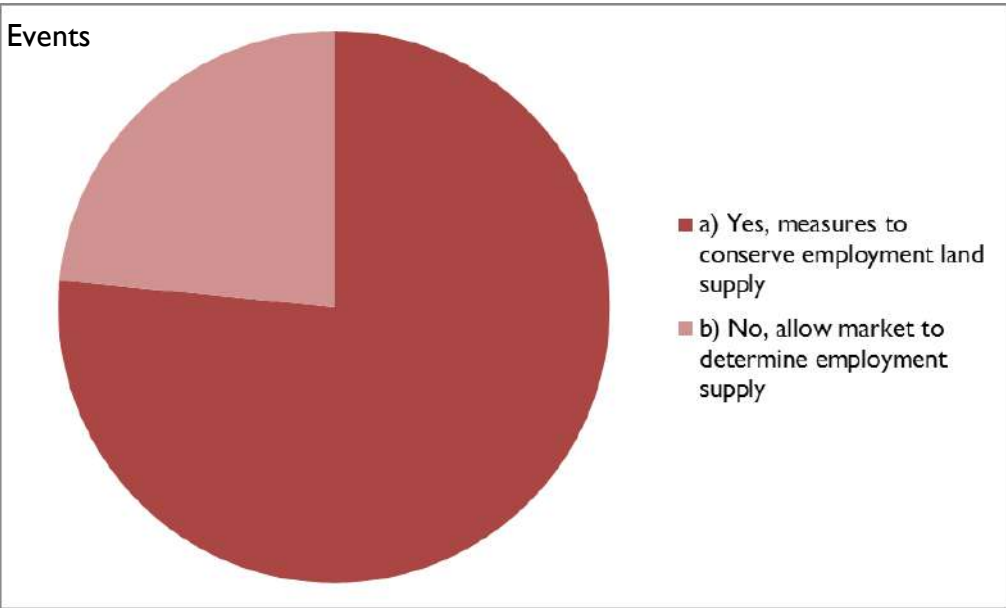
Over 80% of responders felt that the Neighbourhood Plan should include a Design Guide to provide guidance on what new development should look like.

2. Consultation Survey Results

Do you think the town would benefit from measures to conserve the total amount of employment floorspace in and around the town or should the market determine the supply?



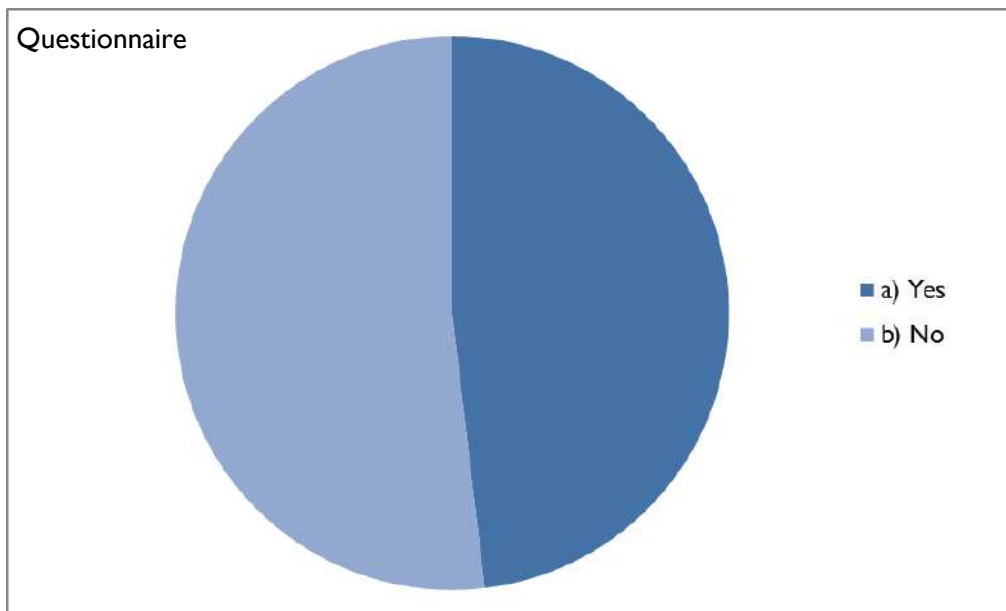
Nearly 4 in 5 responders to the questionnaire felt that the town would benefit from measures to conserve the total amount of floor space in the town rather than letting the market determine the supply.



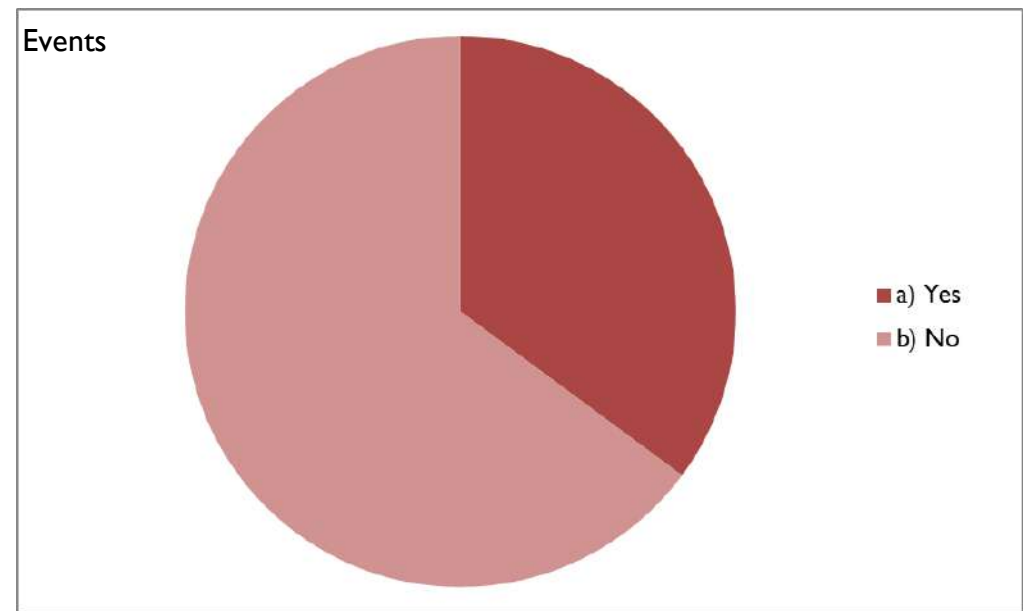
Over three quarters of those that answered the question at the consultation event felt that the town would benefit from measures to conserve the total amount of floor space in the town rather than letting the market determine the supply.

2. Consultation Survey Results

Should we encourage specific types of employment in the town?



Just under half of responders to the questionnaire felt that the town should encourage specific types of employment.

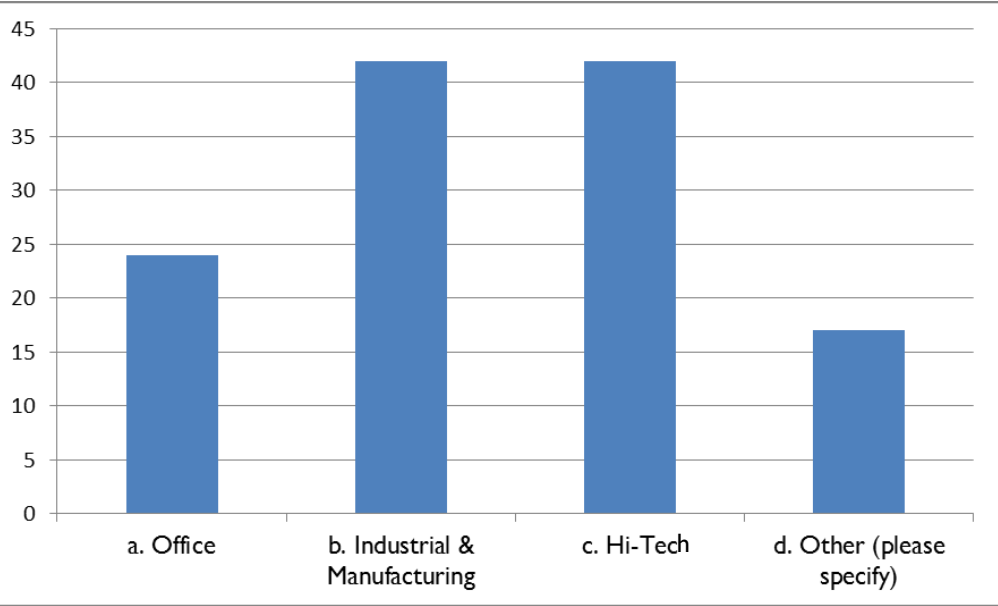


Little more than a third of those that attended the consultation events felt that the NP should encourage specific employment types in the town.

2. Consultation Survey Results

If we should encourage specific types of employment in the town, what employment types would you like to see

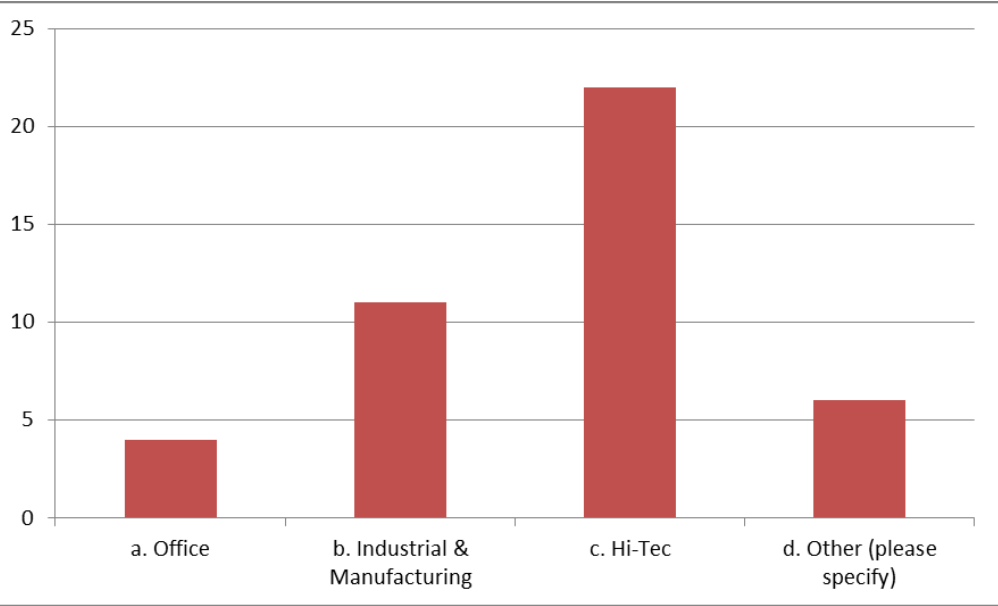
Questionnaire



Other:

- | | |
|--------------------------|----------------------------------|
| Research & Development—4 | Green/Environmental Industries—1 |
| Agriculture—9 | Hotel/Tourist Accommodation—5 |
| Food & Drink—11 | Learning—2 |
| Market Gardens—4 | IT—1 |
| Creative Industries—3 | Sports or Leisure—5 |

Events

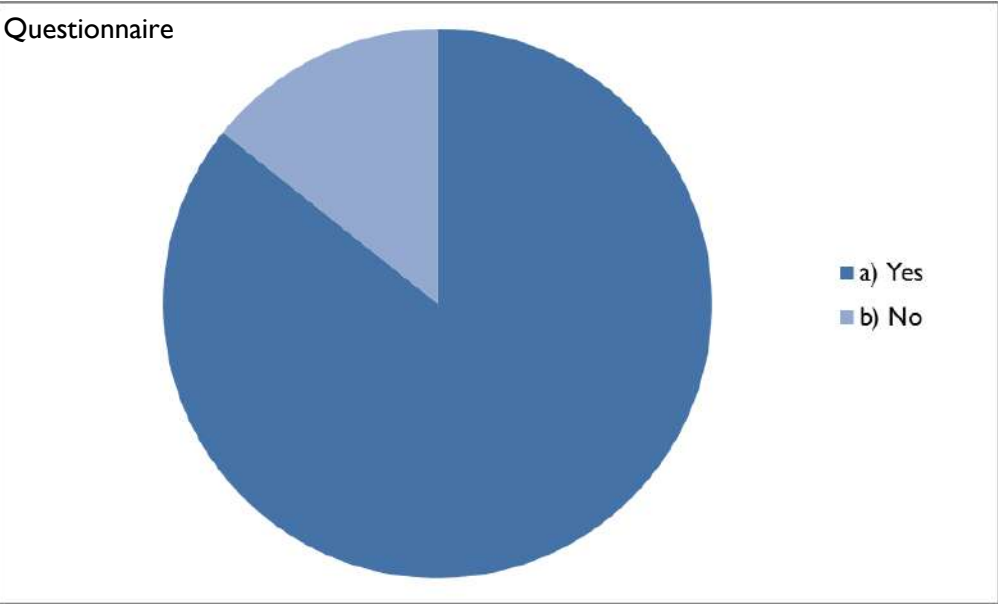


Other:

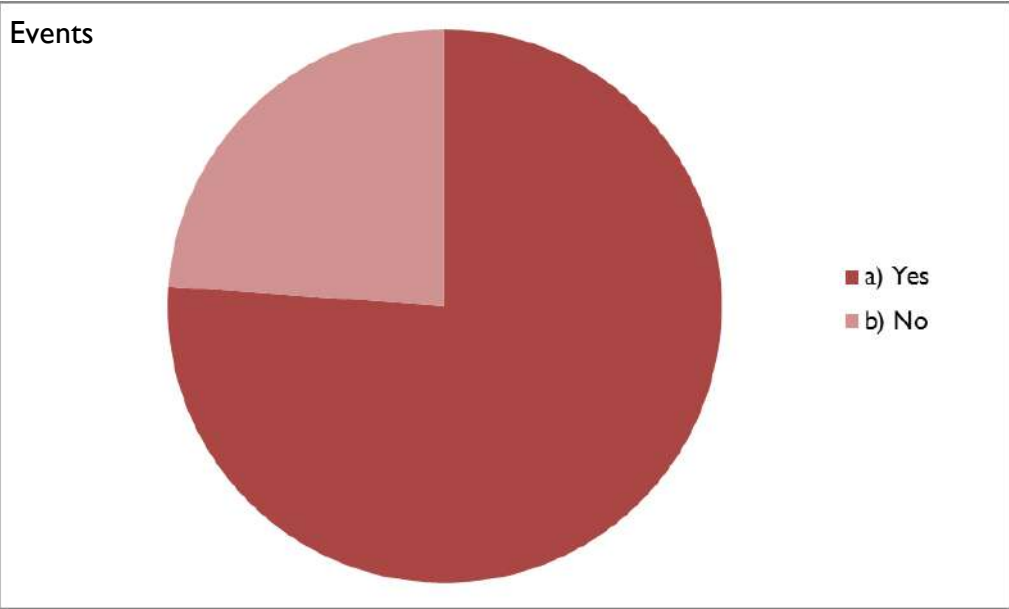
- | | |
|----------------------------------|----------------------------------|
| Small start-up/self employment—3 | Green/Environmental Industries—2 |
| Recycling—2 | Hotel/Tourist Accommodation—2 |
| Creative Industries—1 | Supermarket—1 |
| Sports or Leisure—1 | Small retail units—1 |

2. Consultation Survey Results

Would the town benefit from measures to protect the current mix of uses in of the town centre?



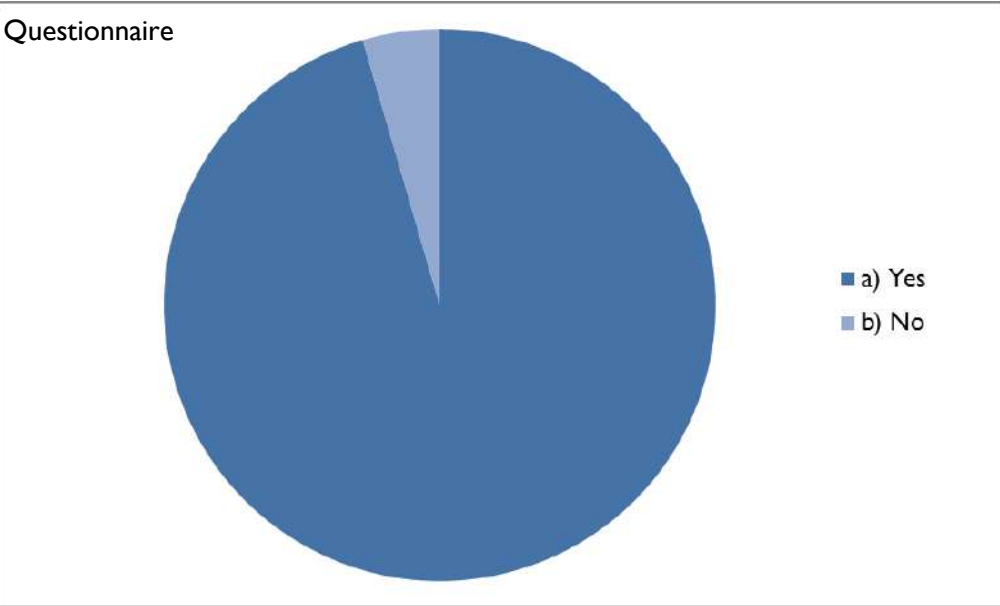
Over 85% of respondents felt that Ledbury would benefit were measures to be introduced to protect the current mix of uses in the town centre.



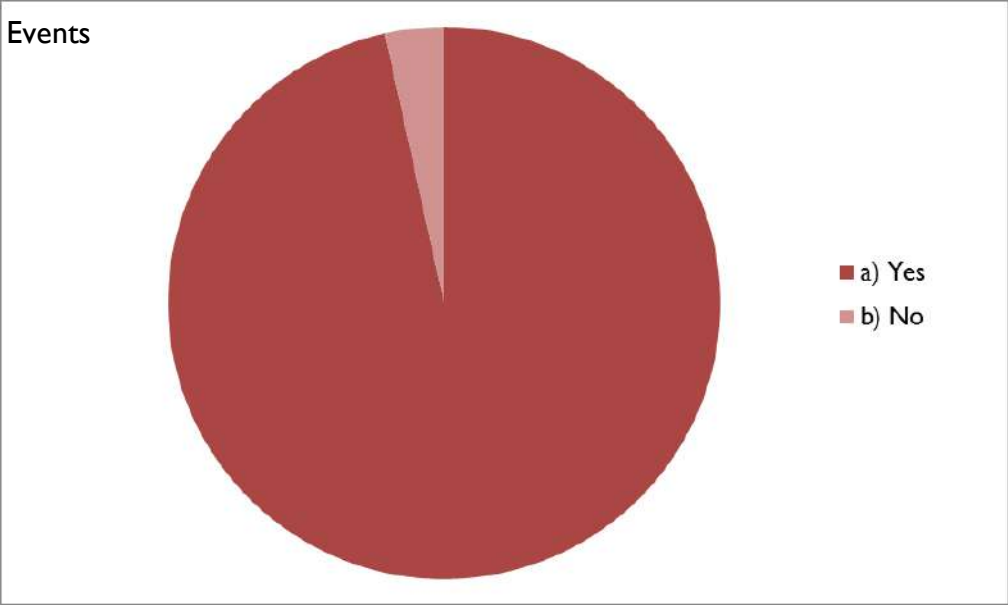
Of those that answered the question at the consultation events over 75% felt the town would benefit from such measures.

2. Consultation Survey Results

Do you think the town would benefit from measures to protect the total provision of open space, community centres and sports facilities in the town?



Over 85% of those that responded to the questionnaire stated that they felt the town would benefit from measures to protect the total provision of open space, community centres and sports facilities in the town.

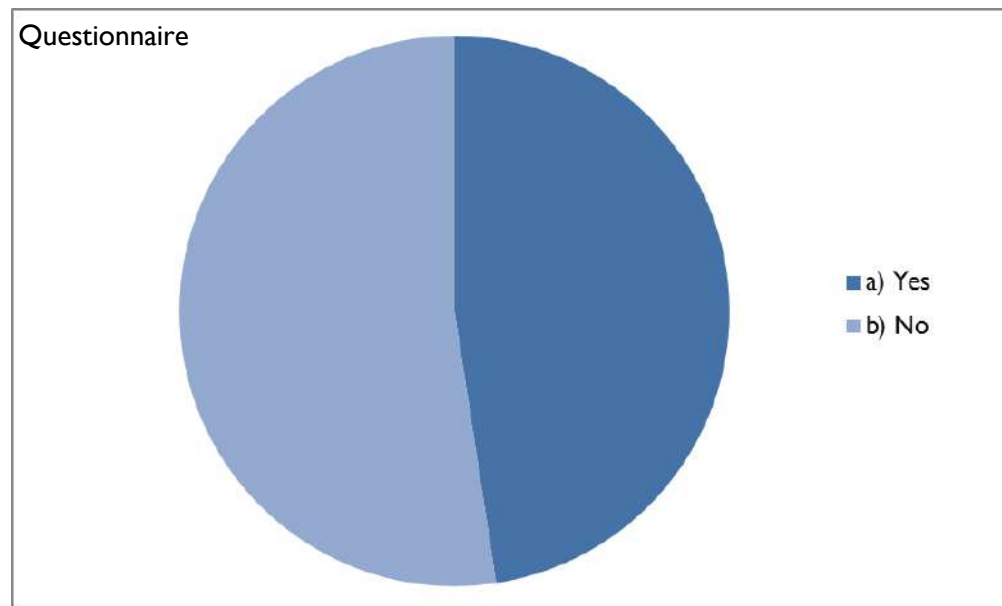


Almost all those that responded at the consultation events felt that the town would benefit from such measures.

2. Consultation Survey Results

Do you think the town would benefit from additional hotel accommodation?*

*This question was added to the questionnaire at the behest of the NPWP after the Consultation events had been undertaken

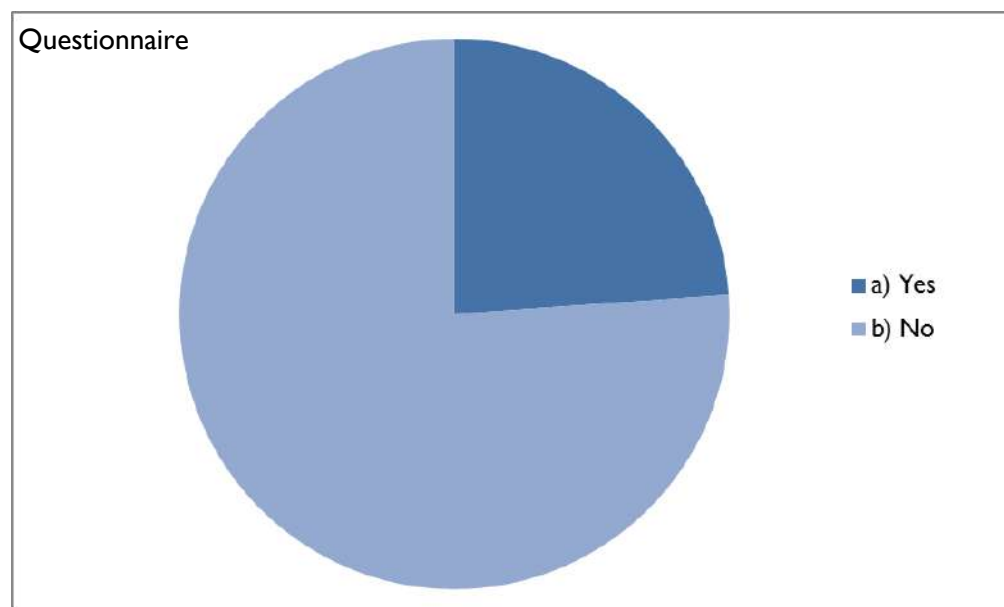


Fewer than half of respondents to the questionnaire felt that the town would benefit from additional hotel accommodation.

2. Consultation Survey Results

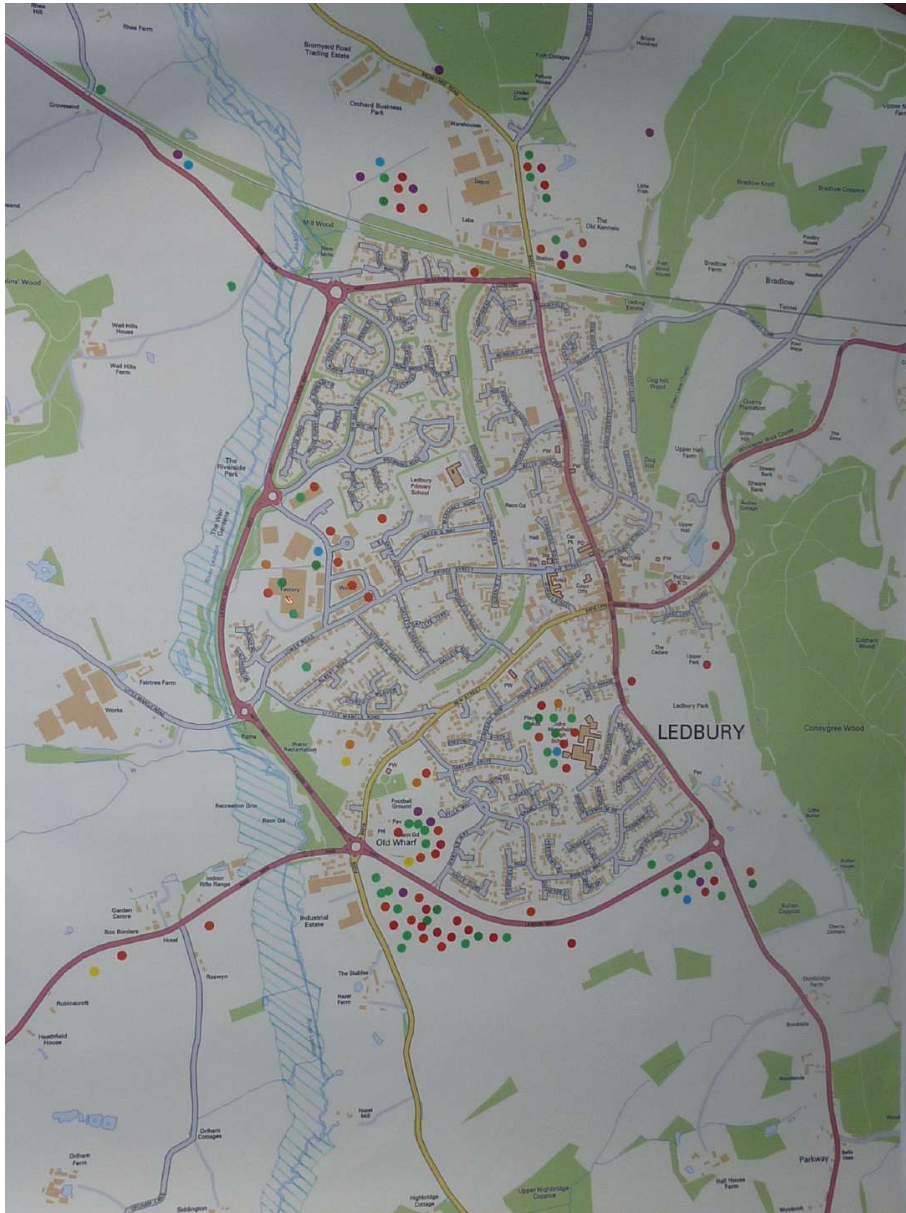
Does the town have enough facilities for young adults?*

*This question was added to the questionnaire at the behest of the NPWP after the Consultation events had been undertaken



Less than a quarter of respondents felt that the town has adequate facilities for young adults.

2. Consultation Survey Results



Where would you prefer to see new housing land located?

It was explained to residents that they could choose greenfield sites or sites with existing uses such as employment sites which would then be relocated.

It is considered that the preferred locations for new housing can be broadly described as (from north to south):

- Land north of the Viaduct (10)
- Land north of the Station (12)
- Lower Road Industrial Estate (14)
- John Masefield High School (15)
- Ledbury Cricket Club (14)
- South of Leadon Way East (10)
- South of Leadon Way West (25)

2. Consultation Survey Results



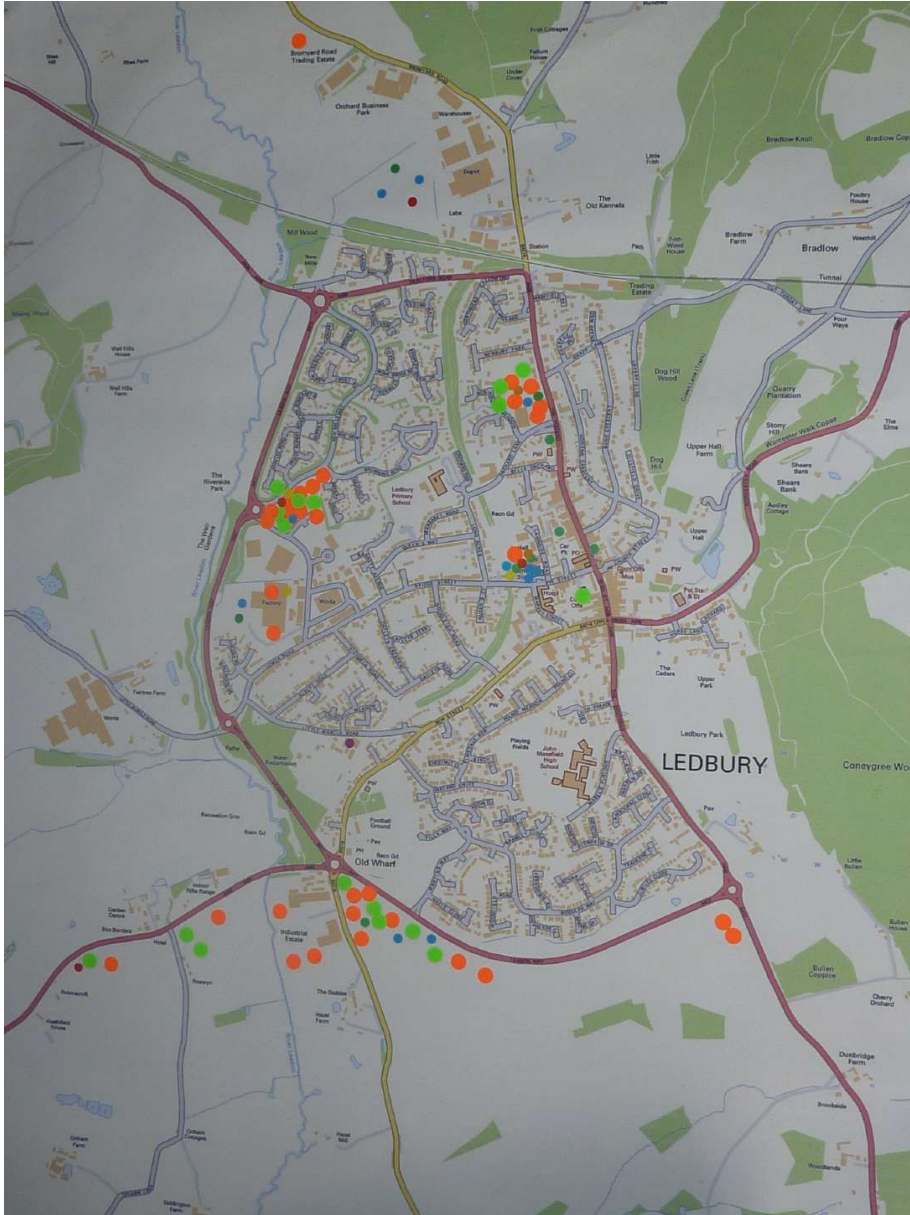
Where would you prefer to see new employment land located?

Residents broadly appear to feel that new Employment land should be located in one of 4 main locations:

- Land north of the Viaduct (22)
- Adjacent to the current UBL site (19)
- Adjacent to the Old Wharf Industrial Estate, either side of Dymock Road (12)
- South of Leadon Way/West of Gloucester Road (12)

North of the Viaduct and the UBL site were therefore the most popular choices.

2. Consultation Survey Results



Where would you prefer to see new retail provision located, if at all?

Preferences for new retail development were clustered around three locations:

- The existing Tesco store
- The Galebreakers site between Leadon Way & New Mills way
- Land between Dymock Road and Leadon Way

There was also some preference expressed for mainly small retail provision at Lawnside.

Residents were given the opportunity to place a sticker in the bottom right corner of the map if they did not want to see any new retail provision in the town. Nine Residents indicated as such. (It should be noted that a couple of consultees complained that they did not feel it was clear that they were able to indicate that they did not want any further retail development as they felt the font stating this option was too small.)

3. Consultation Comments

3.1 As well as the Consultation Questionnaire, those that attended the Consultation Events were given the opportunity to place further comments in a Comments Box.

3.2 A selection of the comments received are included overleaf. Names and addresses have been withheld while some comments have been shortened or paraphrased to give the gist in an accessible format.

3. Consultation Comments

Housing	'Important to conserve sense of community so avoid large urban extension'
	'New housing should fit the style of the area but it should have innovative design aspects to enhance the performance and living quality'
	'Affordable housing/starter homes for young buyers'
	'Retirement villages – self-contained with facilities would be desirable'
	'Any new housing should incorporate car parking on site and garden both front and back for the residents'
	'Area from Worcester Rd to Old Grammar School Lake has become more and more overgrown – it would be ideal for housing'
	'Please can we promote: self-build; 3 generation family homes; making great use of land- it is limited'

Retail	'Protect a good mix of uses but necessarily the current mix'
	'Forget more supermarkets, small independent shops and businesses are what tourists are interested in. Arts and crafts and rural industries are a big draw and what Herefordshire does really well'
	'No need for a large out of town supermarket in Ledbury. It is a pleasure to shop locally in the High Street'
	'Question of location of retail development has been given a very strong bias towards an assumption that extra retail is needed. Better use of current retail site (e.g. Tesco) would address retail need'

Employment & Economy	'Ledbury badly needs a strategy for providing more employment land. No significant demand from employers will be evident until more serviced land is made available'
	'More hotel accommodation'
	'Tourism is vital'
	'Encourage tele-commuting and businesses that support it'
	'Provision of employment opportunities should balance housing in order to reduce the need for commuting out of area for work'
	'Any increase in housing should be matched by appropriate commercial/transport/health and other facilities to prevent the town becoming a dormitory'
	Suggest industrial sites should be encouraged to move to the other side of the ring road (Little Marcle Road) so that Lower Road site could be used for housing'
	'Development of the town good but should be phased in with employment opportunities, not as a result of a direction from local/central government'

Heritage & Built Environment	'Celebrate the town's history but move forward with complementary redevelopments and designs'
	'We need to retain and sustain the charm & character of Ledbury. New builds should be sympathetic and placed where there is adequate parking and surrounding space'

3. Consultation Comments

Community & Leisure	'Sports facilities should be easily accessible to encourage their use and access should be safe enough to enable children to visit independently of their parents'
	'Better sport facilities needed'
	'Ledbury should have a water park on the lines of Cotswold Country Park'
	'A youth centre would be excellent and the swimming pool badly needs refurbishment'
	'Required: Youth centre; public toilets on the Recreation Ground; Areas of cut grass for children to play on; better play areas for small children'

Travel & Infrastructure	'Who is planned housing aimed at? If young families we need the employment locally and the 2 schools are now at bursting point. Local doctor's surgeries are also full. We need to be able to support additional housing'
	'Any development ... should aim to reduce car dependency for locals'
	'All new build should have secure, enclosed cycle storage, should aim to reduce journey distances and encourage cycling and walking'
	'Bypass needs to be expanded out to allow room to develop Ledbury. Housing, bigger school and facilities to move with the times of a growing world'
	'Before any new housing or industrial development is considered the existing road structure must be improved'
	'Bike storage in new residential developments could double up as mobility scooter storage for less mobile occupants'

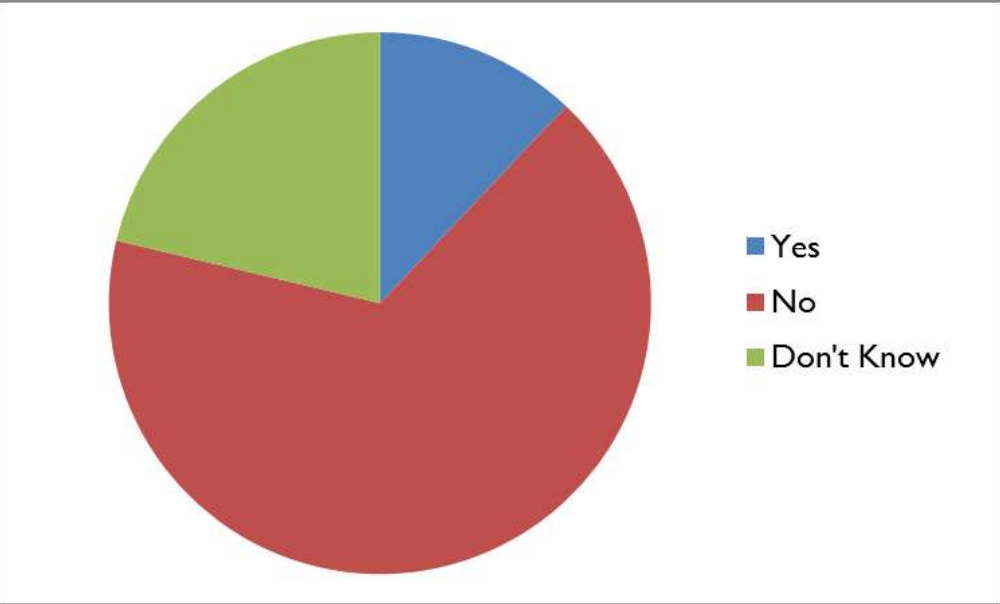
4. Town Plan Consultation Responses

4.1 The Town Plan Survey, carried out in October to November 2013 was a thorough questionnaire asking residents for their thoughts on all aspects of life in Ledbury.

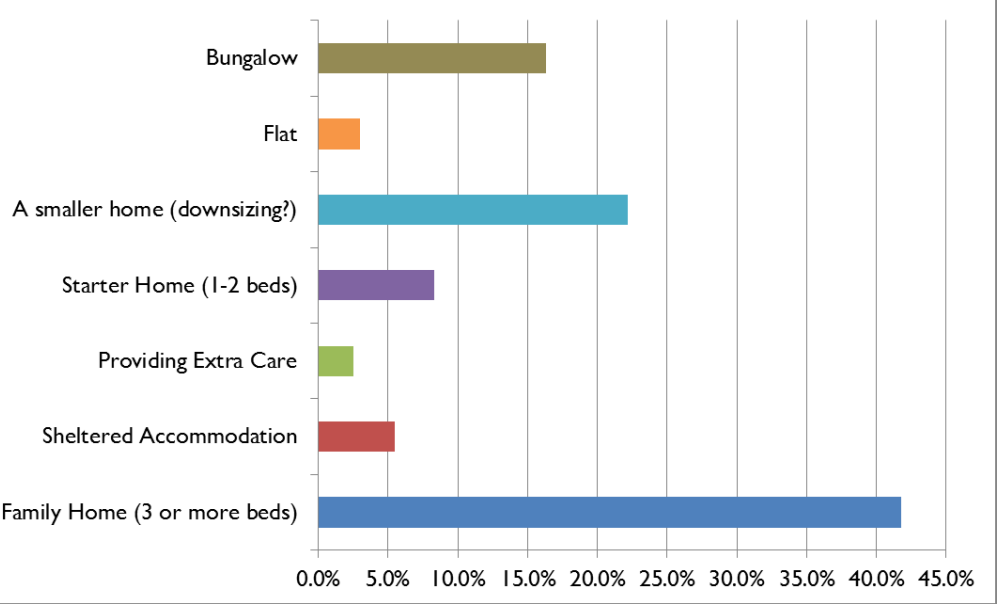
4.2 It is considered that a number of the questions asked are relevant to land-use Neighbourhood Planning. The responses to these questions are analysed in this section.

4. Town Plan Consultation Responses

Q4. Will you be looking to move to a different property in Ledbury in the next 5 years?



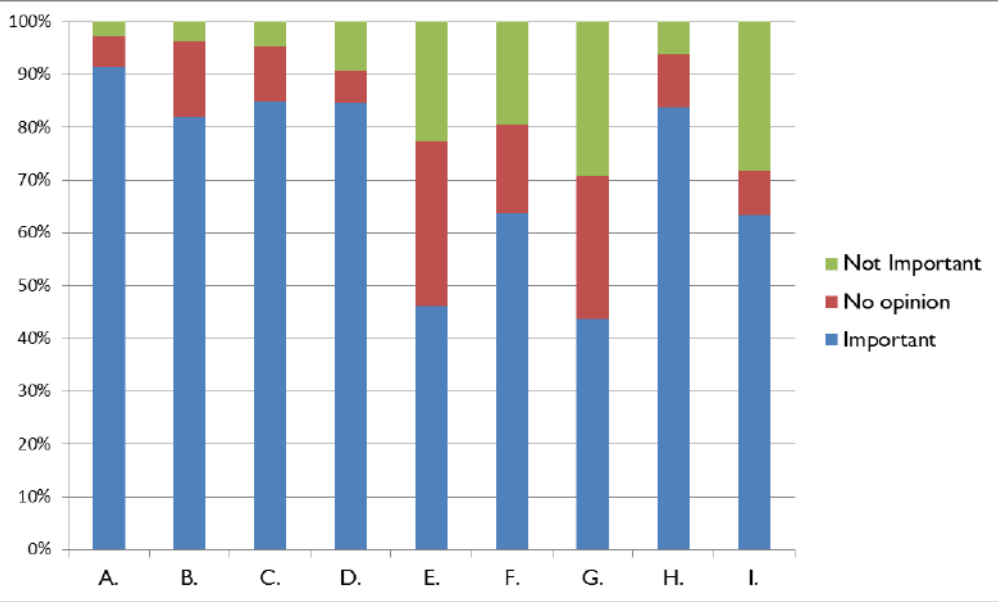
Q5. If you answered YES to Question 4—What sort of home will you be looking for?



Of those looking to move home, the largest number will be looking for a Family Home— it would seem a fair assessment that this is predominantly couples looking to move into a larger home to suit their growing families. Significant numbers will also be looking to either downsize or move into a bungalow. It is likely that a vast majority of these people are older people.

4. Town Plan Consultation Responses

Q7. What facilities do you believe are important to be in put in place alongside the development of new housing in Ledbury?



Key

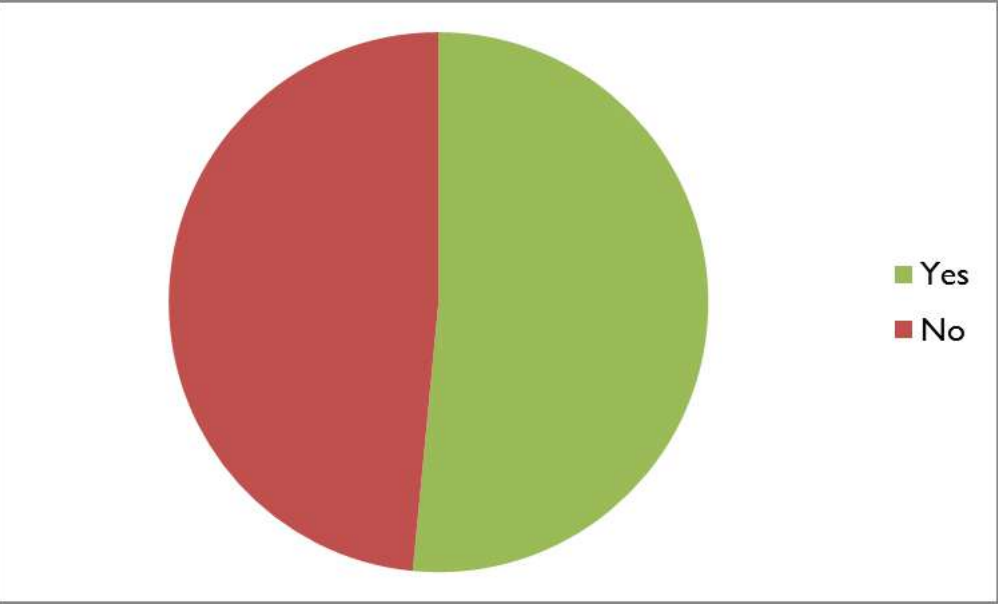
- A. New employment opportunities locally
- B. Additional school places
- C. Affordable housing for local families
- D. Improvements to local roads
- E. Provision of sheltered housing
- F. Provision of more recreational space
- G. Provision of houses for “downsizing”
- H. More Healthcare Service Provision (GPs etc.)
- I. Increased shopping facilities

New employment opportunities were seen to be the most important facilities to be put in place alongside new housing development.

Affordable housing, improvement of local roads and healthcare provision were also seen as very important to new development.

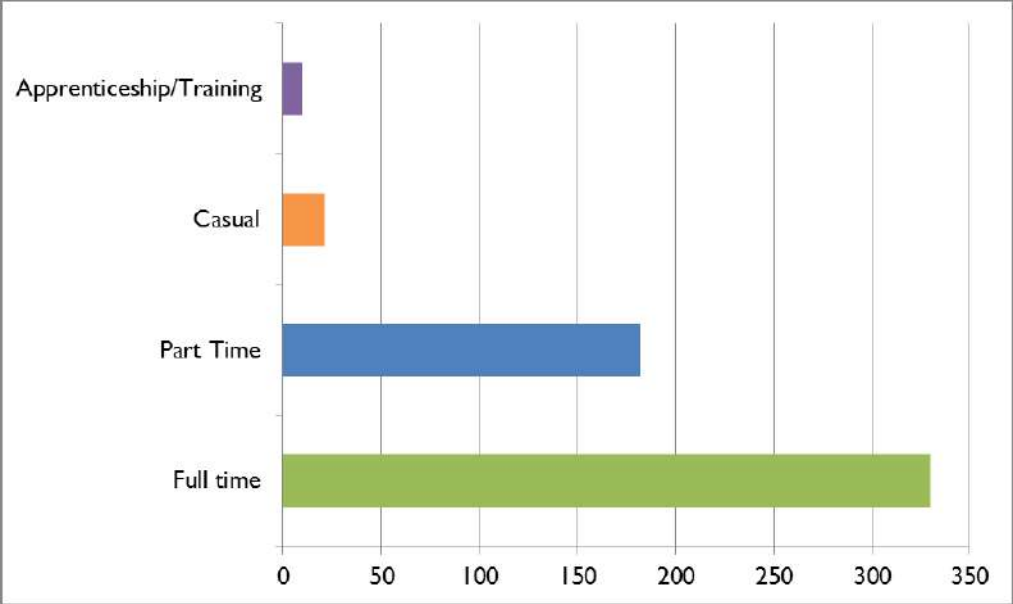
4. Town Plan Consultation Responses

Q8. If you are in work, is your work based or located in the Ledbury Area (i.e. within about 5 miles of Ledbury)?



Just over half of those that worked said they worked in Ledbury

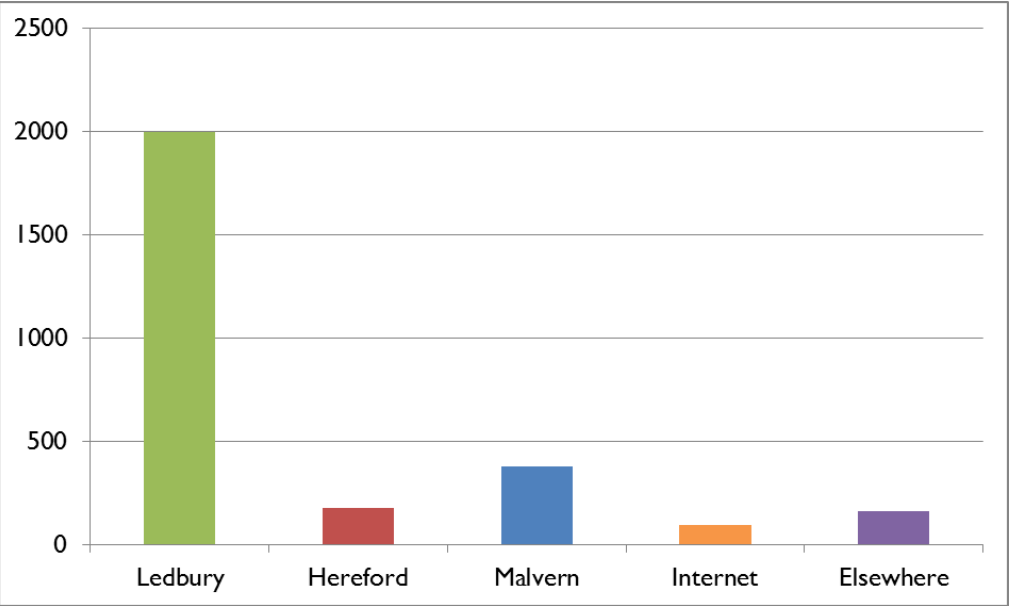
Q10. What kind of employment are or would you be looking for in the Ledbury Area?



The majority of people looking for work are looking for full-time work but a sizeable minority would be looking for part-time work too.

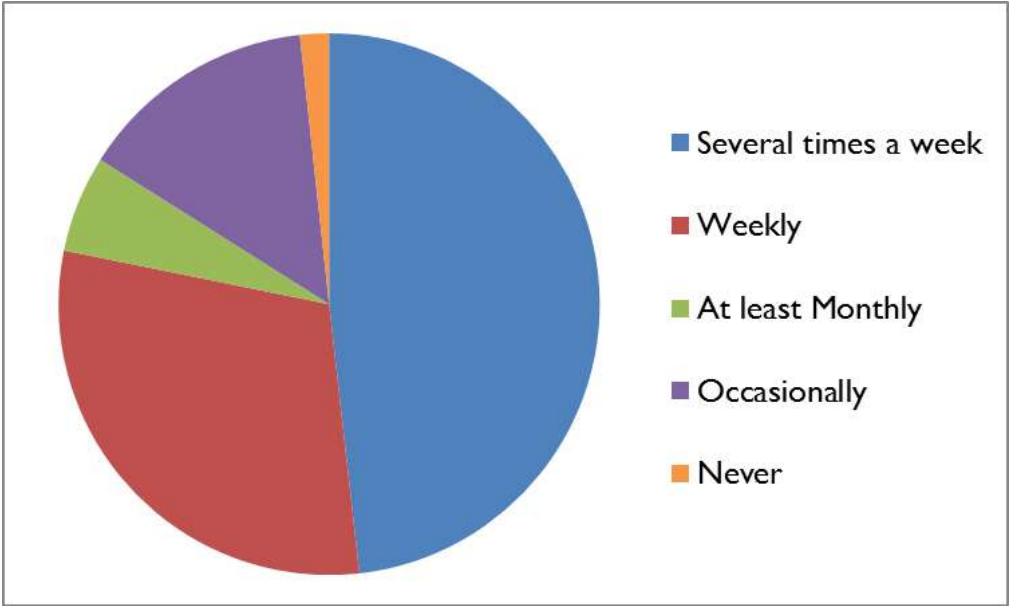
4. Town Plan Consultation Responses

Q13. Where do you do your main food and grocery shopping?



The vast majority of people responded that they do their main grocery shopping in Ledbury.

Q14. How often do you shop in Ledbury Town Centre?

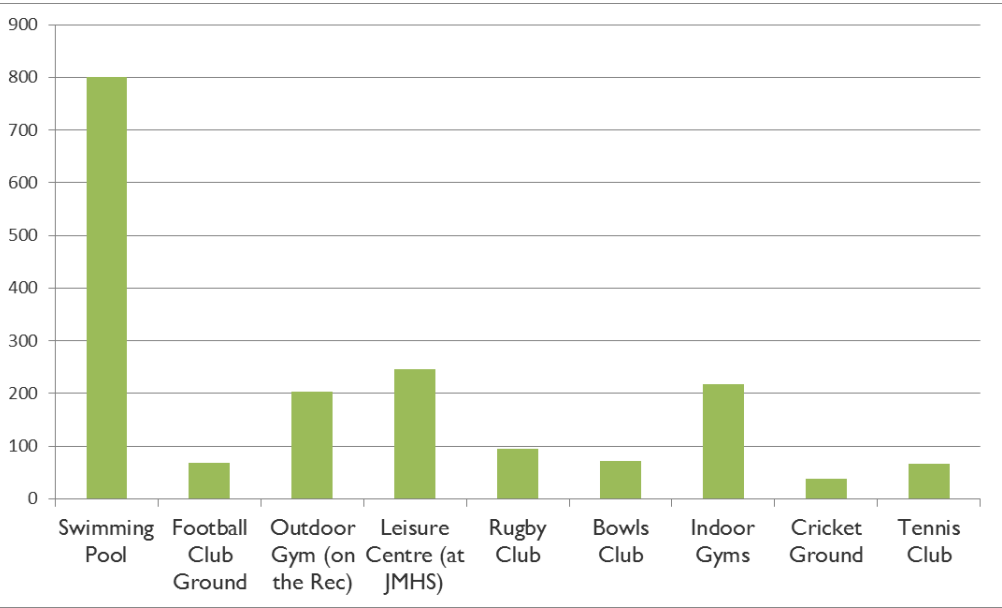


Almost half of respondent stated that they shop in Ledbury several times a week.

Only 20% of respondents stated that they shop occasionally or never.

4. Town Plan Consultation Responses

Q28. Do you use any of these facilities in Ledbury for sport or exercise? (Tick any that you use)

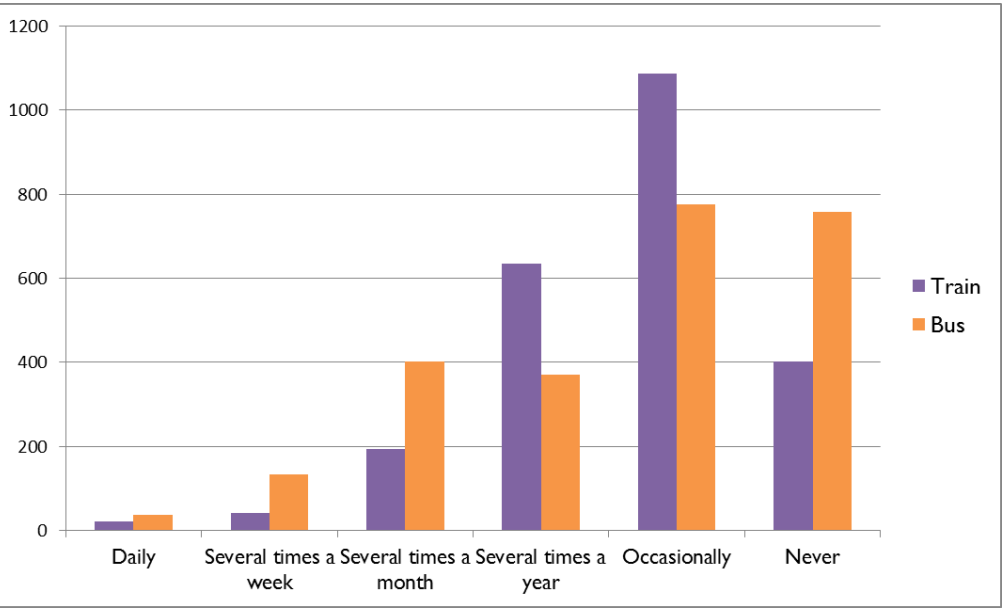


70% of those that answered the question stated that they use the swimming pool.

The Leisure Centre (22%) and indoor (19%) and outdoor Gyms (18%) were the next most utilised facilities.

Of those that answered Question 29 regarding which facilities required improvement, the vast majority stated the swimming pool.

Q66. Which of the following best describes your frequency of use of Public Transport, using either a train from Ledbury Station or a bus in/from Ledbury?

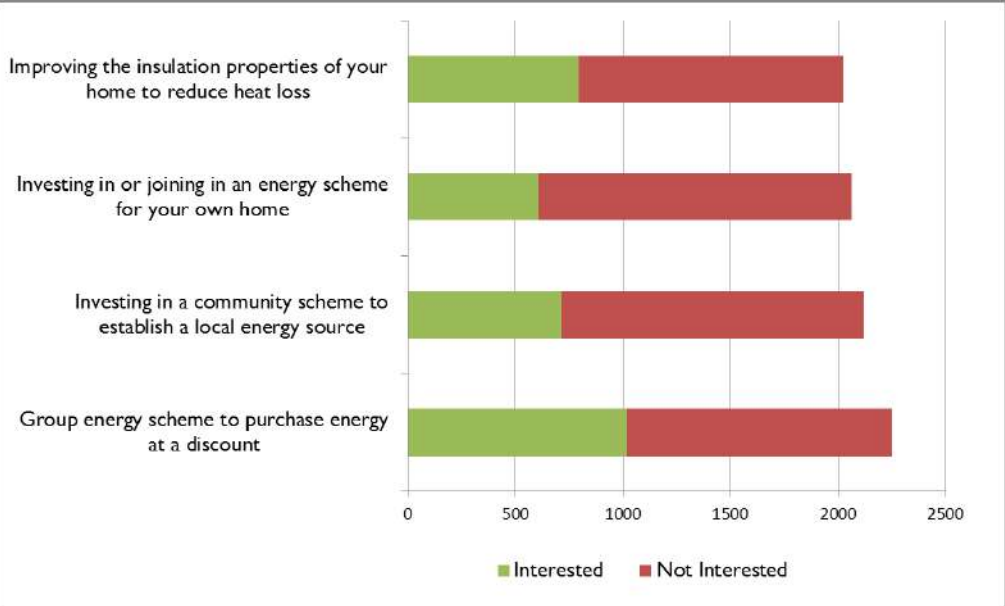


Very few people use a bus regularly (several times a week or daily). Even fewer use the train with such regularity.

The majority of respondents use the train or bus never or occasionally.

4. Town Plan Consultation Responses

Q71. Would you be interested in joining any of the following initiatives to help reduce energy costs or increase the use of renewable energy sources?



Q72. Which of the following environmental schemes would you like to see more of in Ledbury?

	Yes
Active management of local woodland	87%
More Allotments	56%
Development of community gardens	69%
Garden sharing scheme	35%
Wildlife corridors and active management of green space	87%
Managing public spaces to encourage wild flowers & wildlife	90%
Extension of riverside walk and town trail	91%
Development of new rights of way/footpaths around town	84%
Green waste collection	89%

4. Town Plan Consultation Responses

The following are comments made to the Town Plan consultation process with regards to 'Housing and Planning':

- 'Really concerned how residents of potential development (Viaduct site) can safely walk into town'
- 'All new build residential units to have decent sized dedicated storage for cycles or mobility scooters - with level access'
- 'All new houses to be built to very high environmental spec. - ie solar panels'
- 'Area west of the by pass - extend the green park area, with housing beyond' (the flood plain)'
- 'Industry not housing on edge of town.'
- 'Don't grow too fast more houses probably unavoidable but do it gradually and constantly rather than in bursts.'
- 'Don't overdo the in-tfilling some green space makes he place feel space.'
- 'The future of the town depends on its prosperity, sustainability and young families. My needs in 15/20 years time will be those of an old person! The above is more important.'
- 'Essential all new housing built is 'fit for the future'
- 'Areas planed by building companies should be maintained & planted sympathetically in first place. This is noticeable around New Mills Estate.'
- 'Before large increase in housing stock the infrastructure & support (schools, doctors, roads etc.) need to be in place. No running to catch up later - must not be an option.'

4. Town Plan Consultation Responses

Town Plan comments continued...

- 'Need balance - if we get more homes built then we need more job opportunities in town.'
- 'If all these houses are built we must have infrastructure to support i.e. schools, doctors surgeries, leisure facilities for the youth of Ledbury'
- 'Not hundreds of new houses, to change the nature of the town - sustainability'
- 'Need more social housing - affordable housing locals can afford.'
- 'Too many houses planned for Ledbury - half the amount would be too many.'
- 'Keep & protect open spaces'
- 'Town trail should be designated an official public footpath'
- 'Please ensure that the restored H&G canal is included in the planning. The impact on leisure, both local and bringing in tourism will be huge. This requires more than simply width for canal to be re-routed, but space for associated facilities incl marina - employment'
- 'Affordable housing for LEDBURY people & families. Better shops & better job opportunities. New supermarket, new primary school. Residents having more say about the town. Concentrate on young families, not elderly with lots of money!'

5. Conclusions

Housing

- Over 90% of people want to see the NP identify sites for housing
- Most people feel that new housing in Ledbury should be provided on small sites (<20 homes) or mid-sized sites (20-50 homes). Few people want to see all future housing on 1 or 2 large sites.
- Around 80% of people would like to see the NP either encourage self-build or identify specific sites for self-build.
- Sustainability and energy efficiency were seen as the most important characteristics of new housing design.
- Matching style and form of the built-up area also seen as very important by over half of respondents.
- The use of modern and innovative design not considered important overall.
- Around three-quarters of respondents feel the NP should include a Design Guide.
- Of those that will be looking for a new property in the next 5 years:
 - Over 40% will be looking for a family home (3+ bedrooms) – likely growing families.
 - 22% would be looking to downsize & 16% would be looking for a bungalow – likely older people.
- New Employment Opportunities were seen to be the most important facilities to be put in place alongside new housing development.
- Facilities also considered to be very important to be delivered alongside new housing:
 - ⇒ Additional school places
 - ⇒ Affordable housing for local families
 - ⇒ Improvements to local roads
 - ⇒ More Healthcare Service Provision (GPs etc.)
- Facilities considered least important to be delivered alongside new housing:
 - ⇒ Provision of sheltered housing
 - ⇒ Provision of more recreational space
 - ⇒ Provision of houses for “downsizing”
 - ⇒ Increased shopping facilities
- Adapted Housing for people with disabilities – needs to be sited close to the town centre to avoid people being trapped in their homes (e.g. viaduct housing would be totally unsuitable).
- Local Businesses want a more balanced (i.e. affordable) housing market.

5. Conclusions

Employment

- Over 75% felt that the town would benefit from measures to conserve the total amount of floor space in the town rather than letting the market determine the supply.
- A minority of people felt that specific types of employment should be encouraged in the town (>50% in questionnaire; 1/3 at events).
- Of those that wanted to see specific types encouraged:
 - ⇒ Hi-tech was the most popular
 - ⇒ Industrial 2nd most popular
 - ⇒ Office less popular
- Just over half of respondents to the Town Plan Questionnaire worked in or around (within 5 miles of) Ledbury.
- The majority of people looking for work stated they are looking for full-time work but a sizeable minority would be looking for part-time work too.
- Businesses feel:
 - ⇒ We need to look after the employers we already have – encourage and engage with them on current and future needs, keep them informed, reduce ‘uncertainty’.
 - ⇒ Ledbury needs land for Business: deliverable locations for future employers – investigate and unlock viable and deliverable sites.
 - ⇒ The town requires enablers: potentially use community development company idea to get in between land owners and developers with the weight of the community behind the negotiations and the community’s interests front and central.
 - ⇒ Must use Infrastructure assets: exploit motorway and railway to better effect; consider rebuild of school (and links to New University) in close relation to potential links and gearing to tech-park.

5. Conclusions

Retail/Town Centre

- On average over 75% of respondents thought measures to protect the current mix of uses in the town centre would be a good idea.
- The vast majority of people responded that they do their main grocery shopping in Ledbury - around 5 times as many as do it in Malvern, the next most popular place for grocery shopping.
- Almost half of respondent stated that they shop in Ledbury Town Centre several times a week and 75% at least weekly.
- Only 20% of respondents stated that they shop occasionally or never.
- Traders would like the town to build on 'Colour' – Ledbury in Bloom is brilliant – are there are other ways to colour the town in?
- Development of a daily market should be considered.
- Should consider pedestrianisation of the High St parade area.
- Need to find a way to enliven the peripheral shopping areas – Homend, New St, and South End.
- Less than half of people thought the town would benefit from additional hotel accommodation.

5. Conclusions

Built Environment

- Sustainability and energy efficiency were seen as the most important characteristics of new housing design.
- Matching style and form of the built-up area also seen as very important by over half of respondents.
- The use of modern and innovative design was considered very important by only a fifth or so of respondents.
- Around three-quarters of respondents feel the NP should include a Design Guide.
- Paucity of dropped curbs, particularly around the Tesco/Station area is a real problem for disabled people.
- There was a call for a pedestrian crossing at the station bus stop.
- A number of crossings in the town can be dangerous for disabled and able bodies alike.
- Street clutter problematic for disabled people.
- Town Trail is off-limits to wheelchair users due to poor surface.

5. Conclusions

Natural Environment & Sustainability

- Hundreds of people expressed an interest in the following schemes:
 - ⇒ Group energy scheme to purchase energy at a discount
 - ⇒ Investing in a community scheme to establish a local energy source
 - ⇒ Investing in or joining in an energy scheme for your own home
 - ⇒ Improving the insulation properties of your home to reduce heat loss
- The Group energy scheme was the most popular scheme with 45% expressing an interest

- Residents were asked which of the following environmental schemes they would like to see more of in Ledbury:

	Yes
Active management of local woodland	87%
More Allotments	56%
Development of community gardens	69%
Garden sharing scheme	35%
Wildlife corridors and active management of green space	87%
Managing public spaces to encourage wild flowers & wildlife	90%
Extension of riverside walk and town trail	91%
Development of new rights of way/footpaths around town	84%
Green waste collection	89%

5. Conclusions

Transport

- Only 6% said they use a bus regularly (several times a week or daily). Even fewer use the train with such regularity – 3%
- 31% of respondents said they never use the bus and the same said they are occasional users.
- The majority of people (46%) said they use the train occasionally and 17% said they never use it.
- All buses should have disable access.

5. Conclusions

Employment

- The vast majority (around 90%) stated that they felt the town would benefit from measures to protect the total provision of open space, community centres and sports facilities in the town.
- Less than 1/4 felt that the town has adequate facilities for young adults. Less than 8% felt there are enough things to do in Ledbury for Young People.
- Businesses want to know how to create an environment that is attractive to younger people, particularly in terms of entertainment and social amenities.
- 70% of those that answered the question in the Town Plan questionnaire stated that they use the swimming pool.
- The Leisure Centre (22%) and Indoor (19%) and Outdoor Gyms (18%) were the next most utilised facilities.
- Of those that answered the question regarding which facilities required improvement, the vast majority stated the swimming pool.
- Is library suitable as a community building due to poor accessibility?
- Provision of more respite care facilities in Ledbury should be investigated.
- 24-7 health facilities in Ledbury are needed.
- John Masfield High School needs disabled access.

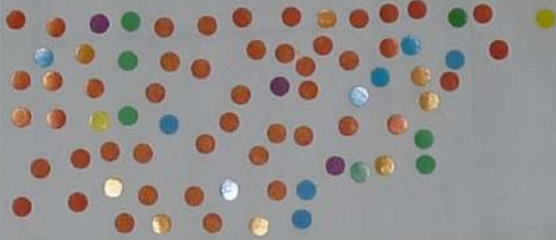

Appendix I—Consultation Material & Responses



HOUSING

- I. According to the Core Strategy Ledbury must accommodate an additional 800 homes over the plan period (until 2031). Therefore, in addition to the Viaduct site allocation and the homes already approved since 2011, 100 further homes will be built in Ledbury.

The Neighbourhood Plan could identify specific preferred sites for this housing. Do you think this is appropriate should we allow developers to suggest sites through the planning process?

a.	The Community should identify the sites in the Neighbourhood Plan	
b.	Developers should identify the sites through the planning process	

HOUSING



2. Would you like to see new homes in Ledbury be built:

a.	On one or two large sites (e.g. 50-100 homes)	
b.	On a handful of mid-sized sites (e.g. 20-50 homes)	
c.	On a number of small sites (fewer than 20 homes)	

3. Would you like to see the provision of plots of land for self-build and custom-build homes in the Ledbury area?

a.	Yes – the Neighbourhood Plan should encourage self-build projects	
b.	Yes – the Neighbourhood Plan should identify specific sites for self-build homes	
c.	No	

HOUSING



4. Which of these do you consider to be important considerations for new housing?

		Very important	Quite important	Not important
a.	To match the style & built form of the area			
b.	To use modern or innovative design			
c.	To use sustainable design and be energy efficient			

5. Ledbury Town Council could produce a design guide as part of the Neighbourhood Plan. This could provide detailed guidance on what new development should look like in the town. Alternatively developers could be left free to propose their own suggestions for development style. Which do you see as more desirable?

a.	Design Guide	
b.	Developer flexibility	

Questions 6 & 7 asked consultees to place counters in the appropriate tub based on their view. The results were as follows:

Q6. Do you think the town would benefit from measures to conserve the total amount of employment floorspace in and around the town or should the market determine the supply?

	No. of responses	%
a) Yes, measures to conserve employment land supply	62	76.5%
b) No, allow market to determine employment supply	19	23.5%

Q7. Should we encourage specific types of employment in the town?

	No. of responses	%
a) Yes	26	35.1%
b) No	48	64.9%

EMPLOYMENT

8. Should we encourage specific types of employment in the town?

a.	Yes	
b.	No	

- If you answered yes, what types of employment would you most like to see encouraged?

a.	Office	
b.	Industrial & Manufacturing	
c.	Hi-Tech	
d.	Other (please specify below)	

write here...

RESEARCH & DEVELOPMENT
AGRICULTURE
FOOD + DRINK
COMPUTING + TECHNOLOGY
MARKET GARDENS
CREATIVE INDUSTRIES (arts/crafts)
College/learning facilities for all ages - ie without full-time also

Leisure Centre
Large Sports centre + swimming pool
GREEN/ENVIRONMENTAL
another hotel!

Creative Industry
Leisure including
Hospitality (Food and drink)
New town hall

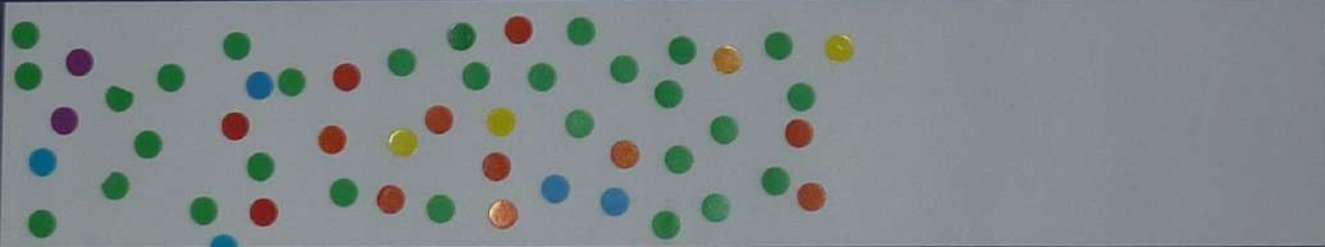

LEISURE CENTRE
Put a dome over the
NEW DEVELOPMENT FOR
THE RECREATION PARK/SWIMMING POOL

Computer stores
the best for young
people staying at home

Large Hotel with conference centre
+ leisure complex in centre
of town (against station)

Town Centre

9. The charts below show the current mix of uses in the town centre. Would the town benefit from measures to protect the current mix of uses in of the town centre?

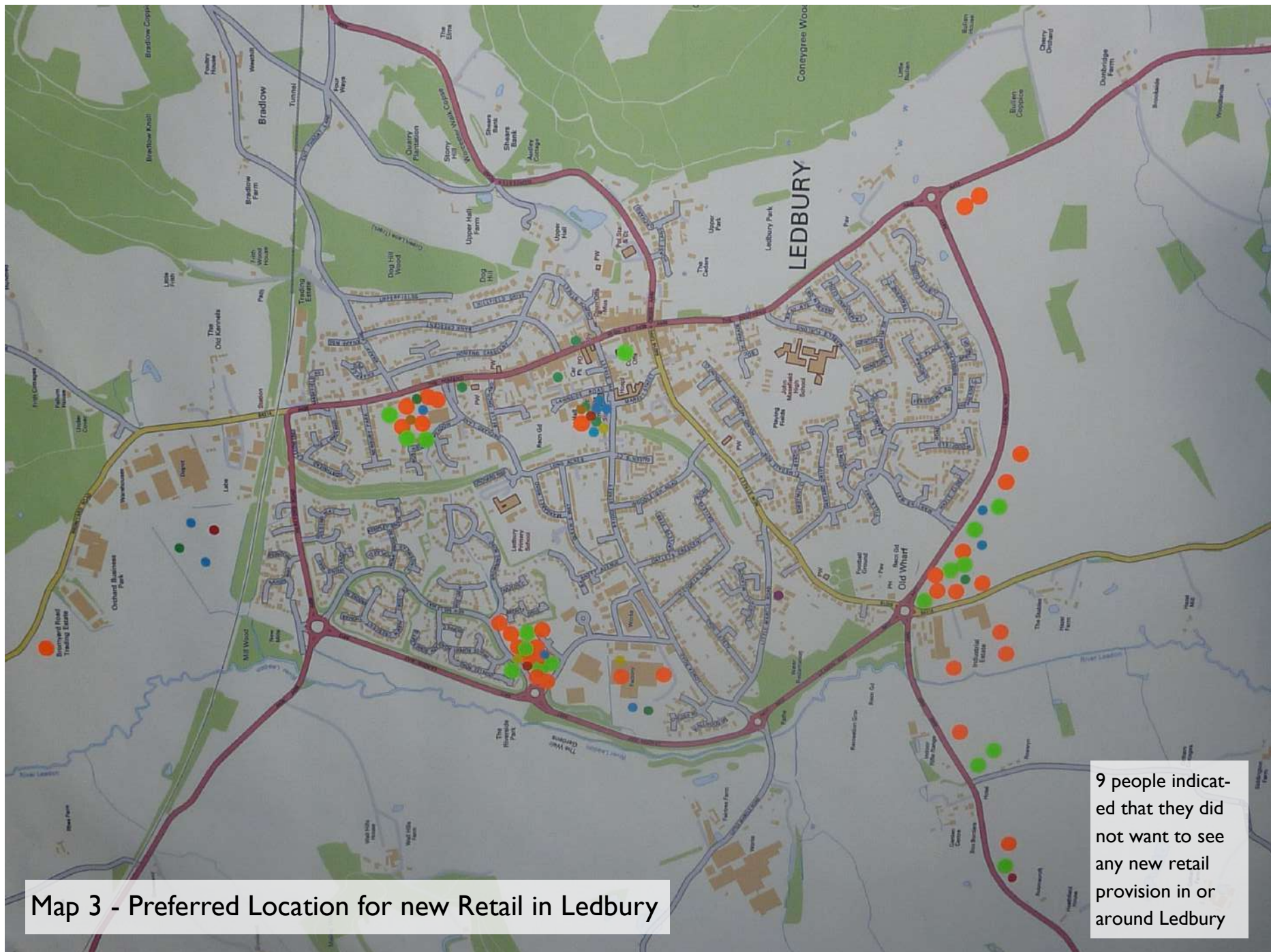
a.	Yes	
b.	No	



Map 1 - Preferred Location for Housing in Ledbury



Map 2 - Preferred Location for Employment in Ledbury





Ledbury Neighbourhood Development Plan

Vision & Objectives Consultation Summary

Introduction

The make-up of the consultation results consist 3 parts:

- Community Consultation Events
- Questionnaires available on request
- Various consultation meetings with stakeholders
- Two Business Breakfasts—8th & 21st April
- Leadon Bank Ambassadors—28th April
- Youth drop-in—27th April
- Local Traders—25th April
- Food Bank Ambassador—27th April

1. Consultation Events

Two large consultation events were held on Friday 1st and Saturday 2nd April to which all members of the community were invited.

The most pertinent pieces of evidence and previous consultation outcomes were displayed on boards in order to demonstrate how the Vision & Objectives were arrived at.

The V&Os were also displayed in their topic areas along with a questionnaire for each topic area.

2. Questionnaires

Questionnaires were available from the town council offices or on request by post.

3. Targeted consultation meetings

As well as the Community Consultation Events to which everyone from the NDP Area was invited the NDP Group also organised a number of targeted consultation meeting to ensure that those with particular needs or in hard to reach groups were consulted. These included:

The Vision

‘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 is a strong sense of community and there are currently good services and amenities. This infrastructure will be developed in line with the rate of housing development to maintain this.

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 widened in order to help develop a diverse 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 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 work.

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.

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.

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 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 a comprehensive 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. 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

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 we will grow our 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.’

The Objectives

Housing Objectives

Objective HO1:

To ensure that new housing in Ledbury meets the needs of its 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:

Where possible to provide sustainable and affordable homes for local disabled people and elderly people close to the Town Centre and existing facilities and services.

Objective HO5:

To encourage individual and community based self-build projects.

Economy Objectives

Objective EE1:

Strengthen and grow the presence of key employment sectors, including:

- 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

Objective EE2:

Identify a deliverable mix of sustainable employment sites to cater for the emerging needs of new businesses, together with new employment needs arising from the additional housing due to be developed.

Objective EE3:

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

The Objectives

Objective EE4:

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 EE5:

To support the development of additional hotel, conference and other visitor accommodation provision in the vicinity of the town providing for both business and leisure visitors.

Built Environment & Heritage Objectives

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. Future development will contribute to the preservation of the overall distinctiveness of the town.

Objective BE2:

In conjunction with the Design Code, to encourage development that is highly sustainable and energy efficient in terms of construction materials, construction techniques and renewable energy technologies.

Objective BE3:

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.

Objective HRI:

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

The Objectives

Natural Environment Objectives

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

Community and Leisure Objectives

Objective CL1:

Promote use of the Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods as low impact resources

Objective CL2:

To protect and enhance our Green Spaces, open areas and woodland areas.

Objective CL3:

To improve and increase varied types of facilities for Youth activities.

Objective CL4:

To improve the quality and increase the provision and protection of existing Community facilities, to sustain the vitality, health & safety of the community. Also to promote the social inclusion of all sections of the community.

Objective CL5:

To provide local medical and care facilities commensurate with population growth and the increasing needs of the more elderly in our community

The Objectives

Transport & Infrastructure Objectives

Objective 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 with new areas of development.

Objective TR2:

To make the Town Centre safer and more accessible for pedestrians, cyclists, mobility scooter and wheelchair users (giving less priority to road traffic) with more dedicated space for people to circulate.

Objective TR3:

To reduce through traffic (including HGVs) in the town centre and other pinch points in order to preserve our historic town infrastructure and to make our town attractive for retail shopping and visitors.

Objective TR4:

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.

Objective TR5:

To provide safe road transport, cycling, pedestrian and disabled access to and from major new employment and housing development sites which avoids increased stress on existing routes, including particularly access to the site north of the Viaduct.

Objective TR6:

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 TR7:

To encourage viable schemes on relevant roads in the town centre for partial pedestrian priority during peak shopping periods.

Objective IN1:

To ensure that our schools have the capacity to continue to educate our children locally, and that Ledbury can play its part in the development of University facilities for Herefordshire.

Objective IN2:

To encourage development of increased and varied retail market facilities in the town centre.

The Objectives

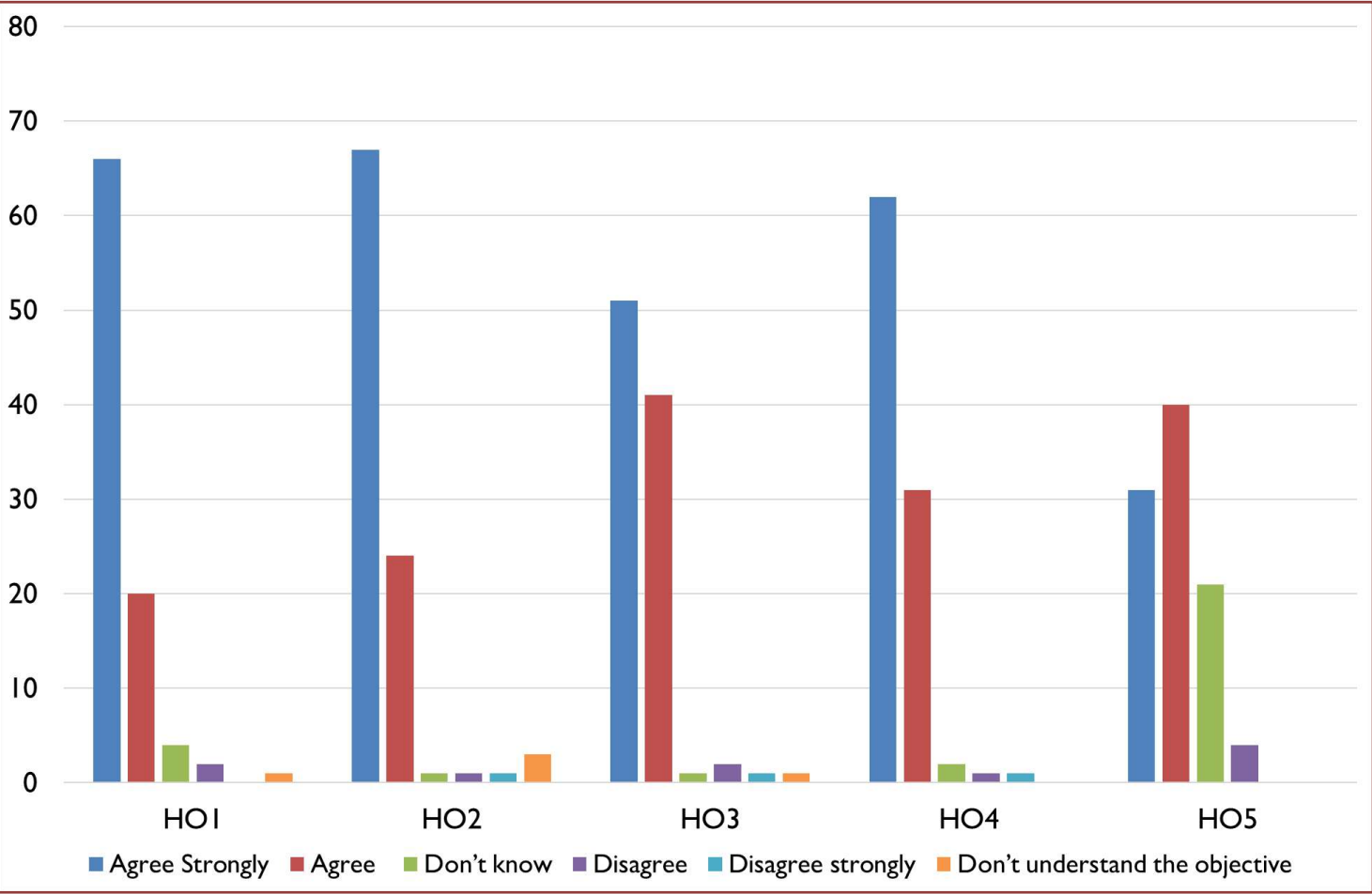
Objective IN3:

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

Objective IN4:

To support the long-term relocation of the south end of the by-pass (linking it with the A417 in the vicinity of Parkway), in order to anticipate development of the only remaining viable expansion area for the town.

Housing Objectives



Key:

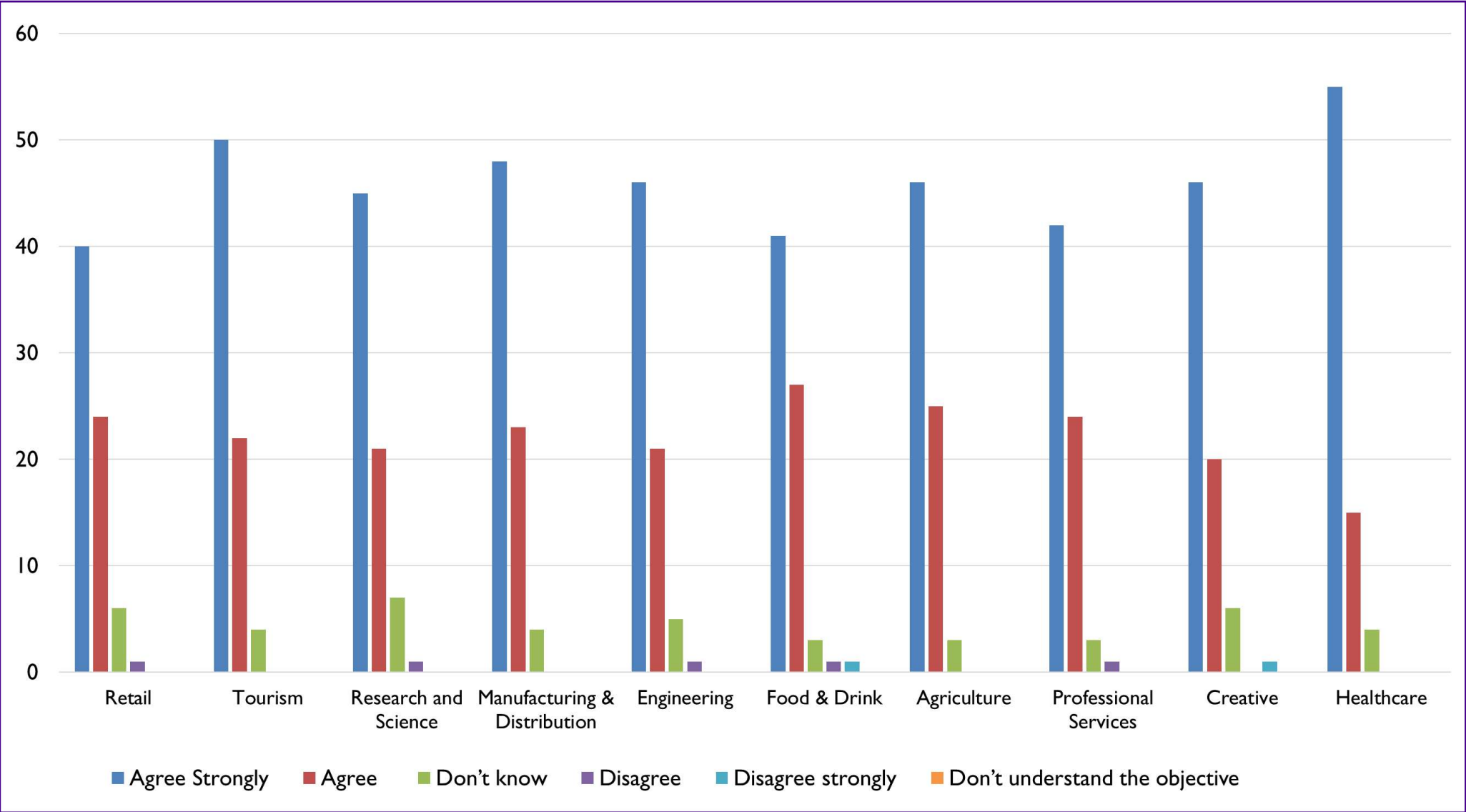
- HO1:** To ensure that new housing in Ledbury meets the needs of its residents.
- HO2:** To ensure that all new housing in Ledbury is developed in a sustainable manner .
- HO3:** To recognise and provide for the growth in the needs for older persons and related specialist housing as identified in a *Study of the Housing and Support needs of Older People in Herefordshire*.
- HO4:** Where possible to provide sustainable and affordable homes for local disabled people and elderly people close to the Town Centre and existing facilities and services.
- HO5:** To encourage individual and community based self-build projects.

Housing Outcomes

- All five Housing Objectives proved popular and were agreed with much more frequency than they were disagreed with.
- Objectives HO1—*To ensure that new housing in Ledbury meets the needs of its residents* and HO2—*To ensure that all new housing in Ledbury is developed in a sustainable manner* were the most popular of the housing objectives.
- Objective HO2 was the least understood with the most people saying that they felt that they did not understand the objective. This is potentially to do with the definition of ‘sustainable’ which was not explained in the objective.
- The least popular objective was HO5—*To encourage individual and community based self-build projects*, which while popular overall and which received more positive feedback than negative, was still clearly the least popular of the 5 housing objectives.

Employment Objective I

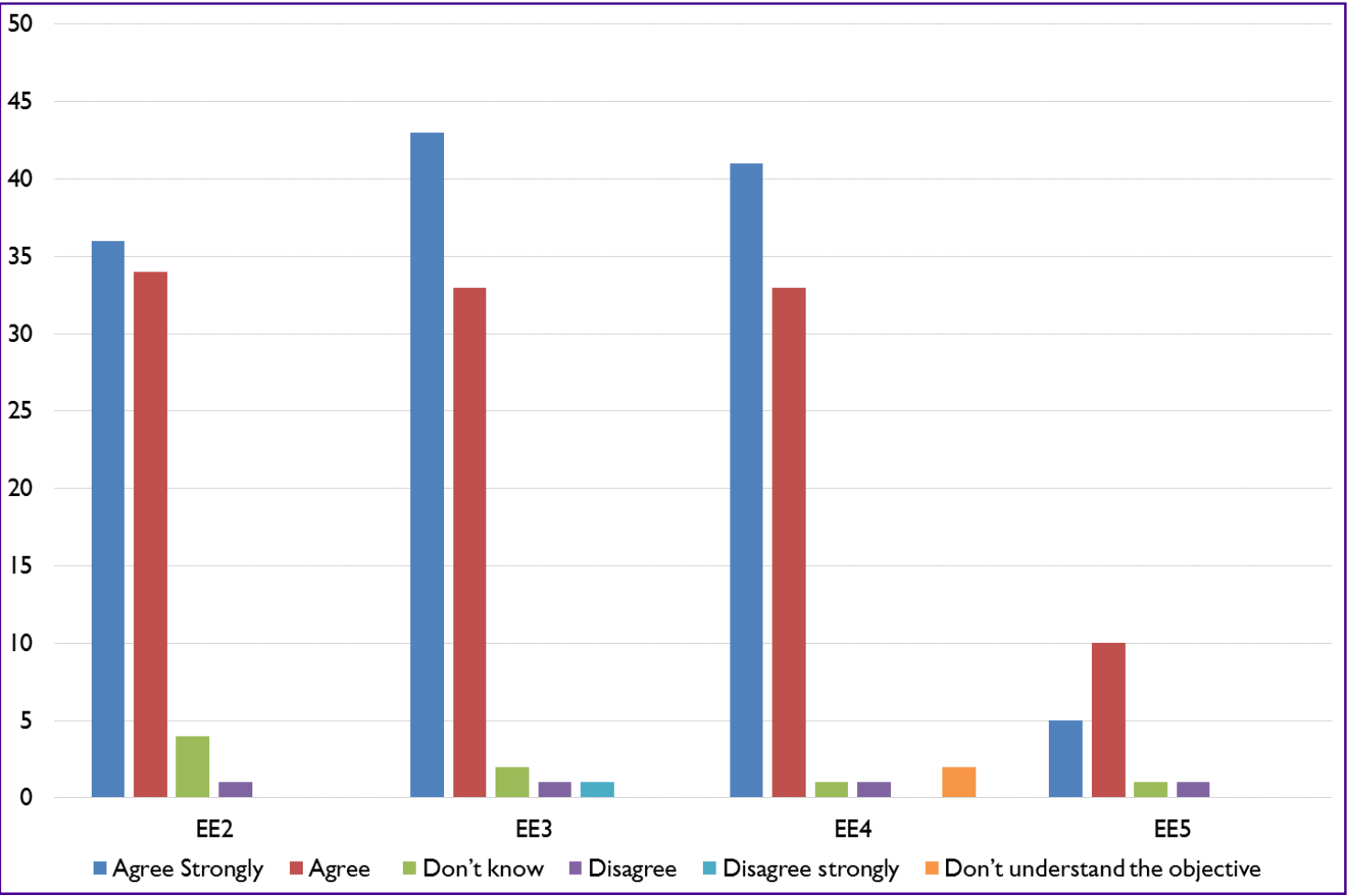
Objective I— Strengthen and grow the presence of key employment sectors, including:



Employment Outcomes

- The graph on the previous page demonstrates how people responded to Objective EE1 which seeks to ‘*Strengthen and grow the presence of key employment sectors including:*’
 - *Independent and national retail*
 - *Tourism—domestic and business/day, overnight and short visit*
 - *Research and Science*
 - *Manufacturing and distribution*
 - *Engineering*
 - *Food and Drink*
 - *Agricultural Services*
 - *Professional Services*
 - *Art, design and creative industries*
 - *Healthcare*
- None of the sectors can be deemed unpopular, although some were more popular than others.
- The graph overleaf demonstrates that the most popular employment sectors are Healthcare followed by Tourism and Manufacturing. The least popular sector were Retail followed by Food & Drink.
- The graph on the following page demonstrates that the community were broadly in agreement with the remaining 4 Economic Objectives.
- Tourism again proved popular with 95% of responders agreeing or agreeing strongly with the objective to ‘Promote and enhance facilities necessary to attract visitors and to encourage tourism’.
- Identifying employment sites and promoting the town centre as a destination for retail, leisure and community activities were also very popular objectives.
- Objective EE5—‘To support the development of additional hotel, conference and other visitor accommodation provision in the vicinity of the town providing for both business and leisure visitors’ was a late addition to the list of objectives and as a consequence received fewer overall responses. The proportion of those that agreed strongly with this objective was lower than for the others however the objective still proved popular overall.

Employment Objectives



Key:

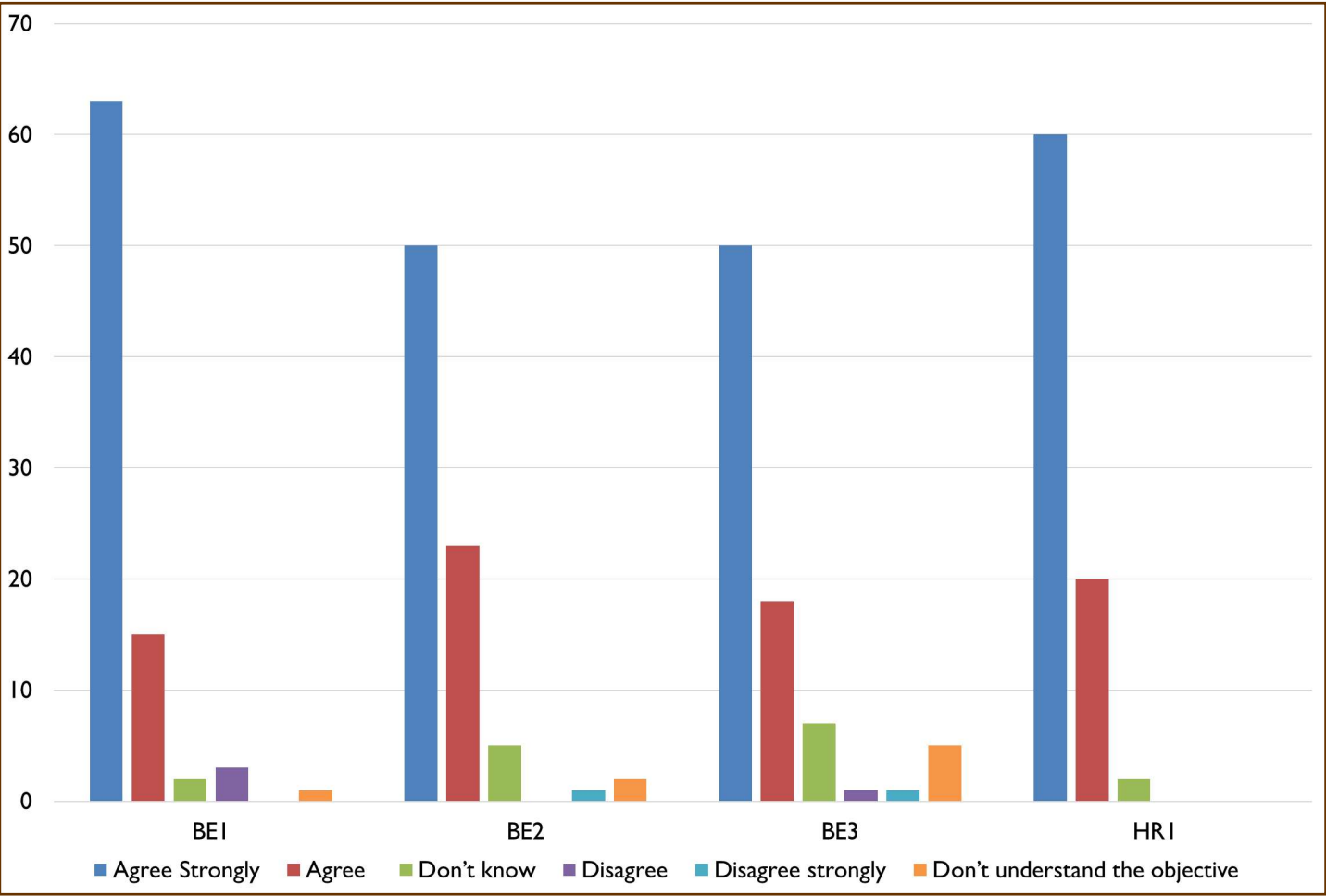
EE2: Identify a deliverable mix of sustainable employment sites to cater for the emerging needs of new businesses, together with new employment needs arising from the additional housing due to be developed.

EE3: Promote and enhance facilities necessary to attract visitors and to encourage tourism.

EE4: 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.

EE5: To support the development of additional hotel, conference and other visitor accommodation provision in the vicinity of the town providing for both business and leisure visitors.

Built Environment & Heritage Objectives



Key:

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: In conjunction with the Design Code, to encourage development that is highly sustainable and energy efficient in terms of construction materials, construction techniques and renewable energy technologies.

BE3: 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.

HR1: To promote enhancement of the historic environment and buildings within the central area of the town centre.

Built & Natural Environment Outcomes

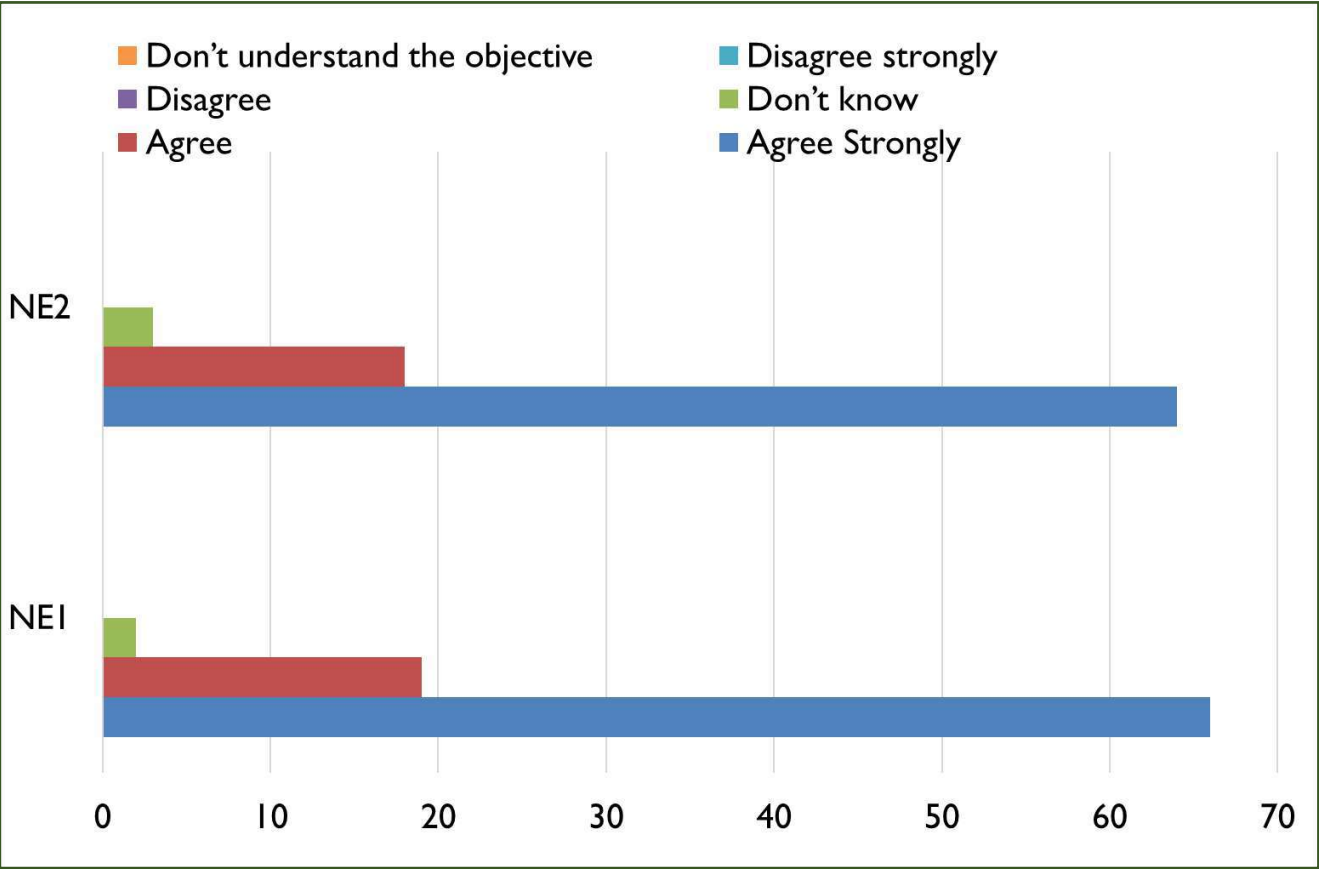
Built Environment & Heritage

- All four built environment objectives proved relatively popular.
- BE1—*To ensure that Ledbury maintains its character as a market town with new development sympathetic in style and form to the immediate surroundings* was the objective that most people felt positively about with 75% of respondents agreeing strongly with the principle behind the objective. A further 18% agreed.
- Heritage Objective HRI was similarly popular. The objective which *looks to promote enhancement of the historic environment and buildings within the central area of the town centre* with 97% of respondents agreeing or agreeing strongly with the objective.
- Objective BE3—*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* was the least popular of the four objectives but still received strong overall support

Natural Environment

- Both natural environment objectives were similarly popular.
- There was strong support for both NE1—*To maintain, enhance and increase existing open spaces trees, and hedgerows in order to promote and support wildlife and biodiversity* and NE2—*To promote local food production and encourage small-scale, sustainable producers*.
- Ninety-eight percent of those questioned either agreed or strongly agreed with NE1 while 96% agreed or agreed strongly with NE2.

Natural Environment Objectives

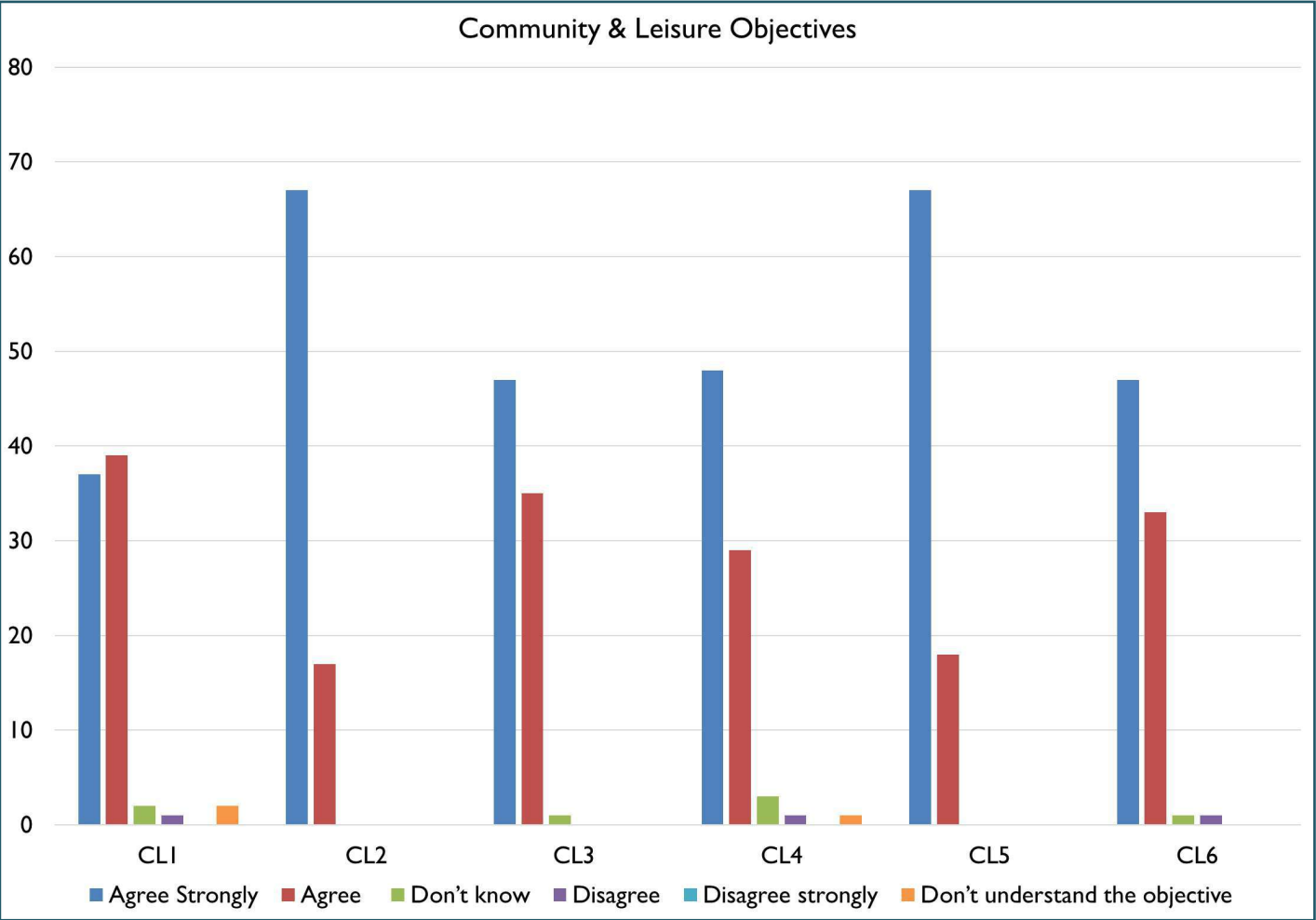


Key:

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.

Community & Leisure Objectives



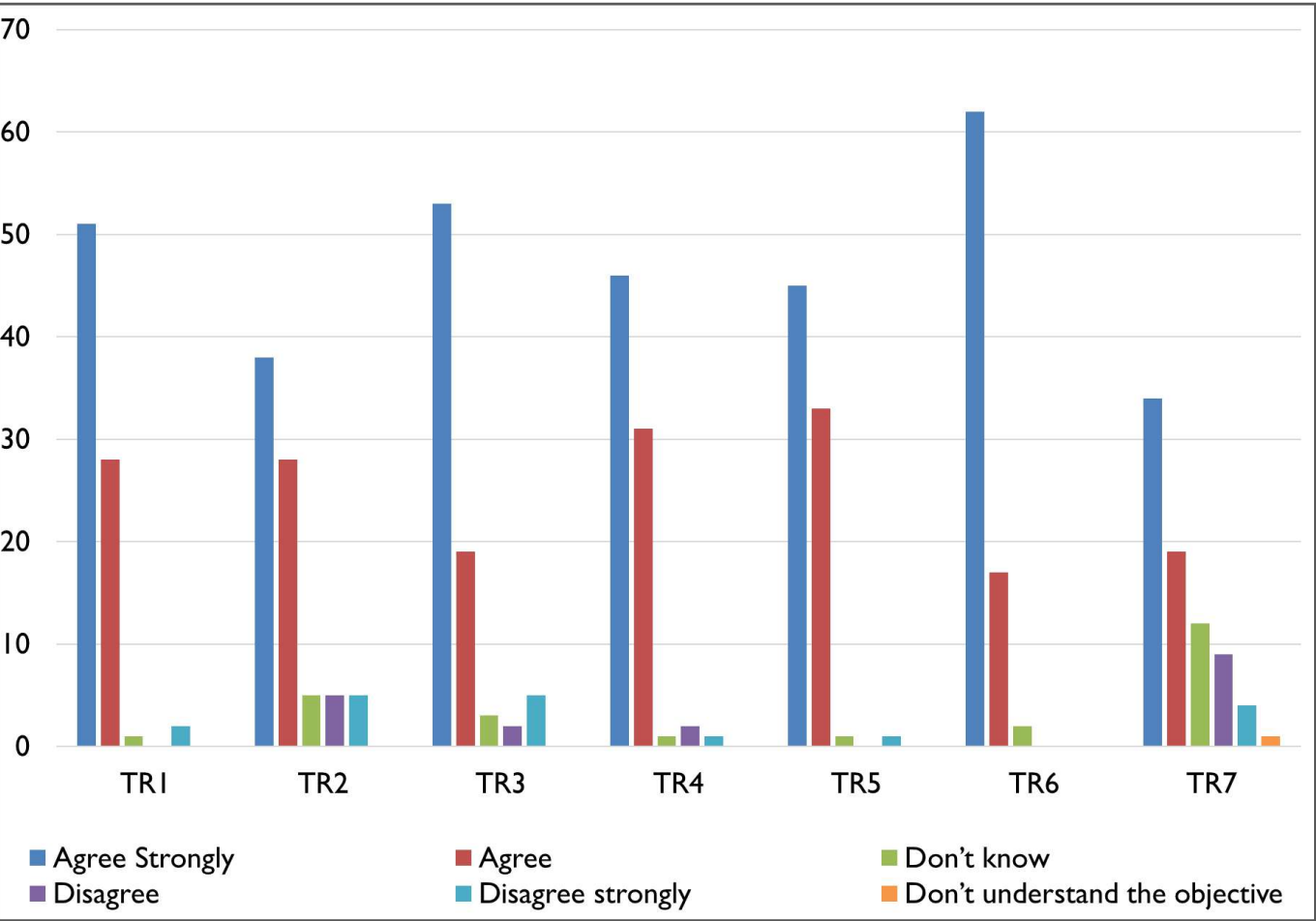
Key:

- CL1:** Promote use of the Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods as low impact resources
- CL2:** To protect and enhance our Green Spaces, open areas and woodland areas.
- CL3:** To improve and increase varied types of facilities for Youth activities.
- CL4:** To improve the quality and increase the provision and protection of existing Community facilities, to sustain the vitality, health & safety of the community. Also to promote the social inclusion of all sections of the community.
- CL5:** To provide local medical and care facilities commensurate with population growth and the increasing needs of the more elderly in our community
- CL6:** To protect, increase and improve all existing sport & leisure for indoor and outdoor recreation/ leisure in line with National Standards.

Community & Leisure Outcomes

- All six objectives were strongly supported.
- Objectives CL2—*To protect and enhance our Green Spaces, open areas and woodland areas* and CL5—*To provide local medical and care facilities commensurate with population growth and the increasing needs of the more elderly in our community* proved the most popular with every single respondent agreeing or agreeing strongly with the two objectives.
- Objective CL1—*Promote use of the Riverside Park, Line Bank Town Trail and Dog Hill, Conigree and Frith Woods as low impact resources* received the least number of respondents 'agreeing strongly', however it still received strong support overall.
- CL1 was also the objective which most people answered 'do not understand the objective' to. So the wording may require consideration.
- No objective received less than 93% support in terms of respondents agreeing or agreeing strongly.

Transport Objectives



Key:

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 with new areas of development.

TR2: To make the Town Centre safer and more accessible for pedestrians, cyclists, mobility scooter and wheelchair users (giving less priority to road traffic) with more dedicated space for people to circulate.

TR3: To reduce through traffic (including HGVs) in the town centre and other pinch points in order to preserve our historic town infrastructure and to make our town attractive for retail shopping and visitors.

TR4: 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.

TR6: To encourage the use of Ledbury Railway Station as a transport hub for Ledbury and District by improving access and facilities with additional parking.

TR7: To encourage viable schemes on relevant roads in the town centre for partial pedestrian priority during peak shopping periods.

Transport & Infrastructure Outcomes

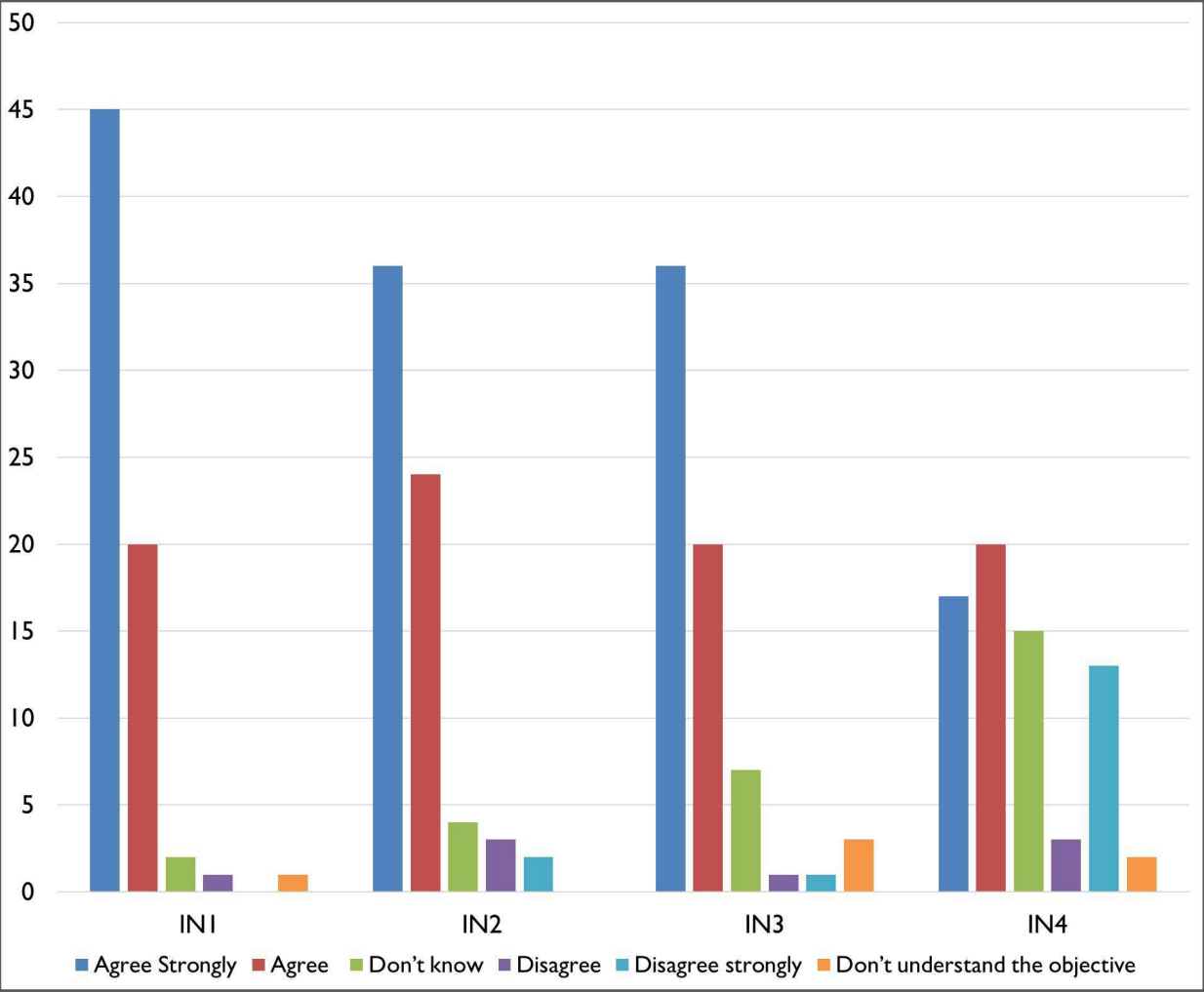
Transport

- All objectives were well supported
- Objective TR6—*To encourage the use of Ledbury Railway Station as a transport hub for Ledbury and District by improving access and facilities with additional parking* was the most popular objective with 77% ‘agreeing strongly’ and 98% either agreeing strongly or agreeing. It would appear that the station is considered to be a valued asset to the community.
- Objective TR7—*To protect, increase and improve all existing sport & leisure for indoor and outdoor recreation/ leisure in line with National Standards* was the least popular. It still received over 66% support in the form of respondents stating that they either agreed or agreed strongly with the objective. However it received the most disagreement with 16% of respondents stating that they disagreed or disagreed strongly.
- Objective TR2 received the next least amount of support and also deals with town centre accessibility and reducing space given over to traffic.

Infrastructure

- Three of the four infrastructure objective were very well supported.
- Objective IN4—*To support the long-term relocation of the south end of the by-pass (linking it with the A417 in the vicinity of Parkway), in order to anticipate development of the only remaining viable expansion area for the town* was less well supported than the others (but still received over 50 support). Perhaps tellingly this objective received the most don’t know responses from any of the objectives in any topic area.
- TIN3—to encourage the provision of a new tri-service emergency centre for Ledbury is notable because although it was well supported it had the highest of respondents stating that they did not understand the objective.

Infrastructure Objectives



Key:

IN1: To ensure that our schools have the capacity to continue to educate our children locally, and that Ledbury can play its part in the development of University facilities for Herefordshire.

IN2: To encourage development of increased and varied retail market facilities in the town centre.

IN3: To encourage the provision of a new tri-service emergency centre for Ledbury

IN4: To support the long-term relocation of the south end of the by-pass (linking it with the A417 in the vicinity of Parkway), in order to anticipate development of the only remaining viable expansion area for the town.

All Results

TRANSPORT	TR1	TR2	TR3	TR4	TR5	TR6	TR7
Agree Strongly	51	38	53	46	45	62	34
Agree	28	28	19	31	33	17	19
Don't know	1	5	3	1	1	2	12
Disagree	0	5	2	2	0	0	9
Disagree strongly	2	5	5	1	1	0	4
Don't understand	0	0	0	0	0	0	1

INFRASTRUCTURE	IN1	IN2	IN3	IN4
Agree Strongly	45	36	36	17
Agree	20	24	20	20
Don't know	2	4	7	15
Disagree	1	3	1	3
Disagree strongly	0	2	1	13
Don't understand	1	0	3	2

Ledbury Neighbourhood Development Plan



Proposed Policies Consultation Summer 2016 Outcomes

CONSULTATION RESPONSES - POLICIES

HOUSING POLICIES

Policy HO1.2—Controlled housing release during plan period

Small developments (less than 10 properties) that are a result of this plan would need to be phased so that there is a gradual release of new housing stock throughout the plan period, bearing in mind the need to upgrade infrastructure, social, health, educational and welfare facilities.

Policy HO1.2	
Agree Strongly	46%
Agree	46%
Don't know	3%
Disagree	3%
Disagree strongly	1%
Don't understand the Policy	0%

Policy HO2.1—Reinforcing balanced housing communities

Any location for development in excess of 10 housing units will only be considered as suitable for housing development where there is a satisfactory mix of building sizes, types and tenures of housing stock, complete with ancillary support facilities, referred to as a 'balanced housing community' and defined as including:

- Low cost housing – for below market value rental
- Low cost housing – shared rental/part ownership
- General housing for sale at market value
- Mixed sizes as per the overall plan

Policy HO2.1	
Agree Strongly	50%
Agree	42%
Don't know	0%
Disagree	8%
Disagree strongly	0%
Don't understand the Policy	0%

Policy HO2.2—Housing density

The Housing density should take into account the potential impact on the character and distinctiveness of an area with flexibility in the mix and type of housing being provided. The housing density should not generally exceed the following:

- Town centre sites: between 30 and 50 dwellings per hectare
- Other sites: 30 dwellings per hectare

On larger sites a discount of at least a 10% reduction of these density figures should be applied to provide for infrastructure provision such as footpaths, cycle ways, landscaping, local open space and community facilities. Any new larger development on the fringes of the town should aim at general standards not less than achieved in the over-all housing content, density and infrastructure of e.g. the New Mills Housing estate.

Policy HO2.2	
Agree Strongly	44%
Agree	47%
Don't know	3%
Disagree	6%
Disagree strongly	0%
Don't understand the Policy	0%

Policy HO3.1—Housing for Ledbury

To provide within the Housing Market Area comprising Ledbury town and its rural catchment area during the period ending 2031, the following specific types of housing (approx. numbers subject to later study):

- units of retirement housing, mainly for sale 264*
- units of enhanced sheltered/retirement housing, 66
- extra care housing/close care units 93
- specialist housing units for people with dementia 20

Policy HO3.1	
Agree Strongly	35%
Agree	40%
Don't know	11%
Disagree	11%
Disagree strongly	3%
Don't understand the Policy	0%

Policy HO3.2—Housing needs of the elderly

Smaller developments close to the town centre should give priority to the needs of the elderly, although sites with access difficulties arising from main roads or on the steeper hillside may be better suited to small starter apartments for couples without children and single people.

Policy HO3.2	
Agree Strongly	41%
Agree	46%
Don't know	8%
Disagree	5%
Disagree strongly	0%
Don't understand the Policy	0%

Policy HO3.3—Housing within the town

Developments of the following type will be encouraged within town:

- Small scale accessible two bedroom bungalows and/or cottages (one-bedroom downstairs and a second bedroom upstairs), either grouped together in small developments (5-20 units) as older people's housing, or interspersed into general needs developments with family housing.
- The same types of housing in the grounds of care homes which may have spare land – close care housing
- Both accessible 2-3 bedroom general needs housing, which will be suitable for older people as they age, and larger units for families of all ages which might include a disabled person (of any age) living in the households.

Policy HO3.3	
Agree Strongly	30%
Agree	62%
Don't know	2%
Disagree	2%
Disagree strongly	5%
Don't understand the Policy	0%

Policy HO4.1—Town centre housing accommodation use

Proposals for older person housing within the Town Centre will be supported to allow good access to medical and social facilities. Units provided within the town centre area should ideally be reserved for either small singles units or older person housing, whichever the more practicable having regard to location and access.

Policy HO4.1	
Agree Strongly	28%

Agree	56%
Don't know	10%
Disagree	7%
Disagree strongly	0%
Don't understand the Policy	0%

Policy HO4.2—Housing for young people

Town Centre sites are likely to arise from building conversions and infill sites. Proposals will be supported that provide accommodation for young people and young families as a high priority.

Policy HO4.2	
Agree Strongly	48%
Agree	43%
Don't know	5%
Disagree	5%
Disagree strongly	0%
Don't understand the Policy	0%

Policy HO5.1—Self-build

To make provision for approximately 5% of the total provision or 40 house sites – across all development sites - to be reserved for self-build projects not exceeding 150 sq m and_ in total area at a site cost similar to low cost housing. Projects for self-build projects will thus be encouraged provided that they accord with other policies within this plan.

Policy HO5.1	
Agree Strongly	29%
Agree	40%
Don't know	21%
Disagree	10%
Disagree strongly	2%
Don't understand the Policy	0%

EMPLOYMENT & ECONOMY POLICIES

Policy EE1.2—Protecting existing employment land

Existing employment sites and premises, and allocated future employment sites will be protected from change of use to alternative non-employment uses. Applicants will be expected to demonstrate that the site has been actively marketed for employment use for a continuous period of at least twelve months before any such change of use will be considered.

Policy EE1.2	
Agree Strongly	64%
Agree	27%
Don't know	3%
Disagree	6%
Disagree strongly	0%
Don't understand the Policy	0%

Policy EE2.1—Promoting visitor accommodation

Favourable consideration will be given to proposals to increase local hotel and visitor accommodation provision in, and in the vicinity of the town for both business and leisure purposes, provided proposals are consistent with other policies.

Policy EE2.1	
Agree Strongly	36%
Agree	53%
Don't know	6%
Disagree	3%
Disagree strongly	2%
Don't understand the Policy	0%

Policy EE3.1—Retail provision

The provision of any new or additional retail floorspace in the retail core will be supported provided that it complements local provision or expands the breadth of provision and enhances the town's unique shopping offer and its role as a Key Centre.

Expansion of the town's retail offering will be confined to areas adjacent to the existing retail core. Any such expansion will be focussed on the area along Bye Street and into the Lawnside Road area, in line with Core Strategy policies. Development of this area will retain or enhance the existing provision of parking spaces in or adjacent to the town centre.

Policy EE3.1	
Agree Strongly	25%
Agree	50%
Don't know	8%
Disagree	14%
Disagree strongly	3%
Don't understand the Policy	0%

Policy EE3.2—Retail areas

This plan redefines the current primary and secondary shopping areas.

To preserve the current character, the change of use of A1—Shops, A3—Restaurants & Cafes or A4—Drinking Establishments to other use classes in the primary shopping area will not be supported.

New A2—Financial & Professional Services and A5—Hot Food Takeaways will not be supported within the primary shopping area but will be encouraged within the secondary shopping area.

Policy EE3.2	
Agree Strongly	40%
Agree	38%
Don't know	8%
Disagree	14%
Disagree strongly	0%
Don't understand the Policy	0%

BUILT ENVIRONMENT & HERITAGE POLICES

Policy BE1.1—Design

Developments will be encouraged which:

- Create public/community spaces for events (including varied market provision in the High Street or around the Market House);
- Enhance public/community amenities; and
- Are compliant with the town's Design Code.

Developments will be encouraged which enhance the distinctiveness of the town avoiding buildings/styles with the 'it could be anywhere' look. Proposals by developers who are prepared to go through a Design Review process with MADE or appropriate similar body will be encouraged.

Policy BE1.1	
Agree Strongly	55%
Agree	34%
Don't know	8%
Disagree	3%
Disagree strongly	0%
Don't understand the Policy	0%

Policy BE2.1—Edge of town transition

Developments will be supported which:

- Clearly enhance and protect existing hedgerows, and/or establish new hedgerows.
- Clearly enhance and protect woodland.
- Clearly enhance and protect existing green spaces.
- Clearly enhance and protect existing landscape features and ensure that new developments provide landscaping which blends with the environment.
- Protect and conserve existing street trees in the town.
- Include the planting of new street trees of appropriate species.

Ensure that the density of housing in the vicinity of the perimeter of the town is appropriate to the location and type of housing that is required and its environment.

While exceptions may be appropriate in small areas of the site, the majority of buildings should be low rise – not more than 2 stories including any significant roof accommodation, unless close to existing higher buildings in the town centre. This equally applies to the other larger sites considered.

Policy BE2.1	
Agree Strongly	63%
Agree	25%
Don't know	5%
Disagree	5%
Disagree strongly	3%
Don't understand the Policy	0%

Policy HR1.1—Renovation & enhancement of town centre

Renovation and enhancement of existing town centre buildings will be encouraged where:

- The proposal is sympathetic to and in keeping with the historic environment;
- Changes made including to mixed use promotes full occupancy of buildings.

Policy HR1.1	
Agree Strongly	65%
Agree	29%

Don't know	2%
Disagree	2%
Disagree strongly	0%
Don't understand the Policy	2%

NATURAL ENVIRONMENT POLICIES

Policy NE1.1—Protecting biodiversity

Proposals that preserve the existing open space trees and hedgerows in order to promote and support wildlife and biodiversity will be supported. Additionally, proposals for the creation of small wetland or other nature reserves and which maintain and enhance streams and open watercourses will be supported.

Policy NE1.1	
Agree Strongly	53%
Agree	34%
Don't know	11%
Disagree	0%
Disagree strongly	0%
Don't understand the Policy	2%

Policy NE2.1—Food production in Ledbury

Developments will be encouraged which:

- Provide food growing space for residents e.g. gardens, allotments, community gardens
- Protect prime agricultural land so that the current level of food production is maintained will be encouraged.

Policy NE2.1	
Agree Strongly	58%
Agree	36%
Don't know	6%
Disagree	0%
Disagree strongly	0%
Don't understand the Policy	0%

COMMUNITY & LEISURE POLICIES

Policy CL1.1—Protecting green infrastructure

The areas marked on the attached map, shall be promoted, protected and enhanced by improved access and connectivity. Redevelopment will only be permitted when the area has no significant value for recreation, beauty, tranquillity, wildlife or historic importance.

Policy CL1.1	
Agree Strongly	73%
Agree	23%
Don't know	2%
Disagree	2%
Disagree strongly	0%
Don't understand the Policy	0%

Policy CL2.1—Young people's facilities

The plan will support new or improved community facilities for the Youth of the area, providing the facilities are appropriate to its location in regard of its use, size and design, and its impact on neighbouring residents and traffic.

Policy CL2.1	
Agree Strongly	46%
Agree	52%
Don't know	2%
Disagree	0%
Disagree strongly	0%
Don't understand the Policy	0%

Policy CL3.1—Medical & dental facilities

Proposals which improve, or increase the capacity of and access to medical, dental and care facilities, by expansion or relocation will be supported. Preference will be given to proposals that maintain provision of services close to existing facilities and the Town Centre.

Policy CL3.1	
Agree Strongly	67%
Agree	30%
Don't know	3%
Disagree	0%

Disagree strongly	0%
Don't understand the Policy	0%

Policy CL4.1—Sports provision

Proposals that would result in the increase or improvement of existing outdoor or indoor sports and leisure facilities and enable greater participation will be encouraged

Policy CL4.1	
Agree Strongly	58%
Agree	33%
Don't know	8%
Disagree	2%
Disagree strongly	0%
Don't understand the Policy	0%

TRANSPORT & INFRASTRUCTURE POLICIES

Policy TR1.1—Footpaths & Cycleways

Proposals will be supported which will contribute to the improvement and extension of the entire network of footpaths and cycling routes in Ledbury to encourage greater accessibility, safety and usage by residents and visitors. In particular:

- Create a dedicated cycle route from the Strategic Site to the town.
- A safe route for pedestrians and cyclists from the designated employment development site at Little Marcle Road from the site over and over the By Pass (Leadon Way).
- Improve cycle/pedestrian access to the station from the town and from the proposed new-build north of the viaduct.

Policy TR1.1	
Agree Strongly	65%
Agree	32%
Don't know	2%
Disagree	2%
Disagree strongly	0%
Don't understand the Policy	0%

Policy TR2.1—Town centre parking

Proposals that would result in a significant increase in the number of people accessing the town centre would be expected to provide a mix of the following provisions:

- Car parking
- Coach drop-off points
- Cycle parking

Policy TR2.1	
Agree Strongly	69%
Agree	25%
Don't know	0%
Disagree	6%
Disagree strongly	0%
Don't understand the Policy	0%

Policy TR3.1—Ledbury railway station

Proposals which will improve the accessibility and facilities available at the railway station, including additional cycle parking, car parking and step free access to the Malvern/Worcester platform will be supported. Proposals should take account in terms of their design to the siting of the railway station on the boundary of the Area of Natural Beauty.

Policy TR3.1	
Agree Strongly	67%
Agree	27%
Don't know	5%
Disagree	2%
Disagree strongly	0%
Don't understand the Policy	0%

Policy IN1.1—Tri-service emergency centre

To support proposals to relocate or enhance the Fire Service, Police and Ambulance facility in Ledbury, provided that these are consistent with the need for fast response to the Town Centre in the event of an emergency. Ideally this location should be outside of the town centre but within the perimeter of the by-pass.

Policy IN1.1	
Agree Strongly	66%
Agree	19%
Don't know	14%
Disagree	2%
Disagree strongly	0%

Don't understand the Policy	0%
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How the Policies have been developed

1. Initial community consultation and evidence gathering was undertaken by the NDP Group
2. Issues arising from the consultation & evidence outcomes were identified by the NDP Group
3. A Neighbourhood Development Plan 'Vision' was developed to address the main issues
4. Objectives were developed in order to deal with the identified issues and 'deliver' the Vision
5. Consultation on the draft Objectives was undertaken in March 2016
6. The Objectives were adjusted to take account of the outcomes of the March consultation
7. Draft Policies were produced to 'deliver' the adjusted Objectives
8. The Draft Policies are now being presented to the community for their comment

The Vision

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 well-being from living here. There is a strong sense of community as there are currently good services and amenities. This 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 which maintain 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 a diverse 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 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 work.

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 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 a comprehensive 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. 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 we will grow our 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'.

Housing

Objective HO1:

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

Policy HO1.1—Site allocations

This policy will set out any housing allocations selected by the community

Policy HO1.2—Controlled housing release during plan period

Small developments (less than 10 properties) that are a result of this plan would need to be phased so that there is a gradual release of new housing stock throughout the plan period, bearing in mind the need to upgrade infrastructure, social, health, educational and welfare facilities.

Objective HO2:

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

Policy HO2.1—Reinforcing balanced housing communities

Any location for development in excess of 10 housing units will only be considered as suitable for housing development where there is a satisfactory mix of building sizes, types and tenures of housing stock, complete with ancillary support facilities, referred to as a 'balanced housing community' and defined as including:

- Low cost housing – for below market value rental
- Low cost housing – shared rental/part ownership
- General housing for sale at market value
- Mixed sizes as per the overall plan

Policy HO2.2—Housing density

The Housing density should take into account the potential impact on the character and distinctiveness of an area with flexibility in the mix and type of housing being provided. The housing density should not generally exceed the following

- Town centre sites: between 30 and 50 dwellings per hectare
- Other sites: 30 dwellings per hectare

On larger sites a discount of at least a 10% reduction of these density figures should be applied to provide for infrastructure provision such as footpaths, cycle ways, landscaping, local open space and community facilities. Any new larger development on the fringes of the town should aim at general standards not less than achieved in the over-all housing content, density and infrastructure of e.g. the New Mills Housing estate.

Housing

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*.

Policy HO3.1—Housing for Ledbury

To provide within the Housing Market Area comprising Ledbury town and its rural catchment area during the period ending 2031, the following specific types of housing (approx. numbers subject to later study):

• units of retirement housing, mainly for sale	264*
• units of enhanced sheltered/retirement housing,	66
• extra care housing/close care units	93
• specialist housing units for people with dementia	20

Policy HO3.2—Housing needs of the elderly

Smaller developments close to the town centre should give priority to the needs of the elderly, although sites with access difficulties arising from main roads or on the steeper hillside may be better suited to small starter apartments for couples without children and single people.

Policy HO3.3—Housing within the town

Developments of the following type will be encouraged within town:

- Small scale accessible two bedroom bungalows and/or cottages (one-bedroom downstairs and a second bedroom upstairs), either grouped together in small developments (5-20 units) as older people's housing, or interspersed into general needs developments with family housing.
- The same types of housing in the grounds of care homes which may have spare land – close care housing
- Both accessible 2-3 bedroom general needs housing, which will be suitable for older people as they age, and larger units for families of all ages which might include a disabled person (of any age) living in the households.

Housing

Objective HO4:

To provide sustainable and affordable homes for local singles and young families close to the Town Centre services, as far as possible.

Policy HO4.1—Town centre housing accommodation use

Proposals for older person housing within the Town Centre will be supported to allow good access to medical and social facilities. Units provided within the town centre area should ideally be reserved for either small singles units or older person housing, whichever the more practicable having regard to location and access.

Policy HO4.2—Housing for young people

Town Centre sites are likely to arise from building conversions and infill sites. Proposals will be supported that provide accommodation for young people and young families as a high priority.

Objective HO5:

To encourage individual and community based self-build projects.

Policy HO5.1—Self-build

To make provision for approximately 5% of the total provision or 40 house sites – across all development sites - to be reserved for self-build projects not exceeding 150 sq m and_ in total area at a site cost similar to low cost housing. Projects for self-build projects will thus be encouraged provided that they accord with other policies within this plan.

Employment & Economy

Objective 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:

- a. Independent and national retail
- b. Tourism - domestic and business/ day, overnight and short visit
- c. Research and Science
- d. Manufacturing and Distribution
- e. Engineering
- f. Food & Drink
- g. Agricultural services
- h. Professional services
- i. Art, Design & the Creative Industries
- j. Healthcare

Policy EE1.1—Allocated employment sites (to be determined)

Proposals for employment land throughout Ledbury on the sites identified on Map XX will be favourably considered subject to compliance with other relevant planning policies. The regeneration, proportionate intensification or reassignment of previously developed brownfield land to high quality employment land uses will be particularly supported.

An application for an Enterprise or Business Start-up hub would be encouraged.

Policy EE1.2—Protecting existing employment land

Existing employment sites and premises, and allocated future employment sites will be protected from change of use to alternative non-employment uses. Applicants will be expected to demonstrate that the site has been actively marketed for employment use for a continuous period of at least twelve months before any such change of use will be considered.

Employment & Economy

Objective EE2:

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

Policy EE2.1—Promoting visitor accommodation

Favourable consideration will be given to proposals to increase local hotel and visitor accommodation provision in, and in the vicinity of the town for both business and leisure purposes, provided proposals are consistent with other policies.

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.

Policy EE3.1—Retail provision

The provision of any new or additional retail floorspace in the retail core will be supported provided that it complements local provision or expands the breadth of provision and enhances the town's unique shopping offer and its role as a Key Centre.

Expansion of the town's retail offering will be confined to areas adjacent to the existing retail core. Any such expansion will be focussed on the area along Bye Street and into the Lawnside Road area, in line with Core Strategy policies. Development of this area will retain or enhance the existing provision of parking spaces in or adjacent to the town centre.

Policy EE3.2—Retail areas

This plan redefines the current primary and secondary shopping areas.

To preserve the current character, the change of use of A1—Shops, A3—Restaurants & Cafes or A4—Drinking Establishments to other use classes in the primary shopping area will not be supported.

New A2—Financial & Professional Services and A5—Hot Food Takeaways will not be supported within the primary shopping area but will be encouraged within the secondary shopping area.

Built Environment

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. Future development will contribute to the preservation of the overall distinctiveness of the town.

Policy BE1.1—Design

Developments will be encouraged which :

- Create public/community spaces for events (including varied market provision in the High Street or around the Market House);
- Enhance public/community amenities; and
- Are compliant with the town's Design Code.

Developments will be encouraged which enhance the distinctiveness of the town avoiding buildings/ styles with the 'it could be anywhere' look. Proposals by developers who are prepared to go through a Design Review process with MADE or appropriate similar body will be encouraged.

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 rural boundary.

Policy BE2.1—Edge of town transition

Developments will be supported which:

- Clearly enhance and protect existing hedgerows, and/or establish new hedgerows.
- Clearly enhance and protect woodland.
- Clearly enhance and protect existing green spaces.
- Clearly enhance and protect existing landscape features and ensure that new developments provide landscaping which blends with the environment.
- Protect and conserve existing street trees in the town.
- Include the planting of new street trees of appropriate species.

Ensure that the density of housing in the vicinity of the perimeter of the town is appropriate to the location and type of housing that is required and its environment.

While exceptions may be appropriate in small areas of the site, the majority of buildings should be low rise – not more than 2 stories including any significant roof accommodation, unless close to existing higher buildings in the town centre. This equally applies to the other larger sites considered.

Heritage

Objective HRI:

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

Policy HRI.1—Renovation & enhancement of town centre

Renovation and enhancement of existing town centre buildings will be encouraged where:

- The proposal is sympathetic to and in keeping with the historic environment;
- Changes made including to mixed use promotes full occupancy of buildings.

Natural Environment

Objective NE1:

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

Policy NE1.1—Protecting biodiversity

Proposals that preserve the existing open space trees and hedgerows in order to promote and support wildlife and biodiversity will be supported. Additionally, proposals for the creation of small wetland or other nature reserves and which maintain and enhance streams and open watercourses will be supported.

Objective NE2:

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

Policy NE2.1—Food production in Ledbury

Developments will be encouraged which:

- Provide food growing space for residents e.g. gardens, allotments, community gardens
- Protect prime agricultural land so that the current level of food production is maintained will be encouraged.

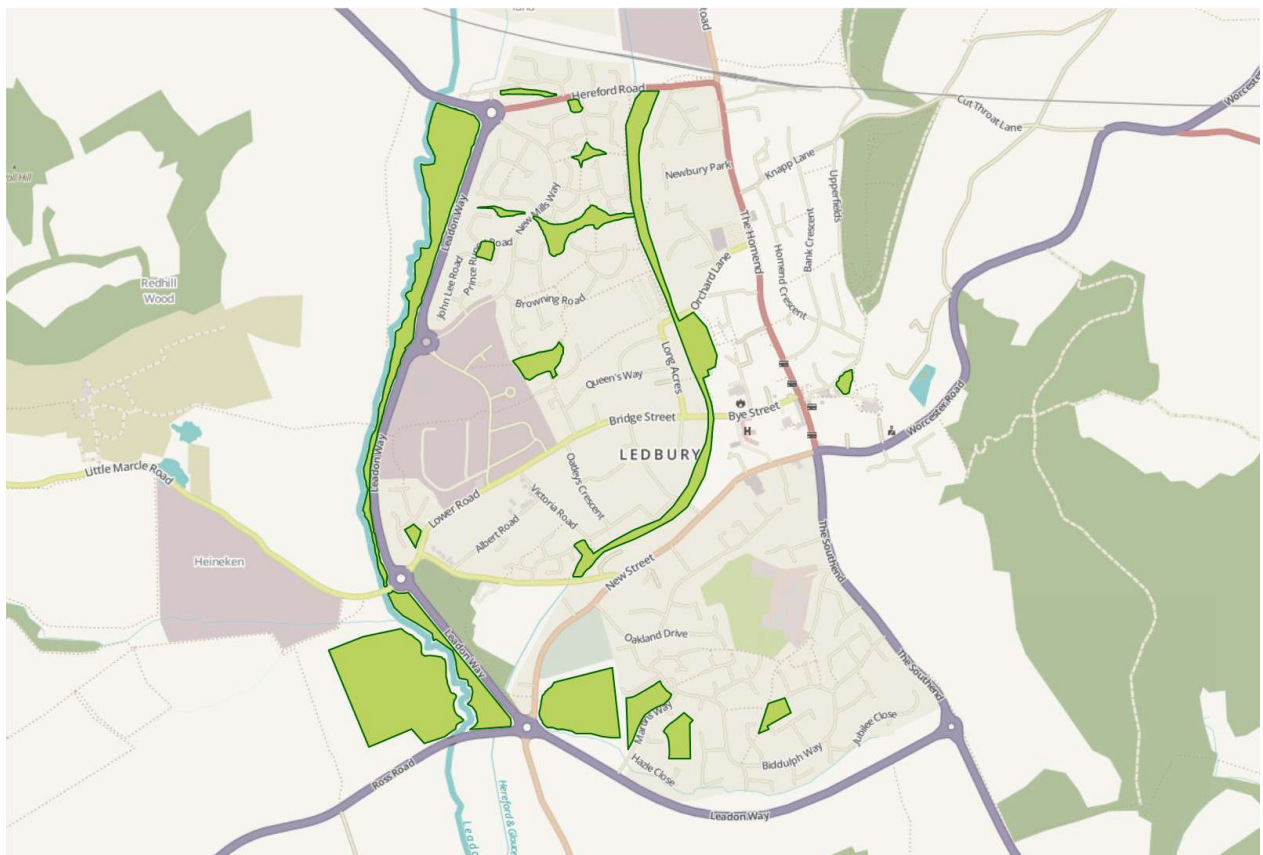
Community & Leisure

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 .

Policy CLI.1—Protecting green infrastructure

The areas marked on the attached map, shall be promoted, protected and enhanced by improved access and connectivity. Redevelopment will only be permitted when the area has no significant value for recreation, beauty, tranquillity, wildlife or historic importance.



Community & Leisure

Objective CL2:

To improve and increase varied types of facilities for Youth activities.

Policy CL2.1—Young people’s facilities

The plan will support new or improved community facilities for the Youth of the area, providing the facilities are appropriate to its location in regard of its use, size and design, and its impact on neighbouring residents and traffic.

Objective CL3:

To provide local medical and care facilities commensurate with population growth and the increasing needs of the more elderly in our community

Policy CL3.1—Medical & dental facilities

Proposals which improve, or increase the capacity of and access to medical, dental and care facilities, by expansion or relocation will be supported. Preference will be given to proposals that maintain provision of services close to existing facilities and the Town Centre.

Objective CL4:

To protect, increase and improve all existing sport & leisure for indoor and outdoor recreation/ leisure in line with National Standards.

Policy CL4.1—Sports provision

Proposals that would result in the increase or improvement of existing outdoor or indoor sports and leisure facilities and enable greater participation will be encouraged

Transport & Infrastructure

Objective 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 with new areas of development.

Policy TR1.1—Footpaths & Cycleways

Proposals will be supported which will contribute to the improvement and extension of the entire network of footpaths and cycling routes in Ledbury to encourage greater accessibility, safety and usage by residents and visitors. In particular:

- Create a dedicated cycle route from the Strategic Site to the town.
- A safe route for pedestrians and cyclists from the designated employment development site at Little Marcle Road from the site over and over the By Pass (Leadon Way).
- Improve cycle/pedestrian access to the station from the town and from the proposed new-build north of the viaduct.

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.

Policy TR2.1—Town centre parking

Proposals that would result in a significant increase in the number of people accessing the town centre would be expected to provide a mix of the following provisions:

- Car parking
- Coach drop-off points
- Cycle parking

Transport & Infrastructure

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.

Policy TR3.1—Ledbury railway station

Proposals which will improve the accessibility and facilities available at the railway station, including additional cycle parking, car parking and step free access to the Malvern/Worcester platform will be supported. Proposals should take account in terms of their design to the siting of the railway station on the boundary of the Area of Natural Beauty.

Objective IN1:

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

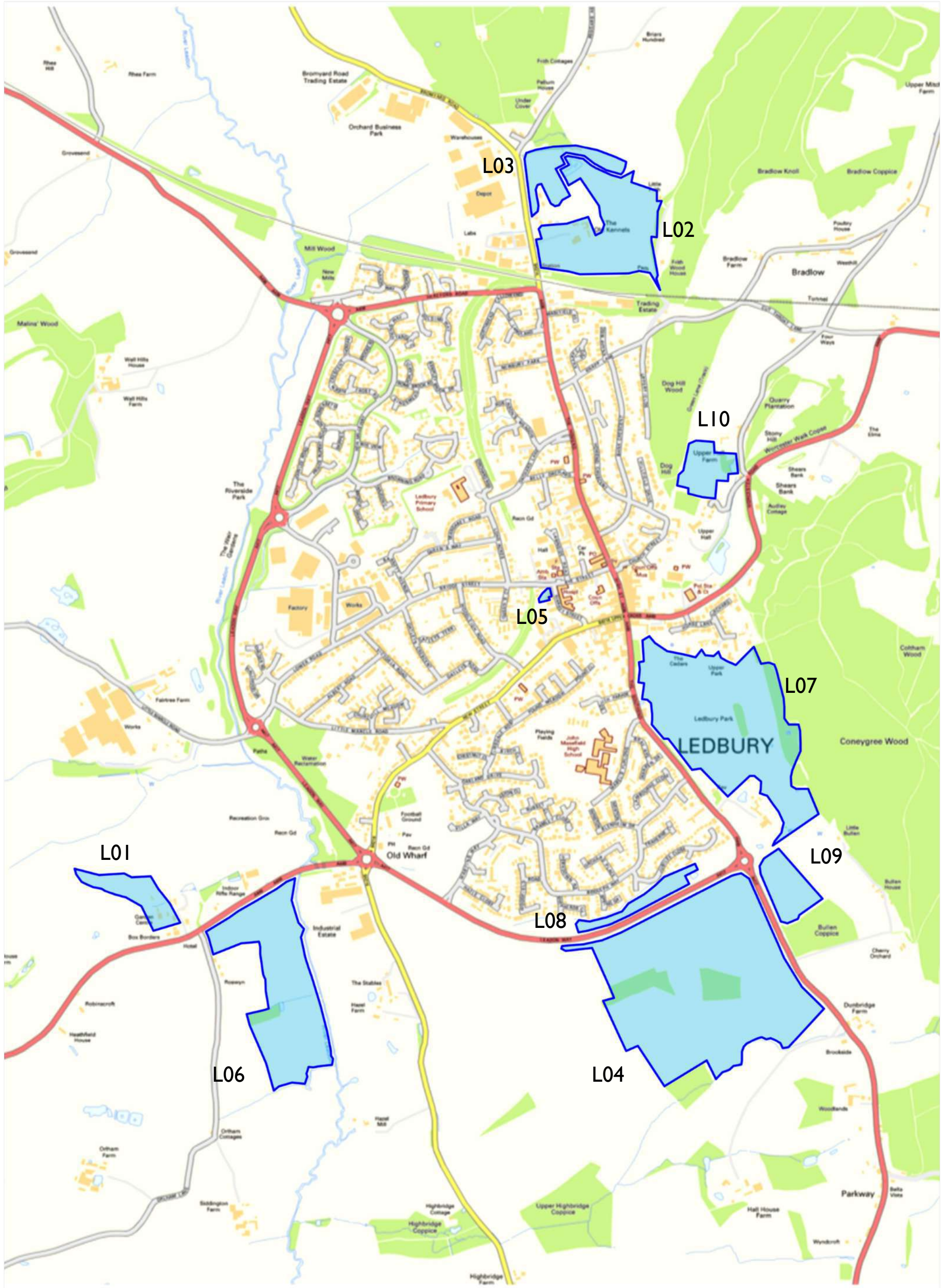
Policy IN1.1—Tri-service emergency centre

To support proposals to relocate or enhance the Fire Service, Police and Ambulance facility in Ledbury, provided that these are consistent with the need for fast response to the Town Centre in the event of an emergency. Ideally this location should be outside of the town centre but within the perimeter of the by-pass.

Ledbury Neighbourhood Development Plan



Sites Consultation Summer 2016 Outcomes



CONSULTATION RESULTS – SITES

Consultees were asked to score sites between 0 (least appropriate) and 5 (most appropriate) for each of the possible uses – Housing, Employment & Community Uses.

Some consultees simply placed an 'X' in the box assumedly indicating that they supported the proposed use, while others did not give a score to every site.

L01 — Ledbury Gardener's Centre

L01	0	1	2	3	4	5
Housing	33%	8%	18%	19%	9%	4%
Employment	18%	6%	17%	24%	10%	6%
Community Uses	30%	11%	20%	9%	6%	7%

L01	Scored 0-2	Scored 3-5	X	Not Answered
Housing	59%	31%	0%	10%
Employment	41%	40%	2%	17%
Community Uses	61%	22%	0%	17%

L02 — Old Kennels Farm

L02	0	1	2	3	4	5
Housing	18%	12%	13%	21%	13%	15%
Employment	14%	10%	9%	17%	22%	10%
Community Uses	25%	11%	16%	11%	7%	10%

L02	Scored 0-2	Scored 3-5	X	Not Answered
Housing	42%	49%	3%	6%
Employment	33%	49%	2%	16%
Community Uses	52%	28%	1%	20%

L03 — Hill View

L03	0	1	2	3	4	5
Housing	21%	13%	21%	13%	12%	8%
Employment	13%	3%	10%	24%	21%	11%
Community Uses	29%	5%	13%	14%	9%	9%

L03	Scored 0-2	Scored 3-5	X	Not Answered
Housing	55%	32%	3%	10%
Employment	26%	56%	1%	17%
Community Uses	47%	32%	0%	21%

L04 — South of Leadon Way

L04	0	1	2	3	4	5
Housing	27%	3%	11%	14%	19%	17%
Employment	29%	6%	15%	21%	4%	4%
Community Uses	34%	7%	13%	17%	4%	6%

L04	Scored 0-2	Scored 3-5	X	Not Answered
Housing	40%	50%	1%	9%
Employment	51%	30%	0%	19%
Community Uses	54%	27%	0%	19%

L05 — Market Street Auction Rooms

L05	0	1	2	3	4	5
Housing	13%	9%	13%	13%	18%	28%
Employment	17%	5%	11%	14%	20%	15%
Community Uses	11%	1%	3%	18%	21%	29%

L05	Scored 0-2	Scored 3-5	X	Not Answered
Housing	34%	58%	1%	7%
Employment	33%	49%	2%	16%
Community Uses	14%	68%	2%	16%

L06 — Hazel Meadows

L06	0	1	2	3	4	5
Housing	45%	7%	8%	13%	8%	10%
Employment	27%	2%	11%	16%	10%	18%
Community Uses	30%	7%	13%	12%	7%	15%

L06	Scored 0-2	Scored 3-5	X	Not Answered
Housing	60%	31%	0%	9%
Employment	39%	44%	1%	16%
Community Uses	50%	34%	0%	16%

L07 — Ledbury Park

L07	0	1	2	3	4	5
Housing	37%	8%	4%	7%	13%	20%
Employment	38%	12%	7%	13%	6%	4%
Community Uses	20%	14%	6%	13%	6%	24%

L07	Scored 0-2	Scored 3-5	X	Not Answered
Housing	49%	40%	2%	9%
Employment	57%	23%	0%	20%
Community Uses	40%	44%	2%	14%

L08— Shepherds Close

L08	0	1	2	3	4	5
Housing	16%	5%	18%	18%	12%	21%
Employment	42%	10%	8%	13%	5%	2%
Community Uses	29%	11%	14%	12%	5%	12%

L08	Scored 0-2	Scored 3-5	X	Not Answered
Housing	39%	51%	2%	8%
Employment	60%	21%	0%	20%
Community Uses	54%	29%	0%	18%

L09 — Land adjacent to Gloucester Road

L09	0	1	2	3	4	5
Housing	24%	4%	21%	19%	15%	5%
Employment	31%	4%	23%	8%	10%	4%
Community Uses	35%	10%	13%	14%	4%	4%

L09	Scored 0-2	Scored 3-5	X	Not Answered
Housing	50%	39%	2%	9%
Employment	59%	21%	0%	20%
Community Uses	58%	22%	0%	20%

L10 — Upper Hall Farm

L10	0	1	2	3	4	5
Housing	32%	8%	11%	25%	5%	2%
Employment	44%	7%	7%	13%	6%	0%
Community Uses	38%	9%	12%	7%	4%	10%

L10	Scored 0-2	Scored 3-5	X	Not Answered
Housing	51%	32%	2%	15%
Employment	58%	20%	0%	22%
Community Uses	58%	21%	0%	21%

Most Popular Housing Sites

(Highest percentage rated 3-5)

Ref	Site	Rated 3-5	Rated 5
L05	Market Street Auction Rooms	58%	28%
L08	Shepherds Close	51%	21%
L04	Land South of Leadon Way	50%	17%
L02	Old Kennels Farm	49%	15%
L07	Ledbury Park	40%	20%
L09	Land adjacent to Gloucester Road	39%	5%
L03	Hill View	32%	8%
L10	Upper Hall Farm	32%	2%
L01	Ledbury Gardener's Centre	31%	4%
L06	Hazel Meadows	31%	10%

Most Popular Employment Sites

(Highest percentage rated 3-5)

Ref	Site	Rated 3-5	Rated 5
L03	Hill View	56%	11%
L05	Market Street Auction Rooms	49%	15%
L02	Old Kennels Farm	49%	10%
L06	Hazel Meadows	44%	18%
L01	Ledbury Gardener's Centre	40%	6%
L04	Land South of Leadon Way	30%	4%
L07	Ledbury Park	23%	4%
L09	Land adjacent to Gloucester Road	21%	4%
L08	Shepherds Close	21%	2%
L10	Upper Hall Farm	20%	0%

Most Popular Community Sites

(Highest percentage rated 3-5)

Ref	Site	Rated 3-5	Rated 5
L05	Market Street Auction Rooms	68%	29%
L07	Ledbury Park	44%	24%
L06	Hazel Meadows	34%	15%
L03	Hill View	32%	9%
L08	Shepherds Close	29%	12%
L02	Old Kennels Farm	28%	10%
L04	Land South of Leadon Way	27%	6%
L01	Ledbury Gardener's Centre	22%	7%
L09	Land adjacent to Gloucester Road	22%	4%
L10	Upper Hall Farm	21%	10%



Ledbury Neighbourhood Development Plan

December 2016

Consultation Summary

Introduction

This Consultation was undertaken in order to ensure that four particular policies and designations were presented to the community prior to the Regulation 14 Draft Plan Consultation.

These four policies and/or designations that the that the NDP Group had developed since the Summer 2016 Policies Consultation were:

- The Settlement Boundary policy and designation
- The Shopping Frontages policy and designation
- Town Centre housing policy and designation
- The Housing Allocations policy and designation

In addition there were an additional three Natural Environment Objectives and three Natural Environment Policies that required consideration by the public, as well as the Design Code.

All respondents were invited to indicate whether they strongly agreed, agreed, disagreed or strongly disagreed with the policies and designations. There was also the option to indicate that respondents did not know whether they agreed or not or that they did not understand the policy and designation.

In total there were 115 responses to this consultation.

1. Settlement Boundary

A settlement boundary is a line drawn around a settlement to indicate where a set of policies apply. Development within the settlement boundary is usually considered sustainable and appropriate in principle (subject to other national and local planning policies).

The NDP Group believe that a settlement boundary will help to defend the edge of Ledbury from further unwanted housing applications since the Ledbury NDP intends to include a policy which states that:

‘Proposed development outside the identified settlement boundary will not be supported’

Q1a—Do you agree with the principle of having a settlement boundary around Ledbury?

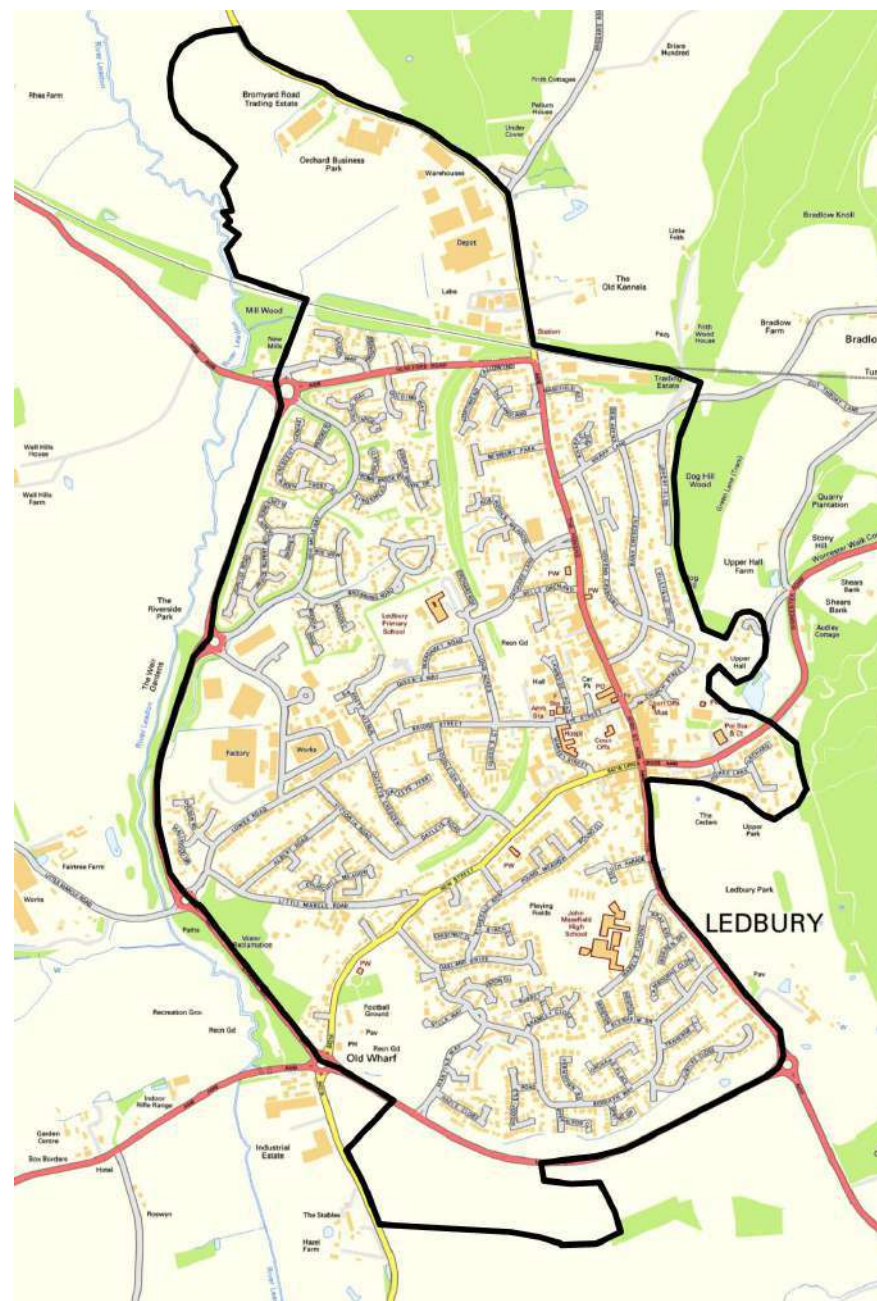
Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
38%	50%	0%	6%	6%	1%

Q1b—Do you agree with the suggested settlement boundary?

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
15%	35%	7%	20%	22%	1%

The principle of the settlement boundary received overwhelming support (88% agree or strongly agree). The actual proposed boundary was less popular (50% agree or strongly agree), however many of the comments suggest that those opposing the proposed boundary were unhappy with the inclusion of the Viaduct and Gladman’s sites—which the Steering Group feel they are unable to exclude.

As



2. Shopping Frontages

The Ledbury NDP is proposing to define Primary and Secondary Shopping Frontages as shown on the adjacent map. These designations will be read in conjunction with Policy EE3.2 which states that:

Policy EE3.2—Shopping Frontages

To preserve the current character. The change of use of A1—Shops, A3—Restaurants & Cafes or A4—Drinking Establishments to other use classes in the primary shopping area will not be supported.

New A2—Financial & Professional Services and A5—Hot Food Takeaways will not be supported within the primary shopping area but will be encouraged within the secondary shopping area.

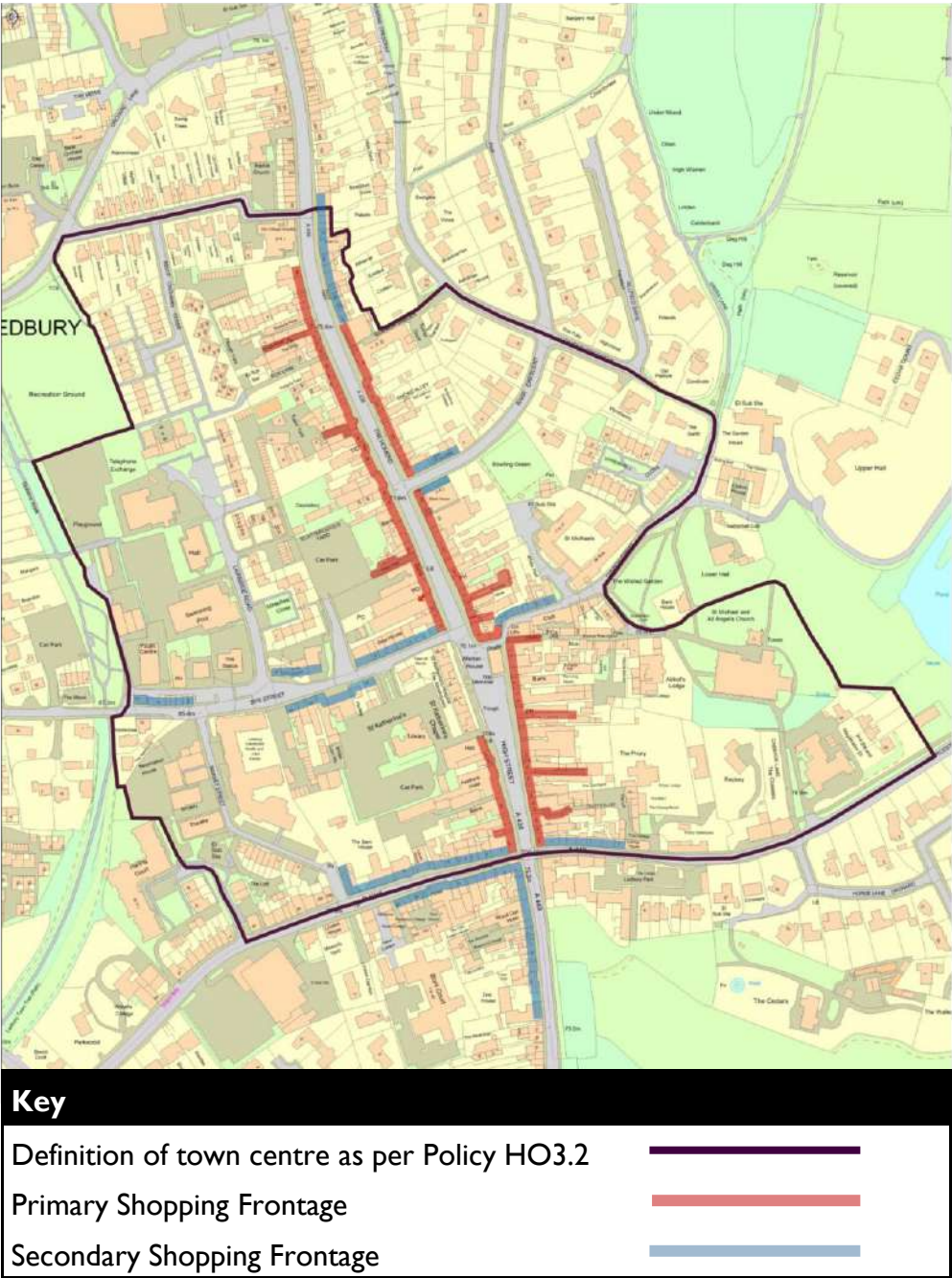
Q2a—Do you agree with the principle of defining shopping frontages to give the Plan control over what happens in those areas?

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
27%	57%	10%	4%	2%	1%

Q2b—Do you agree with the suggested Primary & Secondary Shopping Areas?

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
14%	59%	15%	7%	4%	1%

The principle behind the designation of primary and secondary retail areas received strong support (84%). A further 73% agreed or strongly agreed with the specific frontages map proposed by the Steering group.



3. Town Centre Housing

It is considered that the most appropriate location for housing the elderly and for young people is close to the town centre so that future residents are in close proximity to shops and services.

Policy HO3.2—Town Centre Housing

Smaller development proposals located close to the town centre (in the area identified on the map) must give priority to the needs of the elderly unless physical considerations such as steepness of access determine otherwise.

Where a site is not appropriate for elderly persons accommodation it should provide at least 20% Starter Homes.

Q3a—Do you agree with the suggested definition of the town centre?

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
16%	62%	6%	12%	3%	1%

Q3a—Do you agree with the principle of locating new elderly person's housing close to the town centre?

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
18%	58%	8%	11%	5%	0%

The definition of the town centre received strong overall support. (78% in favour) as did the principle of locating housing for the elderly close to the town centre. Seventy-six percent of respondents felt this was a positive proposal.



4. Housing Allocations

It is proposed that:

HOI.1a—Market Street Auction Room site will be allocated for a mix of elderly person’s and starter homes with expansion of existing medical facilities.

HOI.1b—Shepherds Close will be allocated for up to 10 dwellings, with provision of self-build plots strongly encouraged.

Q4a—Do you agree with Housing Site Allocation 1 – Market Street Auction Site for a mix of elderly person’s and starter homes with expansion of existing medical facilities? (see map 4)

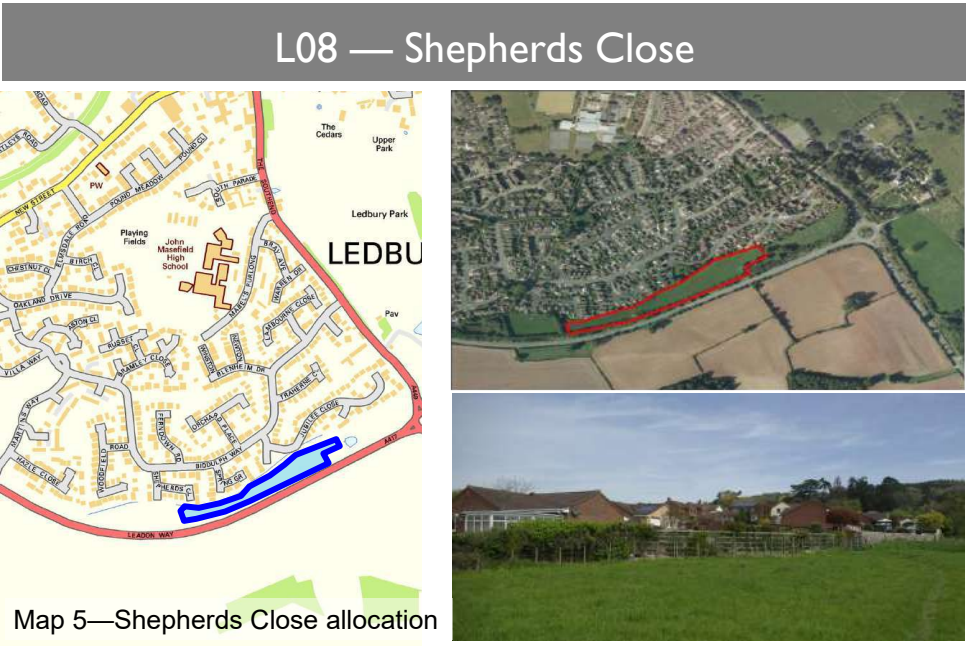
Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
25%	46%	8%	14%	8%	0%

Q4b—Do you agree with Housing Site Allocation 2 – Shepherds Close? (see map 5)

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
10%	31%	6%	10%	42%	1%

The Market Street Auction Rooms proposal was popular with respondents with 71% agreeing or strongly agreeing with the allocation.

The Shepherds Close proposal was much less popular with just 41% agreeing or strongly agreeing with the proposal. Ten percent of respondents disagreed while 42% disagreed strongly.



5. Natural Environment Objectives & Policies

Objective NE3:

To ensure that local agriculture does not detrimentally impact on the existing natural beauty, biodiversity and visual appeal of the Ledbury and surrounding areas.

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
40%	49%	5%	4%	1%	2%

Policy NE3.1 - Farming landscape around Ledbury

Proposals for new polytunnels and in particular where existing vegetative landscape clearance is required to install them must be accompanied by a Landscape Impact Assessment. This is to demonstrate that there is not a significant negative landscape or visual impact upon the tourist, resident utility or setting of the town and its near surrounding environment (including the Malvern AONB designated area and in particular on the floodplain of the Leadon Brook valley).

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
39%	41%	12%	4%	3%	1%

Objective NE3 relating to the impact of agriculture on the landscape received almost unanimous support.

Similarly the associated policy concerning Farming around Ledbury received 80% support, with just 7% of respondent disagreeing with the policy.

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 sites of natural beauty and wildlife biodiversity that make Ledbury an attractive tourist destination.

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
62%	31%	5%	2%	0%	0%

Policy NE4.1 - Protecting the setting of Ledbury woods

Proposals which would negatively impact upon the setting of Frith, Conigree and Dog Hill Woods above Ledbury will not be supported. Proposals which affect community access to these woods must be able to demonstrate alternative proposals are in place to maintain community access to these important community assets.

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
55%	36%	4%	4%	1%	0%

Objective NE4 relating to protection of the historic woods around Ledbury received 93% support.

The associated Policy NE4.1 received 91% support.

5. Natural Environment Objectives & Policies

Objective NE5:

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

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
36%	38%	19%	4%	1%	2%

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

Proposals which are aimed at developing Ledbury as a self-reliant and environmentally sustainable community (such as for self-build zero carbon based housing development), growing our own environmentally supporting food, generating our own renewable energy supplies and locally recycling our waste and water, will be supported.

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
38%	41%	11%	6%	1%	3%

Objective NE relating to the challenges of climate change was supported by 74% of respondents with just 5% disagreeing with the objective.

The associated policy NE5.1 aiming to promote Ledbury as a self-sustaining community received 79% support. With just 7% opposing it.

6. Design Code

The Design Code is a tool to help developers understand the types of styles, materials and design that are considered most appropriate in the town and which will help Ledbury retain its unique identity. The Design Code, once adopted, will be a document that developers will have to pay regard to when submitting planning applications.

Q6—Do you agree with the principle of Ledbury having a Design Code to help shape new development?

Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understand
28%	44%	18%	2%	3%	6%

Overall the principle behind the Design Code received strong support. This question however received the largest number of respondents stating that they 'did not know' or 'did not understand the question.

Just 5% stated that they were against the idea of a Design Code governing new development in the town.



Appendix E – Regulation 14 Notice

From: LTC Admin [<mailto:admin2@ledburytowncouncil.gov.uk>]

Sent: 03 August 2017 12:10

To: Undisclosed Recipients

Subject: Ledbury Draft Neighbourhood Development Plan: Regulation 14 Statutory Body & Community Consultation: 1 August - 25th September 2017

Dear Sir/Madam

Ledbury Draft Neighbourhood Development Plan

Regulation 14: Statutory Body and Community Consultation: 1st August 2017 to 25th September 2017

The Neighbourhood Development Plan Group, comprising Town Councillors and volunteer residents, has been consulting widely through presentations, social media and an outreach programme. The Draft Neighbourhood Development Plan for the period 2017-2031 was approved by Full Council at a meeting on 20th July 2017.

As a statutory requirement under Regulation 14 of the formal process, the Town Council is required to bring the pre-submission Plan to the attention of people who live, work or carry on business in Ledbury, as well as any statutory consultee that might be affected by the proposed Plan. You, as a statutory consultee, are invited to consider this Plan, together with the supporting documents, and respond with any comments.

The elements of this Pre submission consultation are:

1. Ledbury's draft Neighbourhood Development Plan (which sets out policies and proposals);
2. The Design Code;
3. The draft Strategic Environmental Assessment (which is a separate technical appraisal of the Plan required by legislation); and
4. The draft Habitats Regulations Assessment.

These documents can be viewed on this website: <http://www.ledbury-ndp.org> (<http://www.ledbury-ndp.org/the-draft-plan-consultation.html>)

The draft Plan will also be available to view from 1st August to 25th September at Ledbury Town Council offices during the hours of 10am – 2pm (except Thursdays when the office is closed to the public). They will also be available at various events which will be publicised locally.

Any representations you wish to make should be sent to me at either: admin2@ledburytowncouncil.gov.uk ; or by post to Ledbury Town Council Offices, Church Street, Ledbury, Herefordshire HR8 1DH. These representations must be received by 17.00 on 25th September 2017.

The draft Plan will be further revised in the light of any comments and sent to Herefordshire Council. They will appoint an Independent Examiner to consider and recommend changes as appropriate. After this, a final version of the Plan will be the subject of a local Referendum. If more than 50% of those voting support the Plan, it will be adopted. Thank you for your involvement.

Yours faithfully

Mrs Karen Mitchell

Clerk to the Council

Ledbury Town Council

Tel: 01531 632306

admin2@ledburytowncouncil.gov.uk

House number/name		Postcode	
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Any responses without address details will not be counted.

Please refer to the draft plan on our website (www.ledbury-ndp.org) or read a copy in the LTC offices. Please drop your completed questionnaire into LTC.

Draft Plan Questionnaire:

Please indicate if you agree with each section of the draft plan, including changes to original drafted policies

	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree	Don't understand this section
Housing						
Economy						
Built Environment & Heritage						
Natural Environment						
Community & Leisure						
Transport & Infrastructure						
Policy TR1.1 (Amended)						
Policy TR2.1 (Amended)						
Design Code						
The NDP represents the vision for the future of Ledbury						

Any comments:

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Please continue on another page if needed

(If you require assistance to respond to the questionnaire please contact LTC)

Ledbury Neighbourhood

Development Plan

Regulation 14 Consultation

1st August – 22nd September



The draft version of the NDP is available to read following months of research, and engaging with the community to bring together the vision for Ledbury.

(Available to read online or in the Town Council offices)

The plan includes
objectives and policies on:

- ✓ Housing
- ✓ Economy
- ✓ Built Environment & Heritage
- ✓ Natural Environment
- ✓ Community & Leisure
- ✓ Transport & Infrastructure

*Now is the time to have
your say on the future of
land use and development
in Ledbury.*



This consultation will last 6 weeks and you can send us your feedback either via the online questionnaire or fill out the survey on the reverse.

(Extra forms available from the Town Council).



Respond online : <http://www.ledbury-ndp.org/>



Contact us : admin2@ledburytowncouncil.gov.uk



Visit : Ledbury Town Council Offices, Church Street, HR8 1DH

Appendix F – Regulation 14 Schedule & Results

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
1	John Grove	No			Ledbury Neighbourhood Area Map p2	<i>Omit Ledbury Neighbourhood Area Map - looks like town is developable to 60,000 - 70,000 people. Little attempt to address any of the needs of the wider community outside Ledbury</i>	The Neighbourhood Area Map represents the area that the NDP covers. It does not suggest that area is developable. Ledbury is the main town so needs of the wider community are met by the town.	No	
				BE1.2 – Settlement boundary		<i>This ought NOT to include the fields to the south of Leadon Way</i>	Site has planning permission for housing so must be included in SB.	No	
				HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>The emphasis on elderly is tempting but will that create a ghetto in the area? Concerns about access.</i>	Site will not deliver enough units to create a 'ghetto'. Access issues would be dealt with during any planning application.	No	
					Affordable Housing	<i>Affordable housing often not affordable</i>	HCS issue.	No	
				EE1.1—New Employment sites		<i>Employment sites in the Core Stratgey are not identified by map. High Tech and Higher Education campus sound admirable but no suggestions for sites are made.</i>	No appropriate sites for High-Tech employment were identified. NDP supports appropriate sites coming forward via application.	Yes	Appropriate employment sites to be identified.
					Community & Leisure Map	<i>No indication of the Canal proposals given. Is the Riverside park or Town Trail affected?</i>	The NDP is silent on the canal proposals. Policy CL1.1 offers protection to RP & TT.	No	
					Transport	<i>Give attention & publicity to bus services</i>	N/A	No	
					Transport	<i>Crossing points on bypass will slow traffic</i>	N/A	No	
					Transport	<i>Should propose roundabout to the south of the Station bridge</i>	N/A	No	
2	St Katherines Surgery			HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>This area would be much more appropriately used for the building of a new healthcare facility which could incorporate local general practices and create a hub for community services within the town. Existing medical facilities will be unable to cope with the expected 4000 increase in population; both GP surgeries are already working at full capacity and have neither the staff nor the space to expand within their existing premises. NHS policy is encouraging a move towards care provision via 'super practices'. Each unit will be expected to provide care for around 30,000 patients and the integration of GP and community services is encouraged. We believe it is absolutely essential for any plan for the future of Ledbury includes the provision of a suitable facility to support the healthcare provision for its residents. It would be sensible for any such facility to be located centrally and ideally adjacent to the local community hospital which already provides services such as physiotherapy, radiology and outpatient facilities for all the local population. The obvious site would therefore be the existing auction rooms.</i>	Bill Stump has already spoken to one of the doctors and the Practice Manager at St Katherines Surgery to ask whether the practices have expansion plans and funding. Further action may be required depending on any new input from the doctors. Both surgeries confirmed that what was written in the NDP was a fair acocunt of the current siutation. Are they able to engage in talks with Howard Pugh regarding the Auction Rooms.	Yes	Follow up discussion with St Katherines and Market Surgery. The landowner has stated that they support the allcoation.
3	Market Surgery			HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>Agree with St Katherines Surgery</i>	Are they able to extend upwards as in a bungalow. Is this something they would consider.	Yes	Have advised surgeries to talk to owner of Market Auction House site.
4	Ledbury Area Cycle Forum (LACF)			HO3.1—Housing for the elderly		<i>Additional to policy: All new housing for the elderly to have secure storage form mobility scooters - to encourage inclusivity, combat loneliness and give access to amenities.</i>	Good idea	Yes	Add to policy
				NE5.1 - Ledbury as a self-sustaining community		<i>Add statement about reduced car-dependency - to encourage environmentally sustainable travel habits</i>	Agree	Yes	Add to NE5.1
				CL1.1—Protecting green infrastructure		<i>Add the Town Trail Extension south of Little Marcle Road (as per p.36) together with the associated woodland - 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.</i>	Agree	Yes	Add to map

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
			Objective CL4			Add the word ' safe ' to the final sentence viz 'safe walking distance' - to encourage active travel to sports facilities. The bypass is presently a barrier to independent access by young people to Ross Road facilities	Agree	Yes	Update policy with appropriate wording
					Transport and Infrastructure	Add the Riverside Park pathway to the map on page 36 - to demonstrate the availability and connectivity of active travel routes.	Agree	Yes	Riverside Park to map.
			Objective TR1			P.38 1st Para: delete 'major' viz. '...all new developments.. - to improve active travel networks.	Agree	Yes	Delete "major"
				TR1.1 – Footpaths & Cycleways		Add policy statement that all new developments should provide enhanced active travel infrastructure for the benefit of users of the site and of the wider community. - this piecemeal approach will in time result in well-connected, safe and attractive travel routes throughout the town.	In TR1.1 and Design code	No	
				TR1.1 – Footpaths & Cycleways		Add policy statement that all new dwellings be provided with secure, easily accessed storage for cycles, prams, mobility scooters and be provided with a power supply, as in discussion above - to encourage active travel and reduce car-dependency.	Most properties have some kind of outside storage	No	
					Canal Route	Add a policy statement about the proposed canal restoration and associated gains - the canal towpath will be a valuable utility and leisure route for walkers and cyclists.	Phillip will provide input	No	
5	Bella Johnson				General comment on LNDP	In order to make the LNDP more influential on planning decisions I believe that many of the 'objectives' should be moved into 'policy' statements and that there should be more specific policies where they address uncontroversial issues that are compliant with national and local planning policy.	Objectives and Policies have been consulted on and both are just as important as the other	No	
					General comment on LNDP	There is no discussion in the NDP about the industrial development site south of Little Marcle Road, as invited in the Core Strategy. In view of the importance of employment land, this area should be defined and protected from other forms of development.	Agree	Yes	Appropriate employment sites to be identified.
				NE4.1 - Protecting the setting of Ledbury woods		should include the policy statement to 'promote active woodland management to maximise habitat diversity	Agree	Yes	Change wording
					CL2, page 33	the map on page 33 should include the tennis courts and sports pitches at John Masefield high School that are available to the public when the school is closed.	These are not public open spaces	No	
				BE1.2 – Settlement boundary	Settlement Boundary	there should be a green buffer zone developed around the town to protect against opportunistic developers seeking to expand beyond the settlement boundary. This zone could incorporate a leisure pathway with connection to bridleways to neighbouring settlements.	Good idea but not necessarily possible	No	
				BE1.2 – Settlement boundary	Settlement Boundary	the Ross Rd sports facilities should be brought inside the settlement boundary and protected by sport land-use categorisation to prevent future change of use and loss of the facilities to eg: housing development.	This is privately owned land and settlemebt boundary is about housing.	No	
6	John Worby			HO1.1 – Market Street Auction Rooms Allocated Site Policy		The proposal to develop this site to provide accommodation for the elderly is excellent.	None required	No	
				EE2.1—Promoting visitor accommodation		May I suggest that a budget hotel should be placed on the site occupied by the fire station, the old ambulance station and adjacent area with car parking underground.	Ambluance has planning application for a Domino Pizza place, Fire Station is still occupied. Looking at land South side for a hotel. No suitable site for car oark	No	Potential for hotel to be investigated. Potential providers will be contacted.
7	Gillings Planning for Frontier Estates Ltd			HO3.1—Housing for the elderly	Re Triangle Site between Dymock Rd and Leaddon Way.	It is particularly helpful that a range of accommodation types are supported.	None required	No	

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
				BE1.2 – Settlement boundary		<p><i>Unhappy that the 'triangle site' is not included within the settlement boundary. We note that purposes of the settlement boundary are to: 1. prevent urban sprawl into the open countryside. 2. prevent the loss of land with ecological, landscape and recreational value and 3. prevent unnecessary loss of the countryside. However it is suggested that development of the land in question would not be contrary to these purposes. Indeed, the land is bound by the bypass, a permitted development of 321 dwellings and existing Countrywide Farmers Store. These all provide a very clear defensible boundaries. Development here would not encroach into open countryside and as a result of the Gladman scheme, Dymock Road Clearly now operates as a logical boundary to the settlement. Within this context the site is not true 'countryside' and has no significant landscape or recreational value. The site has no statutory ecological designation. On this basis, exclusion from the settlement boundary would not be justified. Paragraph 182 of the NPPF states that local plans should be "positively prepared", "justified", "effective" and "consistent with national policy". Paragraph 184 of the NPPF stipulates that NP's should align with adopted Local Plan and "should plan positively to support them". We contend that if this triangle of land is exluded from the settlement boundary the NDP would not represent the most appropriate strategy and would be neither justified, nor effective. We therefore respectfully request that a review is undertaken of the draft settlement boundary follow a now illogical line in respect of the triangle site.</i></p>	Settlement boundary to be looked at. Should the triangle be included? Approach Frontier Estates Ltd to see if option on this being for a budget hotel	Yes	Contact Frontier Estates Ltd, to discuss option of budget hotel. An email will be drafted for the Steering Group to vote on
8	Nina Shields				Housing	<p><i>We are looking at something like double the housing allocation proposed in the Core Strategy and yet the plan allows for continued infill development which will increase building density. I am concerned that there seems to be no emphasis on sustainable living. There is no mention of energy efficiency eg; such things as district heating schemes for new developments.</i></p>	The only site put forward by the NDP is Auction building and it is being put forward for much needed young/elderly housing along with possible use for extending health care facilities. Energy efficiency is in the Design Code and is talked about in length	No	
					Employment and Economy	<p><i>The plan seems to take no account of the high percentage of workers who have to communitie out of Ledbury due to the lack of employment in the town. It states that the supply of land for employment is good. This does not appear to take account of the fact that the land north of the viaduct was designated as employment land as is now scheduled for housing. no replacement employment land appears to have been identified. The identified key areas of employment do not include technology/communications. With our proximity to Malvern, and discussions which too place with employers some 4 years ago, this appears to be a serious omission. Although promoting visitor accommodation is mentioned, there seems to be no real thought about how this could link in with the development of the canal. There is also no mention of the possibility of a hotel with conference/meeting/training facilities. There is a marked lack of such facilities in the town.</i></p>	3ha site on viaduct site which maybe changed to sports facilities with another site given as an option and a 12ha site near UBL. Omitted employment map to be added. Looking at hotel site. The Feathers Hotel has all the facilities stated	No	<p>Appropriate employment sites will be identified in the plan.</p> <p>Potential for hotel to be investigated. Potential providers will be contacted.</p>

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
					Built Environment & Employment	<i>The drawing up of the settlement boundary is a puzzle. It excludes Ross Rd sports facilities, the proposed employment land on Little Marcle Road, and Ledbury Park. The town is underserved with sports facilities and has lost some of its employment land so it is difficult to make sense of this boundary. There seems to be no mention of any consultation with the traveller community. The town is regularly visited by travellers and currently there appear to be no facilities for them. Surely the plan is an ideal time to resolve this? The policy on Edge of Town Transition seems very light weight. There seems to be protection proposed for the wildlife corridor/green buffer between Deerpark and the by pass (Ross roundabout to Glos roundabout). Nor is there any suggestion of a green buffer between Parkway and Ledbury which would both offer the opportunity for Parkway to retain its identity and ensure that Ledbury retains green space/country park land as a recreation facility.</i>	Settlement boundary is designed to prevent inappropriate development housing developemnt in the open countryside.	No	
				N/A	Natural Environment	<i>I can't help but feel there has been a lack of imagination reference ledbury's woodland. Whilst it is good to see that the plan would not support proposals which affect community access, it would have been good to see support for more active management of the woodland. This could in itself become a tourist attraction - managing the woods with work horses, demonstrating traditional woodland skills (coppicing, wood turning, wattle making, charcoal burning etc), which would also help bio diversity.</i>	We can only refer to areas owned by LTC, not what others do with private land	No	
					Community & Leisure	<i>The policy on Medical and Dental facilities does not seem to link with the housing proposal for the Market Street auction rooms. The town is already short of GPs and NHS dentists. The Market Street area would seem to be a 'natural' for an expanded medical/dental 'hub' - but not if the land is allocated to housing. It is not clear if the views of our GP practices have been sought on this. It appears that no land has been identified for increased sports or youth facilities.</i>	Agree, Market treet may be appropriate for new medical facilities.	Yes	Include potential for medical facilities at Market St in Policy HO1.1
				TR3.1 – Ledbury Railway Station	Community & Leisure	<i>No land allocation north of the station for improved parking and disabled access to the east-bound platform. No consideration of the Ledbury comments from the country's Transport Strategy and Economic Masterplan.</i>	Policy already states it welcomes a car park and access to the east bound platform. Money could come from S106 money	No	
					Transport and Infrastructure	<i>Although mention is made of sustainable transport, it appears that no land allocation has been made north of the station to enable improved parking and access for disabled passengers. The plan identifies that with increased housing there will be an increase in the number of cars in town. Given that so many residents work outside ledbury, surely we need to improved the rail link and encourage its use? Similarly, we need to encourage cyclists. Whilst this is mentioned, the plan does not appear to contain any firm proposals on extending/improving either footpaths or cycle ways in the town. Once again, the canal seems to have been ignored, but it will no doubt have a townpath which should form a valuable part of the cycle/footpath network. Whilst car parking is an issue, would it not be better to put more emphasis on keeping cars out of town and improving public transport? From conversations with residents, I am sure I am not alone in these concerns and look forward to response in due course.</i>	See above. We do encourage railway links and carpark in NDP. Plan also encourages cycling and the Design Code shows that footpath/cycle paths are required with all new housing sites. The canal is mentioned and is part of CS.	No	

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9	David & Ann Sudworth			BE1.2 – Settlement boundary		<i>Policy and map on page 25 set out the settlement boundary of Ledbury. This is a small-scale map which doesn't show existing property boundaries yet the precise position of the settlement boundary will be critical for Hereford Council in dealing with planning applications and for the Town Council in commenting on them. Insofar as the Settlement Boundary affects the Horse Lane Orchard area it is nto absolutely clear where the boundary is proposed. The quadrant of the Town south of Worcester Rd and east of the Southend all lies within the Malvern Hills Area of Outstanding Natural Beauty. Government policy for AONBs is set out in National Planning Policy Framework paras 115 and 116. In summary, the landscape quality is equivalent to that of a national park and great weight should be given to conserving the landscape and scenic beauty. The area immediately east of Horse Lane Orchard rises up steeply and is wooded in character. The very few houses in this area are set within very large gardens and include large numbers of trees. This area forms a wooded backdrop to views across the Town and is important in the character of this part of the AONB. We would therefore propose that the Settlement Boundary be drawn to exclude these properties as shown on the attached map. This would conserve the character of the Town and the AONB. This area is also an undisturbed link between countryside and the town where wildlife, including several endangered species, flourishes away from the dangers of busy road. other reasons for exluding these properties from the potential development area are poor vehicular access along narrow estate roads, inadequate access to this land and the treed nature of the land (a number of trees are covered by a Tree Preservation Order) which could be harmed by new development.</i>	Produce a more detailed Settlement Boundary map	Yes	More detailed settlement boundary map to be included
10	Unknown			BE1.2 – Settlement boundary		<i>Suggest that the area east of Horse Lane Orchard be excluded from the settlement boundary due to it being steep, wooded and having poor access is inappropriate for development.</i>	Produce a more detailed Settlement Boundary map	Yes	More detailed settlement boundary map to be included
11 to 20	Residents of Horse Lane Orchard			BE1.2 – Settlement boundary		<i>Propose that the settlement boundary should be re-drawn to exclude the area immediately east of Horse Lane Orchard that rises up to the adjacent woods and also the area within the Walled Garden. These areas, all of which are included in the AONB, would therefore continue to provide a backdrop to the wooded scenario that provides such a stunning character to this part of the town and would also continue to provide an undisturbed link between countryside and town where wildlife can continue to flourish and enrich our beautiful country town. These environmental issues are also made more important when one considers the poor vehicular access in the area proposed for exclusion together with the existence of Tree Preservation Orders on many of the treese in the area.</i>	Produce a more detailed Settlement Boundary map	Yes	More detailed settlement boundary map to be included
21	Nicole & Patrick Forde	No		NE3.1- Farming landscape around Ledbury		<i>Very few towns in England have Ledbury's distinctive setting, with views out to the countryside, and , backed by a dominanat wooded hilside. Both aspects should be protected. The key vistas from Ledbury should be protected from development: this general point could be included under policy ND3); the policy which refers to the landscape impact of polytunnels can have on the landscape is to be welcomed - and could be extended to include intensive farming units and solar farms.</i>	The settlement boundary and AONB designation will provide strong protection. Agree add intensive farming units and solar farms	Yes	Add intensive farming units and solar farms to NE3.1
				NE4.1 - Protecting the setting of Ledbury woods		<i>The present view of Ledbury from the outside should similarly be maintained as far as possible (by means of policy similar to NE4.1, which protects the setting of Ledbury Woods)</i>	Add Wall Hills	Yes	Add Wall Hills to NE4.1

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				BE1.2 – Settlement boundary		<i>Ledbury is a concentrated town, with very little suburban sprawl eating up the countryside. To maintain this ideal profile, surely the settlement boundary should be drawn so that it includes the Ross Rd sports facilities, and the proposed employment land on the Little Marcle Road (included in the core strategy)? These sites should be designated only for sport or employment as appropriate.</i>	Settlement boundary is designed to prevent inappropriate housing development in the open countryside . No benefit to sports facilities being inside the boundary.	No	
					Environment	<i>The other distinctive feature of Ledbury, usually to be found in the much larger New Towns (such as Redditch), is the encircling buffer zone of woodland and its network of cycle/pedestrian paths. Could this feature be protected, by explicitly opposing any diminution of the existing woodland? Could it be extended by arguing for the protection of the Riverside Park, the route of the proposed canal?</i>	CS - canal route agreed. Cycling etc in Design Guide. Woodland is owned by Forestry Commission	No	
				CL1.1—Protecting green infrastructure		<i>As a point of principle, we suggest that the second part of Policy CL1, that 'Redevelopment will only be permitted when the area has no significant value for recreation, beauty, tranquility, wildlife or historic importance' makes too much of a concession. This area should be unconditionally protected, as once green structure is lost, it is lost for ever.</i>	No Policy already covers it	No	
					Footways and Cycleways	<i>Unusually, Ledbury already has quite an extensive network of cycleways and footpaths. We support your aspiration to connect this network to any new development north of the viaduct, and suggest that it could also be extended to the new development south of the bypass, and also to Wellington Heath. The cycleways and footpaths will then continue to play an important role as a sustainable, environmentally-friendly contribution to Ledbury's transport system.</i>	In the Plan and existing have pathways. North and South developments will have infrastructure covered in the planning application	No	
					Education	<i>Lebury's population may well rise by at least 2000 people, if proposed housing developments are carried out. Should the plan consider whether there needs to be an expansion of the current education provision?</i>	Consultation with both schools - they both have room for expansion on current sites	No	
22	CPRE Herefordshire	Yes			Views	<i>Ledbury nestles under a hill with views across to May Hill and Marcle Ridge and further into Herefordshire, these views contribute to the character of the town and link it to the wider, rural landscape. Some neighbourhood plans have identified key views and view corridors from within their settlements which should be protected from development. This could be included under your policy NE3</i>	Comment	No	
				NE4.1 - Protecting the setting of Ledbury woods		<i>Ledbury is notable for its compact setting on the side of the hills and backing onto the AONB. You could consider a policy to protect this setting similar to your policy NE4.1 (protecting the setting of Ledbury Woods). The policy could cover any developments which affect the views of the town on approach from Hereford, Ross, Little Marcle and Dymock.</i>	The AONB is protected by the NPPF and the HCS.	No	
						<i>Your policy NE4.1 protects the setting of Ledbury Woods. Could there be a policy to protect the Riverside Park, this I believe is the route of the proposed canal, however this essential green space needs protection for public access in addition to the protection that the development of the canal affords.</i>	Protected by the HCS.	No	
				NE3.1- Farming landscape around Ledbury		<i>We welcome the inclusion of this policy which recognises the impact polytunnels can have on the landscape and it maybe useful to include intensive farming units and solar farms.</i>	Comment	No	

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				CL1.1—Protecting green infrastructure		<i>This policy could equally be included under your heading 'Natural Environment' not least as it provides green corridors for wildlife. The second part of this policy states that 'Redevelopment will only be permitted when the area has no significant value for recreation, beauty, tranquility, wildlife or historic importance'. This implies that the green infrastructure, given certain conditions, could be lost forever. These spaces and networks should be unconditionally protected for the term of the plan at the very least.</i>	Comment	No	
						<i>The accompanying map does not include the green buffer zone and network of pathways inside and alongside the bypass between the Dymock and Hereford roundabouts. These are vital for linking the green spaces together providing safe cycle and pedestrian ways. It would also be good to include St Mary's churchyard and Dog Hill Wood, which connect into town via alleyways and footpaths and definitely form part of the green infrastructure.</i>	Dog Hill protected. St Mary's is in Dymock	Yes	Add green verge on bypass by Deer Park to Green spaces
						<i>It would also be good to see an aspiration to extend the green infrastructure to new developments, particularly those proposed north of the viaduct and south of the bypass</i>	GI will be a requirement of new major planning applications	No	
					Footpaths and Cycleways	<i>I note your aspiration to continue the network of cycleways and footpaths to the new development north of the viaduct, could the network be extended to the new development south of the bypass to ensure it as well integrated into the town as it can be.</i>	GI will be a requirement of new major planning applications	No	
						<i>It would also be good to see footpaths and cycleways extended outside the parish - particularly to Wellington Heath.</i>	They already are.	No	
23	Malvern Hills AONB Partnership	yes			Vision	<i>The AONB Unit supports the vision for the Ledbury Plan Area, especially re the aspiration that: 'The Malvern Hills AONB is the backdrop to the town and all development will be complementary to the landscape and the views.'</i>	Comment	No	
						<i>However, we are not sure whether the plan as written provides the strongest basis for meeting this aspiration. For example, there appears to be no policy relating specifically to the different landscapes of the area and no identification or reference to key views which may be of particular importance in the locality.</i>	Comment	No	
					Housing	<i>The AONB Unit does have a concern that housing policies in the NDP appear to be silent on the issue of the sensitivity and capacity of the landscape in and around Ledbury to accommodate new development. For example, there appears to be no direct reference to the AONB or to the setting of the AONB and whether the value of these areas should have a bearing on site selection. Obviously the settlement boundary and the approved allocations in the Local Plan do, in many ways, preclude the need for such an assessment at this time. However, if in the future unallocated development is proposed for the Ledbury area, for example exception sites, or if sites for the elderly or for young people are pursued a systematic appraisal of the sensitivity and capacity of sites around the town would have provided a good basis for assessing their suitability, relative to other sites.</i>	NPD has only allocated Market Auction house all other sites are either CS or Planning applications that have already been given permission Setting of the AONB means that new applications will have to comply with HCS and NPPF policies relating to landscape.	No	
						<i>The principal allocated site within the Core Strategy (the viaduct site) is clearly within the setting of the AONB. Given the proximity of Ledbury town to the AONB it may well be that development pressure is exerted for significant new development elsewhere which is also in the setting of the AONB. For these reasons we request</i>	HCS allocated site. Considered that HCS AONB policy is sufficient.	No	

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						<i>that the housing policy section of the plan is amended to reflect the need for new development in such areas to be handled with particular sensitivity, such that development does not adversely impact the AONB, for example in relation to visual impacts. A relevant current example relates to the proposals for a single vehicle access from the viaduct site to the Bromyard Road. We believe this could have a serious detrimental impact on the tranquillity of the AONB through an increase in vehicle movements across the designated area. We believe that an amended NDP could help to prevent this indirect damage.</i>	Comment	No	
					Employment and Economy	<i>A number of important sites for employment land are also located in the setting of the AONB and the number of such sites looks set to increase within the plan period. The AONB Unit recognises the importance of employment land to the economy of the town and the wider area. However, a number of large warehouses and industrial/employment buildings close to the AONB boundary to the north of the town have had an adverse effect on the setting of the AONB and on people's enjoyment of the nationally designated landscape. Due to its nature and siting, some of this development is even visible from the Malvern Hills ridge.</i>	Comment	No	
						<i>The impact of these developments is not solely linked to their scale and their proximity to the AONB, factors which can be difficult to overcome. The current assemblage of employment buildings fringing the Bromyard Road are built in a range of materials and, in particular, colours, many of which do not help to integrate these very large structures into the landscape. These factors compound the adverse effects on the designated landscape and on people's enjoyment of it. Unfortunately a failure to recognise the role that colour, for example, can play in helping to reduce the visual effects of buildings on the landscape is not a thing of the distant past. As recently as last year our attempts to encourage the Local Planning Authority to consider the use of colour to help reduce the visual impact of 8 new silos close to the AONB boundary in Ledbury were unsuccessful.</i>	Agree. Look into introducing a palette to the Design Code for Employment land and AONB, add a few simple sentences in the appropriate places. Businesses need to adhere to the code	Yes	Get pallet code for employment land and add to Design Guide
						<i>In light of the above, we request that a policy is inserted into the NDP which highlights the impact that larger scale, industrial and employment related development can have on the setting and enjoyment of the AONB. We believe this policy should go onto state that specific steps should be taken to consider and then to mitigate these impacts, for example, through careful and informed choice of colour and through appropriate landscaping.</i>	See above	Yes	Get pallet code for employment land and add to Design Code
						<i>NB These comments may also be relevant to Policy BE2.1 Edge of Town Transition which deals with landscaping but does not refer to materials, colour and design etc. You may also feel that these issues are appropriate to the design guide.</i>	BE2.1 add wording adhere to the design code	Yes	BE2.1 add wording adhere to the design guide
				EE2.1—Promoting visitor accommodation	Promoting Visitor Accommodation	<i>This policy asserts that development for camping and caravanning, lodges etc. will be supported outside but close to the settlement boundary. No guidance appears to exist to help determine where such sites might be more or less acceptable with regards issues of landscape sensitivity etc (see also comments under 'Housing'above). Neither does the design code appear to strongly relate to this type of development which may have particularly significant impacts due to its out of town siting. The Unit considers that this leaves the area rather open to potential impacts arising from this type of development.</i>	Not in Design Code and needs to be added	Yes	Reference to holiday accomodation added to Design Guide

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					Built Environment	<i>The built environment chapter of the NDP seems to be very largely focussed on the town and its immediate environs. There is obviously built development elsewhere in the parish, including domestic buildings, tourist facilities, farmsteads and other agricultural developments. Such development does not seem to be covered by the NDP, either in the built or natural environment sections of the document.</i>	Agree need to add this in	Yes	Added to Design Guide
						<i>Guidance produced by the AONB Partnership on topics including building design and the selection and use of colour could be referenced to help to bolster the NDP's role in supporting development in the wider area of the parish. An example of wording from the draft Colwall NDP is presented at Appendix A to provide an illustration of what this could look like. Please note the inclusion of a policy on colour (reference to a colour palette for development) and on lighting in this Appendix. The Unit feels that policy/guidance on both these issues should be more comprehensively addressed by the Ledbury NDP since these can have a major bearing on valued landscapes and local character.</i>	Agree - use it	Yes	
				BE2.1—Edge of town transition		<i>Does this policy relate only to developments within the Settlement Boundary or does it include, for example, visitor accommodation which may be outside? Clarification on this point would be welcomed.</i>	Any edge of town development.	No	
						<i>As mentioned above, this policy refers to landscaping but does not refer to materials, colour and design etc, all of which can be crucial in helping to integrate development into a landscape setting.</i>	Design Guide to deal with design details.	No	
				NE1.1 - Protecting biodiversity		<i>The AONB Unit queries whether this policy should only refer to 'preserving' existing open spaces, trees and hedgerows. This implies a process of just keeping what's there, as opposed to also conserving/enhancing/increasing (as per Objective NE1) which suggest more dynamic interventions which will help to 'grow' the area for biodiversity.</i>	Agree.	Yes	NE1.1 change policy wording to include preserving/conserving/enhancing/ increasing
			Objective NE3			<i>The AONB Unit supports this objective but notes that the only policy that falls under it concerns polytunnels, obviously informed by recognition of the scale and impacts of polytunnels in the area . However, there is a trend towards more intensive and larger scale agricultural developments including poultry farming and the construction of larger buildings to support such activity. The AONB Unit believes that the NDP should be used to influence the siting, scale and design of buildings in the wider parish, including within the AONB. An example of policy wording on this subject from the draft Colwall NDP is presented at Appendix B.</i>	Agree look at Colwall NDP	Yes	Look at Appendix B and add to Design Guide
				NE3.1- Farming landscape around Ledbury		<i>The AONB Unit supports a policy on polytunnels in the NDP. We have the following comments in relation to this policy:</i>	Comment	No	
						<i>☐ We think the 'Landscape Impact Assessment' referred to should be a Landscape and Visual Impact Assessment (LVIA).</i>	Change words on page 30	Yes	Include reference to LVIA Landscape and Visual Impact Assessment
						<i>☐ Are you clear on what constitutes a 'significant' adverse effect in terms of the LVIA process?</i>	LVIA is a technical process which would be undertaken by a specialist who would be able to identify what constitutes a 'significant' adverse effect.	No	
						<i>☐ We believe a polytunnels policy should apply to the whole of the neighbourhood plan area, not just 'the town and its near surrounding environment'.</i>	Delete the word near	Yes	NE3.1 - delete word near
						<i>☐ Reference to the Malvern AONB designated area should read Malvern Hills AONB.</i>	Agree	Yes	NE3.1 - Change to 'Malvern Hills AONB'

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						☒ <i>The policy could perhaps be strengthened through reference to schemes only being acceptable where locally appropriate, native vegetation can help to provide acceptable levels of mitigation.</i>	Agree - change wording	Yes	NE3.1 - The policy could perhaps be strengthened through reference to schemes only being acceptable where locally appropriate, native vegetation can help to provide acceptable levels of mitigation.
						☒ <i>Reference could also be made to key views, if particularly significant or important views have been identified.</i>	See above	No	
				NE4.1 - Protecting the setting of Ledbury woods		<i>Is the intention of this policy just to prevent damage to the setting of the named woods (as stated) or to the woods themselves and their settings?</i>	Woods and their setting	Yes	Make this clear in NE4.1
						<i>Is there an option of strengthening this policy by stating that proposals which negatively impact on the settings of these woods will not be permitted (as opposed to 'will not be supported')?</i>	No, can only 'support' or 'not support'.	No	
				CL1.1—Protecting green infrastructure		<i>Wording in this policy includes the following:</i>	Comment	No	
						<i>The woodland areas lie within the Malvern Hills AONB and are therefore covered by their regulations. '</i>	Comment	No	
						<i>There are no specific regulations which protect or cover woodlands as a result of them being within the AONB. However, when the Forestry Commission is considering management plans or applications for felling licences landscape considerations would normally be taken into account.</i>	Comment	No	
				TR3.1 – Ledbury Railway Station		<i>The AONB Unit supports sustainable transport provision in and adjoining the Malvern Hills AONB. We are also aware that land within the AONB to the north of the railway line has been discussed as a possible area for development. However, the potential use of such land would have to very seriously considered, bringing into play relevant policies in both the NPPF and Local Plan (Core Strategy). As it stands we would not support the current wording of this policy for the following reasons:</i>	Comment	No	
						☒ <i>It assumes that there is no alternative or need for consideration of alternatives.</i>	For it to be effective, needs to be by the station	No	
						☒ <i>It appears to be open ended, stating that proposals will be supported without knowing or stating the exact nature and impact of those proposals.</i>	This would be covered under planning application	No	
						☒ <i>Wording regarding the need for proposals to 'take account' of the siting of the station on the boundary of the AONB do not appear to match policies which the NDP should be in conformity with, particularly para 115 of NPPF which states that great weight should be given to conserving landscape and scenic beauty in AONBs.</i>	Agree but land left of the station is the only site suitable for parking and enhancing the train station	No	
						<i>We understand the importance of this issue to the local community and the desire to have a policy in the NDP that refers to it. However, we request that suitable alterations be made to the text at this time.</i>	Comment	No	
						<i>The Unit also believes that any future development to support users of the railway should be strongly informed by the proximity of residents to the station itself. Improving people's health. increasing the sustainability of the town and decreasing the effects of traffic on it all suggest that a significant focus should be on promoting and supporting access to the station by those on foot and bicycle, rather than through a significant expansion of car parking. With this in mind the Unit is pleased to see policies such as TR1.1 in the plan.</i>	Comment	No	

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					Highway Design	<i>The informal and rural nature of roads in the AONB (including in part of the Ledbury NDP area as well as, potentially, outside it) make a significant contribution to the tranquillity and the special character of the local area. It appears that the NDP is largely silent on this matter. Appendix C contains a draft policy taken from the Colwall NDP which intends to influence how roads may change in the area. The AONB Unit believes that consideration should be given to how the Ledbury NDP could help to better protect the special character of local roads in the future.</i>	Agree.	Yes	Add to Design Guide.
				NE5.1 - Ledbury as a self-sustaining community	Renewable energy	<i>With the exception of mention of renewables in the design code the NDP appears to be silent on this issue, including the potential use and development of land for community or commercial scale renewable energy developments, for example, wind</i>	Comment	No	
				NE5.1 - Ledbury as a self-sustaining community		<i>energy and solar farms. Is this something which the community would be likely to have a view on and wish to be covered by the NDP? We believe that it should be covered in this document.</i>	See policy NE5.1	No	
					Horse related developments	<i>Horse keeping appears to be growing as an activity with a number of examples in and around the Ledbury area. Such developments can be controversial, including the erection of stables, jumps, arenas and the temporary or permanent sub-division of land. Is this something which the community would be likely to have a view on and wish to be covered by the NDP? We believe that it should be covered in this document.</i>	Comment	No	
					Design Code	<i>This is titled 'Ledbury Neighbourhood Plan Design Code' which implies it relates to the whole of the neighbourhood plan area. However, there seems to be uncertainty with regards the area the code relates to. It is sometimes referred to in the NDP as the 'town's design code'. Within the code itself the first line refers to the market town and even the introductory paragraph to Section 2 (landscape) refers to the use of the natural environment to inform the future development of the 'town'. Clarification on the scope and area covered by the design guide would be welcomed.</i>	Agree.	Yes	Change wording - change to Ledbury Design Guide
						<i>At present the content of the code does seem to suggest that it is town focussed.</i>	See above	No	
						<i>This appears to leave other parts of the plan area exposed on the design front, including in the AONB with regard to agricultural, tourist and residential development, albeit that little activity is expected in the case of the latter.</i>	Comment	No	
						<i>The AONB Unit is supportive of much of the design code in terms of the general principles that it contains. However, it does fear that generic principles can be open to interpretation by developers. It is also concerned that some generic principles fail to pick up on important distinctions that exist locally. For example: 2.2.1 of the Code states that developments should:</i>	Comment	No	
					2.2.1 Design Code	<i>Demonstrate how the landscape design responds to a typical Ledbury rural environment'.</i>	Comment	No	
						<i>The Unit is not clear what such an environment is or whether it even exists. A number of different Landscape Character Types are to be found within the Ledbury NDP Plan area, each with its own unique combination of characteristics and elements.</i>	Comment	No	
						<i>As stated earlier, more detailed guidance on appropriate and acceptable design matters is available for the local area, in the form of material produced by the AONB Partnership.</i>	Dealt with above	No	

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						<i>Examples of that work are reproduced in Appendices to this letter, being taken from the draft Colwall NDP. The Unit would welcome an opportunity to work with the Ledbury NDP Working Group to explore whether such policy content could be reproduced for the AONB within the Ledbury NDP area. We feel there is scope to be more specific in a number of areas, including in relation to the selection and use of colour.</i>	Comment	No	
						<i>The policies referred to in the above are taken from the Colwall NDP and are draft only. The above has been sited with permission of the Colwall PC Clerk but please do not circulate these beyond those working on the Ledbury NDP at this time. If you would like to circulate more widely then please contact Paul Esrick, Manager of the AONB Partnership. Tel on hard copy document</i>	Comment	Yes	
24	Historic England	Yes				<i>Thank you for the invitation to comment on the Draft Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it. The Town Design Code will no doubt prove invaluable as a context and guide for future development, the approach to which and the desire to conserve the distinctive character of Ledbury itself, the surrounding countryside and the urban fringe is highly commendable. Beyond those observations we have no further substantive comments to make. I hope you find this advice helpful.</i>	Comment	No	
25	Griff & Sally Holliday					<i>Chapter 5 Page 14: 3rd para – Surely the case should be made here that with the Viaduct site plus the Full Pitcher and Cricket Field and local infill, this is close to the practical maximum growth that the town can sustain in the Plan Period, given that there are no major infrastructure plans to support greater levels of development. However this poses the question – how much additional development is envisaged to support the policies HO1 to HO5? And looking at possible sites within the settlement boundary there is very little spare land unless by replacement of existing stock or loss of retail or employment land. Should the sites at the Cricket Field and the Full Pitcher be adopted within the plan as designated areas of development? (noting these are fait accompli)</i>	The sites referenced are either allocated or have planning permissiion. This is safeguarding the future. Agree the plan could allocate new cricket pitch as green space and remove the old	Yes	Allocate new cricket pitch as green space and remove the old
						<i>Chapter 5 Page 14: There is no policy covering existing outlying settlements – Parkway and Staplow</i>	Not required as these areas are unsustainable and not appropriate locations for new development. Design Guide would cover any replacement dwelling or exception site applications that do come forward.	No	
				HO2.2—Housing density		<i>Policy HO2.2 – Could higher density than 50 per hectare e.g. 1 bed units be satisfactorily permitted in the Town Centre? This may be too restrictive.</i>	Comment	No	
					HO3	<i>Policy HO3 poses the question – where could this be done in accordance with the plan? There is no provision for this kind of accommodation in the Full Pitcher 321 homes detailed application.</i>	Market Auction House and new windfall applications.	No	
						<i>The Study of Housing and Support Needs of Older People in Herefordshire recognised the needs for towns like Ledbury to cater not just for its own residents but people with changing needs in the locality (villages etc) needing to move to town – does the Plan cater for this?.</i>	Yes	No	

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					HO5	<i>Policy HO5 – if the plan supports self-build (as it should) but there is nowhere in the settlement boundary to develop a self-build, could the plan be challenged? E.g. by putting up a case to develop outside the settlement boundary but in a sustainable way?</i>	Self-build proposals would need to be in line with other LNDP & HCS policies in order to be supported.	No	
					Employment	<i>The plan does not designate any other employment sites other than that in the Core Strategy – is this reasonable given that there may be reluctance on the part of the allocated site owner to open up the site to other businesses? Redevelopment of existing employment sites cannot be expected to increase employment.</i>	Comment	No	
					Employment	<i>What about employment sites outside the Town? Start-ups (and more) are possible in suitable rural premises.</i>	Comment	No	
						<i>Does any mention need to be made about land being used for agricultural purposes – e.g. Haygrove is a considerably employer.</i>	No as CS states usage	No	
						<i>The new university college in Hereford could provide opportunities</i>	Comment	No	
				EE1.2—Protecting existing employment land		<i>EE1.2 – The provision that consideration for change of use will only be given after 12 months of active marketing is too short – we have limited employment land and can’t afford to lose any. This is potentially a route to more housing development through the back door.</i>	12 months is standard and considered appropriate.	No	
				EE2.1—Promoting visitor accommodation		<i>EE2.1 – Is it realistic to only allow hotel development within the Settlement Boundary? There are good sites for hotels elsewhere e.g. by the Gloucester Road roundabout or Old Kennels Farm. This restriction also excludes the employment land by Heineken. Would the plan for example support the conversion of a large house at Parkway to a hotel?</i>	Good point but the requirement for a hotel is so that it is walking distance to the town. Change wording.	Yes	Delete within settlement boundary and change all to Close to
						<i>EE2.1 – I don’t see why Camping and Caravanning and lodges yurts etc should only be supported close to the settlement boundary – are you suggesting that the plan would not support extensions at Woodside Lodges for example? Surely it’s down to satisfying other considerations – traffic, landscape impact etc.</i>	It states outside settlement boundary	No	
				EE3.1—Retail areas and provision		<i>Policy EE3.1 – Does this need to be reworded to permit for example the upper floors of A1, A3 and A4 premises to be used for office use or housing? There is benefit to the town in allowing this.</i>	The policy does allow for this and in CS	No	
				BE1.2 – Settlement boundary		<i>Policy BE1.2 – The settlement boundary excludes the designated Core Strategy employment land. Does it apply to the development of housing? Or all development?</i>	Settlement is designed to prevent unsustainable and unsuitable housing sites in the open countryside.	Yes	Make clear that settlement boundary relates to where new housing is appropriate.
				BE3.1—Renovation & enhancement of the town centre		<i>Policy BE3.1 – This policy needs careful testing to see if for example it would allow Tinsmiths. Tinsmiths is hardly in keeping with the historic environment but definitely complements it. Perhaps the wording “adds to” the environment is more appropriate. We should be aiming to continue to collect good architecture and design in our town centre.</i>	It states 'sympathetic'	No	
					BE3	<i>Policy BE3 – Point 2 – see comment re EE3.1 above – needs consistency</i>	No	No	
				NE2.1 - Food production in Ledbury		<i>Policy NE2.1 – it would be appropriate to also encourage new food start-ups – growing local food or producing local produce. Premises outside the settlement boundary could be appropriate for this kind of activity.</i>	Settlement Boundary is for housing. Therefore this policy covers whole of Ledbury	No	
					NE5	<i>Policy NE5 – What about facilities such anaerobic digesters – local companies e.g. Heineken and Bevisol have disposal of waste issues.</i>	It states recycling which is what this does. Companies have these systems in place	No	
					CL4	<i>Policy CL4 – We should identify the perceived under-provision of sports pitches. The plan should identify sites that could be suitable given that such land is in short supply near the town.</i>	Agree - being done	No	
				TR1.1 – Footpaths & Cycleways		<i>TR1.1 – We should also be looking to open up new footpaths in the parish, including linking the countryside with developments north and south of the town.</i>	Comment	No	

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					General Comments	<i>Dated references need updating in the next edition e.g. Ledbury in Bloom (Page 6) New supermarket (Page 22)</i>	Agree	Yes	References will be updated
					Chapter 1 Page 3	<i>Ledbury is more than “a small but prosperous town of traders” – in the Vision you use “a small but vibrant and thriving community both economically and socially” – this is more appropriate</i>	Comment	No	
					Chapter 1 Page 3	<i>Is it historically recorded fact that the town had a “historic reputation for friendly hospitality”?</i>	Comment	No	
					Chapter 1 Page 4	<i>Shopping and Entertaining – add to end of para – “many featuring local produce”. It’s a selling point for the town! Our local food provision should also be mentioned under Visitors – including our successful food festival.</i>	Comment	No	
					Chapter 1 Page 5	<i>Housing – Until 1980s? Deer Park was developed in the 1970s.</i>	Was 1970s and 80s	No	
					Chapter 1 Page 5	<i>Business – We should state that Ledbury has significant food and drink businesses – Heineken, Bevisol plus Haygrove and Wye Fruit as well as other industry. Should we also mention Sequani?</i>	Mentioned in Employment section	No	
					Chapter 1 Page 12	<i>Plans for a university college specialising in engineering sciences in Hereford are going ahead – change reference here</i>	Accept.	Yes	Will add reference
					Chapter 6 Page 20	<i>Core Strategy demands development of 800 new homes – need to add that current planning has permissions for over 1100 to emphasise the need for more local employment</i>	Comment	No	
				EE1.1—New Employment sites		<i>Para after EE1.1 – Hereford, Gloucester, Cheltenham, Malvern and Worcester are all more convenient for commuting.</i>	Comment	No	
				EE3.1—Retail areas and provision		<i>2nd Para after EE3.1 - It is not proven that Aldi will bring more job opportunities to the town – other businesses are likely to reduce staff given that demand is limited. This comment is unnecessary.</i>	Comment	No	
					Chapter 7 Page 23	<i>3rd Para starting “It is important...” – this paragraph does not make sense by the inclusion of “and the wider community”</i>	Agree.	Yes	To be re-written
				BE1.1—Design		<i>Para after BE1.1 – It is not clear whether developments should seek to maintain Ledbury’s historic character throughout the parish or in the Town Centre. The modern suburbs have singularly failed to comply with this!</i>	Comment	No	
					Chapter 8 Page 27	<i>Flora and Fauna – there is more than one species of bat present – better “Bats”. I am not sure the Badgers are protected given current government policy! Worth checking out this list – for example there are polecats in the parish.</i>	Change to Bats not bat. Badgers deleted as not protected	Yes	Pg 28 Flora abd Fauna section Change to Bats not bat. Badgers deleted as not protected
				CL2.1—Young people’s facilities		<i>Para after CL2.1 – Ledbury does not have a youth club. The drop-in meeting place for young people currently meets in temporary premises.</i>	Comment	No	
				CL3.1—Medical & dental facilities		<i>Para after CL3.1 – The preference should be for any new medical facility to be located close to the town centre rather than “within the Settlement Boundary”.</i>	Doesn’t state settlement boundary	No	
					Chapter 10 Page 35	<i>First para – The population expectation from 1100 (not 800) new homes is considerably more than 1,000 – more like 2,000 to 2,500</i>	States at least 800 houses. Change 1,000 to 2,000	Yes	States at least 800 houses. Change 1,000 to 2,000
					Chapter 10 Page 36	<i>The railway station also has direct services to Hereford, Worcester and (importantly) Birmingham</i>	Comment	No	
					Chapter 10 Page 37	<i>Rail travel is increasing from Ledbury – over 200,000 journeys – statistics are available on numbers and annual growth. While not many people (but significant) travel to work via rail, many students use it and it has significant leisure/non work customers (in and out)</i>	Comment	No	
					Chapter 10 Page 38	<i>Under Transport and Infrastructure – The railway station is not in “a poor state of repair” – everything is in good condition. It lacks facilities and has access shortfalls.</i>	Term is not used.	No	

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					Chapter 10 Page 39	<i>Para under IN1 – I can find no reference to dissatisfaction with the ambulance service in the Town Plan 2016. I don’t see that this comment about the ambulance service is relevant to the Plan – the current paramedic service seems to do a good job. There was considerable dissatisfaction with the shortfall in dental provision which is noted in the Plan.</i>	Evidence derived from the Town Plan indicates that residents valued the Ambulance Service (975 call outs in 2005/6) and were dismayed at the loss.	Yes	IN1.1. First para after Policy. Remove the sentence.
26	Natural England	Yes		CL1.1—Protecting green infrastructure		<i>Natural England welcomes the inclusion of Policy CL1.1 , but recommends that the scope of this policy is widened to include requirements for the creation of GI, wherever practical.</i>	Comment	No	
				BE1.2 – Settlement boundary		<i>☒ Policy BE1.2 “settlement boundary” should refer to landscape character, in particular that of the Malvern Hills AONB.</i>	Comment	No	
				BE2.1—Edge of town transition		<i>☒ Police BE2.1 should refer to preserving landscape character, rather than “blending with the environment”, to ensure any proposed mitigation is in keeping with the landscape character of the AONB.</i>	Accept.	Yes	Change to 'preserve' rather than blend
						<i>☒ Natural England recommend that the “Key Features” of the Malvern Hills AONB are considered when finalising the draft of policies which refer to landscape.</i>	Agree.	Yes	BE2.1 add in compliance with MH AONB
						<i>☒ Reference should be made to the importance of the curtilage of the Malvern Hills AONB and “far reaching views from and towards the AONB”.</i>	Comment	No	
						<i>☒ The Malvern Hills area supports important bat roosts and the Ledbury Neighbourhood Plan is an opportunity to commit to policies which require measures to reduce light pollution.</i>	Comment.	No	
						<i>☒ Further information on artificial lighting and wildlife can be found here:http://www.bats.org.uk/pages/bats_and_lighting.html</i>	Comment	No	
						<i>Also refer to the hard copy annex</i>	Comment	No	
27	Network Rail	Yes		TR3.1 – Ledbury Railway Station		<p><i>Network Rail welcomes Policy TR3.1 which looks to support improved provision at Ledbury Railway Station. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements. When undertaking viability testing for any proposed allocated sites, consideration should be taken of any foreseeable impact on the railway infrastructure. The cost of mitigating any impact may have a bearing on the viability and deliverability of any such proposed site.</i></p> <p><i>Network Rail is a statutory undertaker responsible for maintaining and operating the country’s railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail’s infrastructure.</i></p> <p><i>We trust these comments will be considered in your finalisation of the forthcoming Plan document.</i></p>	Comment	No	
28	The Coal Authority	Yes				<i>No specific comments to make on the NDP</i>	Comment	No	
29	Gladman (Should be read in conjunction with the hard copy)	No			The Vision	<i>Gladman suggest modifications to the plans vision for Ledbury to ensure a positive positive approach is proposed for the plan. We recommend reconsidering the use the of term ‘preserve’. This term does not accord with the Framework which only seeks for the preservation in regards to Green Belt policy. We suggest the term enhance may be more appropriate in these circumstances.</i>	No	No	

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				HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>This policy seeks to allocate a site within the settlement boundary of Ledbury for high density residential development. Gladman raise numerous concerns with the allocation of this site suggesting there is insufficiente vidence to support its inclusion and as other policies within in the plan would support the redevelopment of the Market Street Auction Rooms we question the necessity of such a policy.</i>	Went to consultation and the residents of Ledbury deemed it a good site for elderly/young and health facilities	No	
						<i>Should the Parish Council wish to proceed with an allocation within the plan it will be necessary to for further work to be undertaken. Gladman have seen no evidence of a site assessment having been carried out with the SEA currently stating that sites that were outside the proposed settlement boundary when submitted to the ‘call for sites’ have been discounted. Gladman have seen no evaluation of the sustainability merits of the sites put forward during this ‘call for sites’.</i>	Only sites well away from the settlement boundary were discounted. Sustainability of all sites was considered.	No	
						<i>Of the sites put forward two of these sites were within the settlement boundary. These have been assessed as the part of the Strategic Environmental Assessment against the baseline objectives of the plan. Gladman has seen little explanation as to why the sites have scored the way they have and this can not be considered to be a robust assessment to support allocations within the LNP. Due to the limited nature of the site assessment it currently appears that the site allocation within the plan is based on personal preference rather than based on a robust site selection with consideration of the sustainability merits of the site and comparison to reasonable alternatives through the SEA.</i>	Available on website from Call for Sites consultation	No	
						<i>Further, the site is currently in employment use and as such is not currently deliverable. One of the objectives of the plan is to strengthen and grow the presence of key employment sectors and states ‘if Ledbury cannot provide more employment, it risks becoming a commuter town’. Re-allocating a current employment site for residential use could therefore be seen to undermine the objectives of both the LNP and the HCS and due to the unknown availability of the site for development Gladman suggest that this would be more appropriate as a community aspiration within the plan.</i>	Land owner suggests that site is indeed deliverable.	No	
				HO2.2—Housing density		<i>Gladman suggest that the housing densities to be imposed by this policy may be onerous and overly restrictive. We suggest more flexibility towards proposed densities with consideration for any development proposal on a scheme by scheme basis. There is no one size fits all approach appropriate when considering the best density for a development proposal.</i>	Disagree. Community havce expressed their support for the density proposals.	No	
						<i>The HCS targets between 30 and 50 dwellings per hectare as appropriate development densities with less than 30 only in sensitive areas. The policy also provides flexibility that densities will be determined by local character and good quality design. Gladman suggests removal of this policy from the LNP as it offers no further detail than that already set out in the HCS.</i>	Comment	No	
				NE1.1 - Protecting biodiversity		<i>Gladman raise similar concerns with this policy to that of the vision. We suggest again that the use of preserve is overly restrictive and does not conform with the flexibility set out in the Framework. Flexibility should be added to the wording of this policy which allows for mitigation of any adverse impacts on biodiversity where any harm would be offset resulting in no net loss to biodiversity.</i>	Disagree	No	

[illegible]

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						<i>However it is suggested that development of the land in question would not be contrary to these purposes. Indeed, the land is bound by the bypass, a permitted development of 321 dwellings and the existing Countrywide Farmers Store. These all provide very clear defensible boundaries. Development here would not encroach into open countryside and as a result of the Gladman scheme, Dymock Road clearly now operates as a logical boundary to the settlement. Within this context the site is not true ‘countryside’ and has no significant landscape or recreational value. The site has no statutory ecological designation. On this basis, exclusion from the settlement boundary would not be justified.</i>	Disagree - A budget hotel would be more suitable due to poor connectivity to town centre for elderly people	No	
						<i>Paragraph 182 of the NPPF states that local plans should be “positively prepared”, “justified”, “effective” and “consistent with national policy”. Paragraph 184 of the NPPF stipulates that Neighbourhood Plans should align with adopted Local Plan and “should plan positively to support them”. We contend that if this triangle of land is excluded from the settlement boundary the NDP would not represent the most appropriate strategy and would be neither justified, nor effective.</i>	The Gladmans was strongly opposed due to its location outside the settlement boundary and as such there is no community desire for further unsustainable development in this area.	No	
						<i>We therefore respectfully request that a review is undertaken of the draft settlement boundary follow a now illogical line in respect of the triangle site.</i>	As above.	No	
						<i>We trust this is of assistance. We would be very happy to discuss this with you further if required.</i>	N/A	No	
31	Ledbury Rugby Club			CL4.1—Sports provision		<i>I am contributing on behalf of Ledbury Rugby Club, Ross Road, Ledbury.</i>			
						<i>> Playing field space is critically short in the town. This is exacerbated by the fact that both the Rugby and Junior Football clubs are expanding, with more and more boys and girls joining.</i>	Agree - being addressed	No	
						<i>> As members of the Ledbury Sports Federation the Rugby Club produced a comprehensive development plan, this showed the anticipated demand up until 2021,based on robust data gathered since 1999 which is collated annually for Sport England.</i>	Comment	No	
						<i>> The executive summary was as follows:</i>			
						<i>> Anticipated growth 6% annual compound-historically 10%</i>	Comment	No	
						<i>> Failure to acquire additional land for pitches will result in capping membership of the Junior section.</i>	Agree - being addressed	No	
						<i>> Additional 150 car parking places required adjacent to the existing clubhouse.</i>	This is privately owned, but Mr Pugh has suggested this is possible	No	
						<i>> Access to an allweather playing surface would ease pressure on pitches</i>	Agree - being addressed	No	
						<i>> Approx 7.5 acres of additional land required to meet demand in 2021,assuming the Swifts football is relocated.</i>	Agree - being addressed	No	
						<i>> Of course with the latest development proposals for the town this will now be a significant underestimation of both demand and therefore pitch requirement.</i>	Comment	No	
						<i>> Additionally the latest proposals for the reinstatement of the Gloucester-Hereford canal, which is planned to take a substantial slice of land from the Ross Road site, will further impact. An estimate being at least 4acres.This alone would increase the additional land required to 11.5acres.</i>	Dealt with by HCS - route already agreed	No	
						<i>> We currently rent out football pitches to the Swifts, however the loss of adjoining land(6 acres)which was rented annually from Alistair Young ,has put severe pressure on pitch provision.</i>	Comment	No	

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						> In conjunction with the Swifts, Steve Brewster [Herefordshire and Worcestershire County Sport Partnership] and Ruth Jackson [Herefordshire Council] we have been heavily involved in scoping the requirements for a dedicated football centre. This would incorporate both the Swifts and Ledbury Town football club.	Agree - being addressed	No	
						> This would alleviate pressure on Ross Road and ensure the future viability of the clubs. A dedicated site for football is a key requirement for the town.	Agree - being addressed	No	
						> Car parking, with just 128 spaces ,is a further constraint. An ad hoc arrangement with Pugh’s, on land opposite the site, depends very much on their own future requirements .Use of this facility results in young children having to cross the busy A449.Provision of an additional 130 parking places on the adjacent land, owned by Alistair Young ,is the only feasible long term solution.	This is privately owned, but Mr Pugh has suggested this is possible	No	
						> It must be remembered that in addition to rugby and football taking place ,a whole plethora of community organisations hold functions on the premises. This is also compromised by lack of parking.	Comment	No	
						> The Rugby Club and the Swifts are a huge success story for Ledbury, with some 400 junior members and 200 seniors in the Rugby Club and 260 Swifts. The junior rugby and Swifts football play predominantly on Sunday mornings, as dictated by their governing bodies. Failure to provide additional land to accommodate this success will deny young people in our community access to team sport.	Comment	No	
						> We are a Club at breaking point with regard to pitch provision. In discussion with the Swifts we are trying hard to accommodate matches this season. The loss of the football pitch behind the Full Pitcher coupled with the small pitches on the new cricket ground not yet instated puts further pressure upon us. As a result it looks likely that some matches may have to be cancelled even if we have a dry Winter. A wet Winter, with over use and associated flooding of pitches, will be disasterous.	Comment	No	
32	Colwall Parish Council					The document was reviewed by Colwall Parish Council and it was resolved that there were no comments to make other than complimenting Ledbury Town Council on their plan.	Comment	No	
33	Highways England					Thank you for consulting Highways England on your Neighbourhood plan. Highways England is responsible for the operation and maintenance of the Strategic Road Network which includes all major motorways and trunk roads in England. The strategic road network in the vicinity of the Neighbourhood plan is the M50.	Comment	No	
						Given the significant distance of your plan from our network, we have no comments to make.	Comment	No	
34	Herefordshire Council Ecologist	Yes		BE2.1—Edge of town transition		Policy BE2.1 seeks to ensure that edge of town developments “...clearly enhance and protect existing or establish new Hedgerows; Woodland; Green spaces; Landscape features and ensure that new developments provide landscaping which blends with the environment;”	Comment	No	

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						<i>In winning the appeal against refusal of planning permission (P143116/O), the development south of the Leadon Way bypass is allowed but provides no linear connectivity along this route to connect to the Riverside area to/from the east. However, there still exists a ‘natural’ green corridor on the northern boundary of Leadon Way composed of semi-improved grassland pasture (see map below). Having visited the site recently, there is biodiversity interest in these fields together with their boundary to Leadon Way. The upper section has trees covered by a Tree Preservation Order adjacent to a pond. The abandonment of management of the upper section has resulted in rank grassland with weed species of mainly thistle and false oat grass but butterfly species, notably wall brown, red admiral, common blue and meadow brown were clearly thriving (please note that these were not structured surveys but walkover observations) This pasture does not appear species rich in plants but clearly maintains some biodiversity with potential for enhancement.</i>	Comment	No	
				CL1.1—Protecting green infrastructure		<i>To the west, across Martins Way, the development of the sports ground has accommodated at least a 15 metre buffer alongside the Leadon Way bypass; this provides continuity with the pastures almost down to the roundabout and Riverside. I am in no doubt as to the value to foraging birds and bats as well as other species of the linear green infrastructure which exists. I would make a suggestion that this area is include within the NDP green space map associated with the Green Infrastructure Policy CL1.1 (page 32). With the development to the south of the bypass now, I would argue that this is now an important corridor which fulfils the requirement of this policy as well as Policy BE2.1 above. It clearly performs a link – the only green link in this area - between the AONB and parkland to the north and to the other side of the town.</i>	Agree - add	Yes	Add to plan
		Yes		NE4.1 - Protecting the setting of Ledbury woods		<i>My other comment is that the areas of Frith, Conigree and Dog Hill woodlands referred to in Policy NE4.1 (page 29) above the town of Ledbury ought to be mapped as green space on the map also. Although ostensibly covered within the AONB, for clarity the natural and community assets within this eastern area of the town should also be included in mapping. I would suggest that the above should be transposed to the policies mapping when this is completed.</i>	Check map	Yes	<i>Frith, Conigree and Dog Hill woodlands on Green Open Space Map</i>
						<i>There is reference to Herefordshire Council’s finding on Open Space on page 31 in that there is an over-provision of natural and semi-natural green space. I believe this to be based on fairly old figures and, given the developments north of the viaduct and south of Leadon Way this may well not apply with the increase in residential provision. I will leave further comment on green infrastructure to other colleagues but I strongly advise that the NDP accommodates these changes.</i>	Accept. Remove over provision on Open Space Fact on page 31	Yes	Remove reference to over provision on Open Space Fact on page 31
35	Herefordshire Council					<i>Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements and NP regulations in terms of neighbourhood planning.</i>	N/A	No	
	Planning Services Comments					1) Planning Policy			
						<i>Comments on the conformity of NDP policies which that of the Core Strategy are contained within appendix 1. Comments on the design code are also attache and below:</i>			

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
				HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>Equivalent CS policy SS2, LB1,LD4, H3</i>			
						<i>Criterion i- the word ‘homes’should be replaced with houses if it is being used as well as ‘flats’.</i>	Change	Yes	houses instead of homes
						<i>Identification of housing for the elderly (50%) is welcome. Is there a willing landowner to release the site for development? This would give a better indication of the sites availability and more certainty for delivery of the Plan.</i>	Owner of the Market Street Auction site has indicated their willingness to include the site within the plan as currently proposed	No	
						<i>Although mixed age developments can go towards balanced communities, a development of partial housing for the elderly and partialhousing for anyone else may need closer examination as to how this could work. It would be useful to have Strategic Housing comments on this style development to ensure the objectives of Core Strategy policy H3 are met. Also worth consulting with Built Conservation as site is situated in Conservation area.</i>	Disagree and it research has proved that mixed age housing has been to the benefit of all	No	
				EE3.1—Retail areas and provision		<i>Equivalent CS policy E5, E6</i>			
						<i>The policy is encouraging of select A class uses (A1, A3 &A4) but does not include A2 (financial and professional services) and A5 (hot foodtakeaway) use in the policy. Policy E6 of the Core Strategy does include such uses in primary or secondary shopping frontages. Although policy EE3.1 is not discouraging of these uses, the policy is not compliant by omission either.</i>	Accept	Yes	Change to A2 and A5 in secondary
				BE1.1—Design		<i>Equivalent CS Policy SS1, SD1. - It needs to be clearer what type of development would be expected to contribute to public space and what kind of public space is expected. Perhaps the preamble could elaborate on what this policy is trying to achieve. See below for comments on the Design Code.</i>	Agree	Yes	Look at Policy SS1 and SD1 against BE1.1
				BE2.1—Edge of town transition		<i>Equivalent CS Policy LD1, SD1 - Edge of Town Transition LD1,SD1, Y Limiting the building height to two storeys may hinder the possibility of property owners to carry out loft conversions in the future. A height limit of 2 1/2 storeys may be a more reasonable approach. Treatment of loft windows/rooflines could be incorporated into the Design policies.</i>	Agree.	Yes	Agree change to 2 1/2 storeys. Change design guide
				CL1.1—Protecting green infrastructure		<i>Equivalent CS Policy LD3 - These green infrastructure areas should be included within the settlement boundary to show the full extent of the settlement as it forms part of the complete town make-up and extent. Therefore housing, open space and employment land is all incorporated within the settlement boundary. This makes it clearer where the town boundary and open countryside policies exist. It would be helpful for the Recreation Officer to have sight of the open space matters.</i>	Settlement boundary relates to housing and this will be made explicit. Do not see the benefit of including green infrastructure within the boundary.	Yes	Make clear that settlement boundary relates to where new housing is appropriate.
				TR1.1 – Footpaths & Cycleways		<i>Equivalent CS Policy MT1, LB2 - Policy LB2 does not go as far as Footpaths & Cycleways footpath and cycle provision to out of town shops as referred to in Bullet point one.</i>	Comment	No	
				TR3.1 – Ledbury Railway Station		<i>It should be noted and further explored that the LocalStation Transport Plan Strategy 2016-2031 identifies Ledbury as one of its key elements for a station review. There will be consideration of parking, access and integration with bus services.</i>	Comment and policy covers this.	Yes	Dealt with on previous comment
					Design Code Comments	<i>If this information is intended to inform development then it should form part of the NDP. Comments on the policies are set out below. Comments from Building conservation on this aspect should also be sought.</i>	The design code has been part of the NDP from the outset and been welcomed by the consultation responses. The name however will be changed from 'Design Code' to 'Design Guide'.	Yes	The name however will be changed from 'Design Code' to 'Design Guide'. Include a clear statement explaining how the Design Guide relates to the Plan.

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
					LDC 1.1: Does not conform to CS SD1	<i>Although this is a desirable set of standards in Appendix 2 it can only be encouraged and not required as per Core Strategy policy. The wording needs revision.</i>	Comment	No	
					LDC 2.1: Equivalent CS Policy SD3, SD4	<i>Further advice on the requirements for a drainage strategy should be sought from Development Management, Environment Agency and the water authority particularly as this is for all sites.</i>	Accept that drainage should not be dealt with by Design Guide.	Yes	Remove references to drainage from Design Guide.
					LDC 2.5: Does not conform to CS SD1	<i>The requirement for garden access for all development will be too onerous, difficult to achieve and is reliant on additional land provision by the developer where flats are concerned. Could the policy be reconsidered as an allotment policy to ensure access to horticultural activity can be facilitated through the Plan particularly where new dwellings without gardens are concerned.</i>	Agree.	Yes	Agree. Include reference to the facilitation of horticultural activity and allotments
					LDC 3.1: Equivalent CS Policy SD1	<i>This aspect of energy efficiency in buildings should be reviewed by Building Control. Although the Core Strategy is supportive of energy efficiency a planning application could not be refused for development proposals that fail to meet high standards of energy efficiency.</i>	Agree.	Yes	Change to 'would be desirable'
					LDC 3.4 Equivalent CS Policy SD2	<i>The Core Strategy does not stipulate the inclusion of renewable energy in new developments but if it is ‘consideration’ then every application is expected to provide a statement on this aspect.</i>	Comment	No	
					LDC 3.5 Does not conform to CS Policy MT1	<i>Provision of this amount of cycle space is overly prescriptive. Transportation would need to comment on the merits to requiring charging points at each property.</i>	Accept.	Yes	Change to 'would be desirable'
					LDC 4.1 Not a CS Policy	<i>The procedures for community consultation on planning applications should follow guidance in the Statement of Community Involvement 2017. Where larger developments are concerned early community engagement is always encouraged.</i>	Comment	No	
					LDC4.2 Not a CS Policy	<i>Essentially developers are being requested to produce a Consultation Results Paper which is helpful to the community to understand but there is no policy requirement to undertake this work.</i>	Accept.	Yes	Change to 'would be desirable'
					LDC 5.1 Equivalent CS Policy SD1	<i>Although a desirable standard to have for future homes it is not a requirement of Policy SD1.</i>	Accept.	Yes	Change to 'would be desirable'
						2) Neighbourhood Planning			
						<i>Section 2 - Localism Act should read 2011</i>	Change from 2012 to 2011	Yes	Change from 2012 to 2011
						<i>Section 6 - would expect to see the employment land allocated with the NDP.</i>	Agree	Yes	Added on previous comment
						<i>The NDP would be required to define the town centre boundary, is retail intended to be the same as the map for policy H03.2?</i>	No has a different map	No	
						<i>SEA - important that the SEA considers all the potential alternative options which have been considered as part of the process.</i>	Comment	No	
						3) Development Management			
						<i>Comments to the policies and proposals are contained within appendix 3 (appendix 3 doesn't seem to be included - query with Sam banks)</i>	Accept.	Yes	This has now been added
						Transportation and Highways		No	
						<i>p38 - change mother to parents</i>	Agree	Yes	<i>p38 - change mother to parents</i>
					Policy TR1	<i>(bullet 1) - include appropriate cross facilities</i>	Add	Yes	<i>(bullet 1) - include appropriate cross facilities</i>
						<i>(bullet 2) - include any junction arrangements</i>	Add	Yes	<i>(bullet 2) - include any junction arrangements</i>

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
						<i>(bullet 3) - Improvements including the provision of footbridges over Orchard Land and the Provision of street lighting to allow for the Town trail to be used during the night and through the winter months.</i>	Add	Yes	<i>(bullet 3) - Improvements including the provision of footbridges over Orchard Land and the Provision of street lighting to allow for the Town trail to be used during the night and through the winter months.</i>
						<i>(bullet 4) - change to roundabout</i>	Change	Yes	<i>(bullet 4) - change to roundabout</i>
						<i>(bullet 5) - include appropriate crossing facilities</i>	Add	Yes	<i>(bullet 5) - include appropriate crossing facilities</i>
						<i>P38 - text following policy - improvements should look to improve the connectivity for all users by the provision and upgrade of crossings, footways and cycleways.</i>	Change	Yes	<i>P38 - text following policy - improvements should look to improve the connectivity for all users by the provision and upgrade of crossings, footways and cycleways.</i>
						<i>P39 - and how they look to promote sustainable means of transport.</i>	Change	Yes	<i>P39 - and how they look to promote sustainable means of transport.</i>
				TR3.1 – Ledbury Railway Station		<i>connectivity for sustainable modes of transport should be promoted to reduce the number of cars accessing the station along with improvements to infrastructure.</i>	Change	Yes	<i>connectivity for sustainable modes of transport should be promoted to reduce he number of cars accessing the station along with improvements to infrastructure.</i>
						Environmental Health (Environmental Protection -noise/air)			
						<i>From a noise and nuisance perspective our department is and has been consulted separately on the land identified for housing in the Ledbury Town Plan. We have no observations with regards to the Town Plan in this instance.</i>	Comment	No	
						Environmental Health (Environmental Protection – contaminated land)			
				HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>The proposed allocated housing site outlined in red and then shaded in blue in ‘Objective HO1: To ensure that new housing in Ledbury meets the needs of residents’ appears from a review of Ordnance survey historical plans to have no previous historic potentially contaminative uses.</i>	Comment	No	
						General comments:			
						<i>Developments such as hospitals, homes and schools may be considered ‘sensitive’ and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</i>	Comment	No	
						Strategic Housing			
						<i>Section 2 (pg9) – The Localism Act is 2011 not 2012.</i>	Accept.	Yes	<i>Section 2 (pg9) – Change date to 2011</i>
				HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>Section 5 Policy HO1.1 - when negotiating sites, unit sizes, and tenures should be assessed on the current appropriate needs data at the time as per Core Strategy H3. This comes from a variety of sources. It is too descriptive to allocate a site to 50% elderly as needs change and is very much dependant on unit numbers etc. in addition to this, building regulations 2010 changed in 2016 with regards to access to and use of buildings. Regulation M4 (1) is mandatory but M4 (2) & M4 (3) isn’t.</i>	Accept that requirement for 50% could be overly prescriptive.	Yes	Change to 'A significant proportion (ideally 50%) of the dwellings provided on the site should be appropriate for the needs of elderly people'. Remove reference to building regs and add reference to Lifetime Homes.
				HO2.1—Reinforcing balanced housing communities		<i>Policy HO2.1 This policy needs to be reworded. With the introduction of the housing and planning act Government is looking to bring out a range of tenures to offer choice and this is not reflected within the policy. What is meant by support facilities?</i>	Accept rewording required.	Yes	Remove unclear reference to support facilities, include references to starter homes, self-build opportunities and C3b.

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
				HO4.1—Housing for young people		<i>Policy H04.1 This policy links back into HO1 1 & HO2 where offering a range of tenures to meet the need. I doubt that it could be demonstrated that priority would be given to young people as there could be other factors/reasons that will come into play. Not sure that it is reasonable for an application not be supported just because priority couldn't be given to one particular group.</i>	Accept rewording and shift of emphasis away from 'not supporting' required.	Yes	Focus on the fact that starter homes and C3b should be supported.
						Landscape/Conservation/Archaeology			
						<i>Built conservation - No comments with regards to Historic Buildings and Areas</i>	Comment	No	
						<i>Landscape – comments concerning the green space and natural environment. See appendix 2 for details - hard copy</i>	Need to look at	No	
						<i>Archaeological - I note the existing ‘over-supply’ position, as indicated in the plan. It would be helpful if a more comprehensive description of the overall historic environment baseline be provided. The county historic environment record should be consulted to establish this. Whilst it is of course to be expected that Chapter 7 should concentrate on the exceptional assemblage of 15th 18th century buildings that characterise the town centre, there are other matters to consider. In particular, the potential issue of below ground archaeology also needs to be covered. In many locations both in the town and outside, important below ground remains may be present, to some extent at risk from development proposals. In addition, especially as regards larger scale proposals, the potential compromising of the setting of heritage assets in the landscape needs to be looked at. This might include, but is not limited to, Wall Hills Hillfort. I note that in the natural environment section, the settings of the principal woods (Dog Hill etc) are already dealt with.</i>	Add Walls Hills	Yes	Add Walls Hills
						Economic Development			
						<i>None received</i>	N/A	No	
						Education			
						<i>None received</i>	N/A	No	
						Property Service			
						<i>None received</i>	N/A	No	
						Parks and Countryside			
						<i>None received</i>	N/A	No	
						Waste			
						<i>None received</i>	N/A	No	
						<i>If any additional comments are received these will be forwarded separately.</i>			
36	Herefordshire Council	Yes			Outdoor Sports provision	<i>A recognised significant issue in the Town is the need for at least 3 more hectares of land for outdoor sports provision.</i>	Agree	No	
	Roland Close					<i>I think that consideration should be given to allocating a parcel of land. My suggestion would be to allocate the land highlighted in pin on the attached plan -"Land north of the Land north of the viaduct housing & employment allocation in the Core Strategy"</i>	Look into possibility	Yes	Reference to support for new provision at Land North of the Viaduct to be made
						<i>It seems wise to me that the Town Council consider where a site could be provided that is: a) Relatively flat; b) Does not flood; c) Is well situated to existing, committed or allocated housing; d) Has good connections (or potential connections), for pedestrians & cyclists; e) Does not involve the crossing of a major raod (e.g. A417/A438; and f) Is not within the AONB</i>	Look into possibility	Yes	Reference to support for new provision at Land North of the Viaduct to be made
37	Severn Trent Water	Yes				<i>Offer general advise - see hardcopy</i>	Comment	No	
38	Turley on behalf of Bovis Homes					<i>Turley's Senior Planner sets out the 'basic conditions' by which the Town Council ensures the NP must meet and continues to answer the questionnaire.</i>	Comment	No	

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						<i>Housing - strongly disagree</i>	Comment	No	
						<i>Economy - neutral</i>	Comment	No	
						<i>Natural Environment - neutral</i>	Comment	No	
						<i>Community & Leisure - agree</i>	Comment	No	
						<i>Transport and Infratructure - agree</i>	Comment	No	
				TR1.1 – Footpaths & Cycleways		<i>Agree</i>	Comment	No	
				TR2.1 – Town car parking		<i>Neutral</i>	Comment	No	
					Design Code	<i>Strongly disagree</i>	Comment	No	
					General Comments	<i>The Neighbourhood Plan has been prepared on the basis that the 'minimum' of 800 homes allocated to Ledbury by the Herefordshire Core Strategy will be provided on sites which are already allocated and/or which already have planning permission. It therefore states within the document that the policies seek to "limit development to the immediate needs of the community".</i>	Comment	No	
						<i>It is considered that this approach is restrictive and may stop viable and sustainable residential development from coming forward within the town. If the Neighbourhood Plan creates an environment within which development cannot viably be deliver, then the Neighbourhood Plan Group's 'Vision' will not be met. In particular the necessary funding through s106 and CIL payments fromr esidential development will not be secured in order to provide much needed infrastructure and facilities.</i>	Comment	No	
						<i>It is clear that Herefordshire Council intend to review the Core Strategy in the short to medium-term and this could result in a need for further development in Ledbury. The Neighbourhood Plan Group may therefore wish to consider identifying possible suitable locations for growth in order that they can influence and shape future growth should additional need arise. Herefordshire Council is currently unable to demonstrate a 5-year housing land supply, therefore ledbury may have to accommodate additional new housing to meet the needs of the wider area.</i>	In Call for Sites, residents did not deem any sites apart from Auction House suitable	No	
						<i>It is considered that the land south of Leadon Way (east) would be a suitable location for growth in Ledbury, However Bovis note that on page 10 of the DNP this area is highlighted as being visually prominent'.Bovis would question what evidence there is to suggest that the area highlighted is visually prominenrt and also suggest that this should not preclude the possibility of a sustainable development being delivered on the site. The following detailed responses areprovided to the policies included in the Draft Plan:</i>	Comment	No	
				HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>It is not clear from the Neighbourhood Plan's supporting evidence whether this site is available and deliverable for the use stated. This should be demonstrated. The Neighbourhood Plan should consider allocating additional, deliverable and sustainable, sites for development to positively influence future growth in Ledbury.</i>	We have exceeded the minimum target by more than 300. The community agree with Auction House site and the NDP groups have spoken to the owner. This land depends on other planning application being granted	Yes	Actioned in previous comment
				HO2.1—Reinforcing balanced housing communities		<i>Bovis recognise the need to provide a mix of housing types and tenures and the contribution this makes to sustainable development. It is suggested that Policy HO2.1 refer to the most up to date housing market evidence in order to guide development and ensure that emerging proposals meet an identified local need.</i>	In compliance with the CS	No	

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
				HO2.2—Housing density		<i>Policy HO2.2 sets out the density requirements for future housing developments, differentiating between the 'town centre' sites where a density range of 30-50 dwellings per hectare ('dph') is allowed for, and 'other sites' where a maximum density of 30 dph is established. The policy goes further to state that on larger sites a discount of at least 10% reduction should be applied to allow for the provision of infrastructure.</i>	Comment	No	
						<i>Bovis supports the removal of the text included in the previous draft of this policy which required any larger development on the edge of town to aim at "general standards not less than achieved in the overall housing content, density and infrastructure of e.g.the New Mills Housing Estate". This wording was unclear and therefore the amendment to the policy is supported.</i>	Comment	No	
						<i>Notwithstanding the above, our client would question on what basis the maximum of 30 dph the policy is over prescriptive and could make further development unviable. There may be instances where a higher density contributes to a better designed proposal. It is therefore recommended that the policy includes sufficient flexibility to allow a greater density subject to it being demonstrated it would not adversely impact that character of the surrounding area as is covered by Policy BE2.1.</i>	NDP do not wish to increase this as this is what the community wants, if not less	No	
				HO4.1—Housing for young people		<i>Bovis consider that the content of this policy repeats the contents of Policy HO2.1 and is therefore unnecessary.</i>	This is about Young People	No	
				HO5.1—Self-build		<i>Bovis supports the amendments made to Policy HO5.1 since the draft policies consultation undertaken in July 2016</i>	Comment	No	
				BE1.1—Design		<i>Bovis is committed to delivering high quality residential developments and has no in principle objection to Policy BE1.1. Our response to the Council's separate consultation on the emerging Design Code document is provided separately below.</i>	Comment	No	
				BE1.2 – Settlement boundary		<i>Bovis does not agree with the current settlement boundary included at page 25 of the consultation document. Bovis consider land to the south of Leadon Way (east), Ledbury should be included in the settlement boundary. The site is located in a sustainable location and could make a significant contribution to meeting Ledbury and the wider County's future identified housing needs.</i>	We already have over 800 houses as stated in CS, no more land is required. This came up in Call for Site and was rejected by the community	No	
						<i>A review of the settlement boundary may be required if additional housing needs are identified through future review of the Core Strategy (which is subject to a review every 5 years, with the first review taking place in 2019). The Town Council should therefore consider the opportunity for the NP to include a review policy which allows for the settlement boundary to be revisited if necessary.</i>	As with CS we will be reviewing LDP	No	
				BE2.1—Edge of town transition		<i>Bovis has no principle objection to the objectives of Policy BE2.1. The statement included within this policy which required density to be "appropriate to the location and type of housing that is required, and its environment" should be reflected in Policy HO2.2 as this is a more appropriate approach than prescribing set densities.</i>	Disagree	No	
				CL2.1—Young people's facilities		<i>The policy sets out that the plan will support new or improved community facilities for young people. In order for the policy to be achieved (i.e to secure new facilities) the Town Council will need to plan for sufficient residential development in order to achieve Section 106 and CIL payments necessary to meet their aspirations.</i>	Comment	No	
				TR1.1 – Footpaths & Cycleways		<i>Bovis supports the policy insofar as it seeks to improve and extend the existing network of footpaths and cycling routes in Ledbury to encourage greater accessibility, safety and usage by residents and visitors.</i>	Comment	No	

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						<i>In line with the response provided to policy CL2.1, in order for the policy to be achieved (i.e for improvements to the Ledbury Town Trail and access across Leadon Way). Similarly to Policy CL2.1 the Town Council will need to plan for sufficient residential development to achieve the necessary funding through s106 and CIL payments.</i>	Comment - doesn't always come out of S106	No	
					Design Code	<i>We note that alongside the NP a consultation on the 'Neighbourhood Plan Design Code' is also being undertaken. On page 15 of the NP it is stated that the Design Code is an 'integral component' of the NP and reference is also made to it within Policy BE1.1. However, as the Design Code is a separate document, it is not clear what 'status' the Design Code has and whether the policies contained withit will be subjected to Examination as part of the NP process. This should be clarified prior to submission of the Neighbourhood Plan for Examination.</i>	It states the Design Code (now Design Guide) is an an appendix to the NDP and that Policy BE1.1 invokes the DG.	No	
						<i>The Design Code itself is not what would traditionally be viewed as a 'Design Code' as it does not contain detailed and prescriptive design requirements, or 'Codes', but does include some 'non-design' specific policies. As a general comment, policies which are 'non-design' specific should be removed from the document and we suggest that the remaiing policies are incorporated into a 'Design Guide'</i>	Code gives it strength. Accept that should be renamed.	Yes	Rename document Design Guide.
						<i>The following detailed responses are provided to the policies included in the Draft Design Code.</i>	Comment	No	
					LDC 1.3	<i>As currently worded the policy could potentially be too onerous. National house builders use standard house types to ensure the development remains viable (including the provision of affordable housing). The house types are of a high quality design standard. The policy should therefore be reworded to encourage a more varied design which responds to the local character and appearance of the area. A balance can be achieved to ensure house types are varied where focal buildings and key frontages are required to consider the use of local/vernacular materials and architectural styles.</i>	States various designs	No	
						<i>As a large number of homes are allocated to Ledbury for delivery over the plan period, a restriction on standard developer house types could undermine the development strategy for Herefordshire and result in the housing requirements for the District not being met.</i>	Comment	No	
					LDC 2.1	<i>Policy LCD2.1 reflects standard requirements of the pre-application/determination process for any planning application in relation to drainage. It is therefore considered that this policy should be removed.</i>	Accept.	Yes	Reference to drainage removed.
					LDC 2.2	<i>Bovis note that Policy LDC 2.2 would require developments to avoid using rear parking courtyards. It is considered that this policy is too prescriptive and should be reworded to allow flexibility for rear parking courtyards to be used where appropriate when it can be demonstrated it would contribute to the character and appearance of the surrounding area, for example, where houses fron onto open green spaces with rear served dwellings this softens the green space and removed detracting street clutter and vehicles from the public open space, however this would require rear parking courts to be able to achieve this form of sensitive design.</i>	Agree.	Yes	Make less prescriptive.
					LDC2.5	<i>Bovis support the NP Group's aspirations to provide opportunity for residents to grow their own food. However, there may be instances where development proposals cannot feasibly or viably deliver an area for food growth, or is not of a sufficient size to generate on-site provision. This Policy should therefore be reworded to state that growing spaces should be provided "where feasible and viable".</i>	Agree.	Yes	State that 'Where possible all residents should have the opportunity to grow food, so developments are encouraged which'

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					LDC 3.1 and 3.2	<i>Following the Housing Reviewin 2015, the government's Written Ministerial Statement of 25 March 2015 was clear that Local Plans, neighbourhood Plans and Supplementary Planning Documents should not set standards for the performance of new dwellings. At a national level Building Regulations are the relevant standards which could be applied to new residential developments.</i>	Change to desire	Yes	Change to 'it would be desirable'
						<i>Policy LDC3.1 is therefore onerous and does not meet the basic conditions given it is contrary to national policy and government guidancce. Further more the policy is not clear in using the phrase "achieve high credits for energy". Overall it is considered that this policy should be deleted.</i>	See above	No	
						<i>Both policies 3.1 and 3.2 could potentially render developments withinthe Town unviable and it is therefore considered that they should be deleted.</i>	Comment	No	Applications are encouraged which...'
					LDC 4.1	<i>Bovis is committed to community engagement in the planning process and supports the Town Council's desire to be involved in the planning process. However it is considered that setting prescribed standards for pre-application consultation is not apprpriate and does not comply with Herefordshire Council's Statement of Community Involvement. Each planning application requires a bespoke consultation strategy to reflect the circumstances. The policy would be more appropriate if it sought for applicant's to discuss their consultation strategy with the Town Council inthe first instance. It is therefore considered that this policy should be removed as it is not appropriate.</i>	Accept.	Yes	Change to: 'Developers wishing to submit applications for new residential developments larger than 10 dwellings and commercial developments larger than 500 sq.m. are encouraged to:'
						<i>We would welcome the opportunity to meet with you to discuss our comments and your aspirations in more detail, and we look forward to seeing the draft Neighbourhood Plan in due course. Any queries contact Rosie Cotterill or Kathryn Young.</i>	Comment	No	
39	Welsh Water	Yes				<i>Given that the NDP has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy we are supportive of the aims, objectives and policies set out, in particular the policies set out in the 'Housing ' chapter.</i>	Comment	No	
						<i>As you will not doubt be aware, Ledbury is served by Severn Trent Water for public foul drainage and Welsh Water for public water supply.</i>	Comment	No	
						<i>We previously advised at the Hfds Core Strategy Examination that there would be no issues with the public water supply serving the strategic allocation LB2 (land north of the viaduct). Accordingly, we would draw your attention to our recent representation onthe planning application currently with HC for this developoment site (P171532/O) for which we advised a supply of water could be provided.</i>	Comment	No	
40	Environment Agency	Yes				<i>No comment at this time but asked to refer to the guidance - hardcopy.</i>	Comment	No	
41	Forest of Dean DC	No			General Comment	<i>The NDP is a very well presented and produced document and contains a wide range of local policies. Otherwise no other comments at this stage except to note that the Plan takes account of the current Core Stategy in respect of the areas housing requirements.</i>	Comment	No	

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42	Ledbury Allotment Association					LAA's allotment site is located in Wellington Heath. Ledbury TC has struggled to meet its statutory responsibility for the provision allotment facilities imposed upon them under section 23(2) of the Small Holdings and Allotments Act 1908. We feel the current NDP represents an opportunity to address this shortfall, and that space should be identified for this purpose. The LAA does not expect LTC itself to take over management, simply that allotment provision going forward is given proper consideration.	LTC have a budget for this but no land came under the call for sites. Policy NE2.1 encourages new allotment provision.	No	
						Within the NDP, it appears that there is no land allocated for new allotments, even though Ledbury's population will grow by several thousand in coming years. The density of future of housing is also a concern which will probably preclude home-occupiers being able to grow produce at home in a sustainable manner. The 1969 Thorepe Report recommends a minimum provision equivalent to 15 per 1,000 households.	LTC have a budget for this but no land came under the call for sites. Policy NE2.1 encourages new allotment provision.	No	
						Further, the NDP allows for continued development of infill garden plots within the town boundary which will further reduce the garden sizes and the opportunity to grow fruit and vegetables close to home.	Comment	No	
						We note that the wildlife corridor/green buffer between Deer Park and the bypass from the Full Pitcher to the Gloucester Rd roundabout is not mentioned in the current plan. This land, together with other peripheral green spaces near new housing, could of course be ear-marked for allotment and community gardening provision.	This land is to be protected as open space.	No	
						Additionally, the land to the north of the reinstated canal opposite our current allotment site could offer the potential for land allotments. This land area might also offer scope for additional ponds for rainwater capture and flood attenuation, a woodland wetland and sporting facilities if allocated for amenity pruposes as far as the green bridge.	Comment	No	
						Pedestrian access to our current Buton Lane allotment site is non existent. We would like to see as a matter of policy priority that all future allotment provision is fully accessible by cycle and foot, both to improve a safety of our memebbers and to reduce reliance on cars.	Viaduct site is looking at footpaths	No	
						There is demand for additional allotment space in ledbury. Not only are our plots fully committed, but we regularly receive feedback that potential members are deterred from apolicying for plots due to our current inaccessible location. There is demand for allotment provision within town.	Comment	No	
						We feel as a matter of policy that all newhousing developments being undertaken in and around Ledbury should allocate space for allotment provision, commensurate with population size and areas throughout the town which is a local and sustainable leisure and food resource. Such an approach would mitigate to some extent the urbanisation of the outlying areas of our town, as well as provide sanctuaries for wildlife.	Design code states this LDC2.5	No	
						Our objects are not only to provide cultivation plots, but to improved community well-being through education and environmental protection. We would like to see this ethos being more coherently reflectedin the NDP as currently written.	Design code states this LDC2.5	No	

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						<i>Informal feedback from our members suggests that many people are unaware of the NDP process much less the Regulation 14 consultation in which you are currently engaged. We would respectfully request therefore than an extension to the consultation deadline be made to give us further time to discuss these matters with our members. We note that this consultation was undertaken during the main summer vacation period, and the last one took place over Christmas and New Year; neither are particularly conducive to obtaining meaningful feedback.</i>	Comment	No	
43	Richard Hadley	No			Lawnside Rd	<i>Despite the Lawnside quarter being perhaps the town centre’s key focus of development over the next decade - should it be retail, housing, community facilities, or economy focused? - the Plan is silent.</i>	Comment	No	
						<i>What this could mean is that Lawnside becomes prey to predatory development, or potentially worse, piecemeal, haphazard development, lacking any coherence or strategic focus.</i>	Comment	No	
						<i>Lawnside has the potential to become a valuable regeneration opportunity incorporating high quality design, imaginative mixed-use retail and leisure provision, and/ or a location for meeting, conference and hotel facilities. Going forward, there might be opportunities to gradually replace and upgrade existing housing in tandem with business and public investment. See comments below concerning culture and creativity.</i>	See above	No	
					Green Space Sherherds/Jubilee Close	<i>It is disappointing that the green buffer adjacent to Shepherds and Jubilee Close has not been designated protected green space. It is particularly important that this strip of land is protected given the housing development on the adjacent side of the bypass. The land is of high quality landscape and ecological value, and although privately owned is used and enjoyed by local residents as a green lung and a walking area.</i>	Aggree.	Yes	Add t proetced green infrastructure map
						<i>Given that earlier plans designated this for self-build housing which were removed after public outcry, it is extraordinary that its future existence has not been explicitly protected as a key community and environment asset.</i>	Was removed due to sale of land	No	
				BE1.2 – Settlement boundary	Settlement Boundary	<i>In January 2017, I wrote to Mayor of Ledbury Town Council, copied to Sally Tagg of FTP, requesting clarification of the terms of reference for the establishment of the Settlement Boundary as currently delineated in the Ledbury NDP. After an interval of six weeks (1 March 2017) I wrote again to request the same information, but this time invoking the Freedom of Information legislation. I have still not had a response. I hope now that my questions will be addressed in full.</i>	Comment	No	
						<i>My questions were these:</i>			
						<i>1. What was the rationale for delineating a settlement boundary? Were any risks or disadvantages in doing so identified? What are the perceived benefits and advantages of having a SB?</i>	See policy BE1.2.	No	
						<i>2. How were the advantages and risks of setting out an SB reconciled? Who was involved in that discussion?</i>	HCC requested one and advised	No	
						<i>3. In determining the SB as outlined last Wednesday, please could you explain the justification for delineating it in the way that you did?</i>	See policy BE1.2	No	
						<i>4. Dependent on Q3, could you explain why land to the north of the railway station was excluded? I am interested in understanding how this fits with the Core Strategy requirement that land be allocated for additional station parking.</i>	In Call for Sites this was put forward as a housing site not station parking	No	

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						<i>5. I understand that Ledbury Park and the adjacent field near to the Bullen was considered for housing development by the NDP group. If this is the case, why were these land blocks not included within the SB?</i>	Was put forward and rejected by the community during Call for Sites consultation. Settlement Boundary is designed to prevent developemnt outside the boundary, therefore protecting green open space which lies outside it.	No	
						<i>6. Would there be any advantage in including open space within the SB, specifically for its amenity or landscape value, and being an integral part of the town, and allocated as such?</i>	See above	No	
						<i>7. The sports fields to the West of town are not included in the SB? Why not?</i>	See above	No	
						<i>8. The triangular field adjoining the Barratt development by Countrywide is not included in the SB. Why not?</i>	See above	No	
						<i>9. Land to the east of the Bromyard Road (opposite the Viaduct site) is not included in the SB. Given the access to the new housing area on the Bromyard Road, would there not be a case to include this?</i>	No	No	
						<i>In short, there are many permutations and options for how the SB might be delineated, each with potential benefits and risks. Please could you provide the written documentation which supports and explains your thinking? Was this information brought to Ledbury Town Council at any stage for councillor input?</i>	SB approved by Full Council.	No	
					Arts, Culture and Creativity	<i>Having read the draft NDP, I am perplexed and disappointed that there is absolutely no reference to provision for arts and creativity.</i>	Arts and creative activities would fall under employment land unless it was a designated community facility. Supportive policies for the prvision of both land uses are included within the plan.	No	
						<i>When I was involved in the community-led NP group, the question was raised repeatedly of how, and where, arts and creative activities, alongside sports and leisure, might be developed in Ledbury in future.</i>	Facility are all around Ledbury. Secondary retail section also	No	
						<i>In addition to the wider policy framework and objectives which might provide for this, there are a number of key spatial questions around which the NDP might address arts and creativity.</i>	Comment	No	
						<i>In the context of the development of night-time economy and cultural festival development, it would surely be beneficial for Ledbury to aspiring to additional provision of cultural space in buildings (new, converted or repurposed) or in the public realm.</i>	Comment	No	
						<i>In particular there would be opportunities for the Lawnside Road area, including the Recreation Ground, to be upgraded and equipped with temporary or permanent performance and exhibition facilities. The area could become a ‘cultural quarter’ in which community and professional cultural performance and participation could take place.</i>	Recreation ground is permanently protected open space. The creation of a 'cultural quarter is not consdiered to be land use planning.	Yes	
						<i>Within the town centre area, adjacent to the Market House, it is also disappointing that no provision has been set out for public realm development which could allow for seasonal cultural events to take place. I have long advocated repurposing a part of the High Street for pedestrianisation. It makes no sense that the majority of the large area of roadside in the town centre is given over to traffic, while pedestrians are squeezed into a tight pavement area. (Being so wide, the High Street is also hazardous to cross on foot, so a narrowing would enhance pedestrian safety and slow traffic down).</i>	Not within the gift of theNDP to pedestrianise the town centre	No	
						<i>Together with the sub-Market House area, a triangular piazza could be created by moving the parking spaces further out into the existing road. I cannot see how such a move would in any compromise traffic movement or create congestion or hazard. On the contrary, Ledbury town centre would become a much more people-friendly place.</i>	This falls under Town Plan	No	

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						<i>The piazza would allow for informal street performance and exhibition and double as an enlarged market space. This provision would benefit local people immensely, and also serve to become an attraction for visitors, thereby boosting the tourism economy.</i>	Comment	No	
						<i>Public art, and other high quality public realm infrastructure, should be incorporated in the scheme and paid for out of developer contributions.</i>	Comment	No	
						<i>The Barratt Browning Institute and other redundant buildings should be allocated for creative and cultural pursuits. In particular there is currently no provision in Ledbury for:</i>	Comment	No	
						<i>Band rehearsal</i>	Community facilities are available	No	
						<i>Music recording and mixing</i>	Community facilities are available	No	
						<i>Wet and dry art studios</i>	Community facilities are available	No	
						<i>Photography and video editing</i>	Community facilities are available	No	
						<i>Training and workshop space</i>	Community facilities are available	No	
						<i>Group rehearsal rooms (choral, instrumental, drama etc)</i>	Community facilities are available	No	
						<i>Performance venues of varying sizes</i>	Community facilities are available	No	
						<i>Has there been an audit of redundant or potentially redundant places and spaces, large and small within the town centre? If not, then this should be addressed as a priority. If there has, then the Plan needs to set out broad priorities for their future disposition.</i>	No audit and have policies for buildings not in use	No	
						<i>Developing these elements would contribute to community well-being and cohesion, benefiting the whole community from children/early years, young people, families, working people, people with disabilities, people with mental health problems and older people, including those with dementia.</i>	Comment	No	
						<i>Creative self-expression is a core component of healthy living, as important as physical exercise. I note that sports provision has been extensively considered within the NDP. I do not understand why culture and creativity has not. There are large sections of the town community for whom sports and exercise has very limited appeal. On the other hand, very many people are involved in creative pursuits of one sort or another. I do not see their current, future, or potential needs being met at all within the terms of the NDP as currently set out.</i>	Buildings are already available and being used for such purposes.	No	
						<i>Arts, culture and creativity have been comprehensively demonstrated as having a significant economic multiplier effect. Obviously, enhanced cultural provision builds a destination's 'brand' presence and attracts additional business in a competitive visitor market place. There are also indirect effects which have been quantified in terms of enriching quality of life for residents which in turn builds communities which are more resilient and enterprising. As with good educational and sports facilities, positive impacts are felt in being able to attract a skilled and talented work-force, particularly families wishing to put down roots and making a contribution to community life. A rich cultural life counterbalances the 'brain-drain' effect experienced by small towns such as Ledbury.</i>	Facilities are available	No	
						<i>For all these reasons, I would like to see these elements discussed and developed in the final iterations of the plan.</i>	Comment	No	
						<i>I hope that the current Regulation 14 consultation may prove to be a catalyst for a more coherent and imaginative plan as well as kickstarting a more meaningful dialogue with all sections of the community. There is huge talent and enthusiasm in Ledbury and it behoves the Town Council to take advantage of it. I look forward to a more positive and inclusive approach going forward.</i>	The NDP does not object and notes your comments	No	

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44	Cllr E Harvey	No				General Comment should be read from the hardcopy. Only Objectives and Policy comments have been entered onto this spreadsheet.	Comment	No	
			Objective HO1			<i>It is not clear that policy HO1.1 will achieve the objective. Additional complementary policies are not identified in this section with this objective. The needs of residents are not described and no supporting documentation or evidence base material is referenced where the description of these ‘needs’ can be found.</i>	Comment	No	
						<i>No mention is made of the needs of the Traveller community; or the large migrant worker population which the town is host to each year; or to the increasing population of residents for whom English is an additional language. It is not clear what the scale of the requirement is specific to older people, vulnerable and disabled people and younger people. County evidence base documents and strategy and policy documents relating to health and social care indicate that all the county’s centres of population can expect a migration of older people from their current residential locations in each urban area’s rural localities/hinterlands. Consequently at least for older people, the provision of suitable accommodation in Ledbury should be expected to be significantly higher than that necessary to serve the elderly population of the town itself. It is not clear how this possibly still unquantified requirement is capable of being satisfied by the policies set out in the draft plan.</i>	Have been consulted on and wish to buy own private land. Migrant workers also stated they wished to stay in there own community. NDP does address the elderly	No	
						<i>Self build housing is mentioned under this objective, but no sites have been identified or allocated to allow such developments to come forward. It is therefore not clear how this requirement is to be satisfied by the policies set out in the draft plan.</i>	The plan encourages self-build but no suitable land came forward in call for sites. Shepherds Close was an option but was removed as a result of community consultation.	No	
						<i>Expansion of the town’s healthcare facilities is essential to meet the expected population growth over the plan period. It is not clear that sufficient consultation has taken place with existing healthcare providers and with CCG, Healthwatch, Trust and Wellbeing Board members to understand the evolving strategic preferences for the approach to health and social care service delivery in the mid-21st century.</i>	Multiple visits with both surgeries and potential land put forward at Market Street Auction Site	No	
				HO1.1 – Market Street Auction Rooms Allocated Site Policy		<i>this appears to allocate site L105 for housing when it is also clearly recognised in the text that additional healthcare facilities are needed in the town, and this area is already ‘home’ to a synergeous cluster of health and care providers. It seems unlikely that the policy as worded will deliver the desired or most appropriate outcome and therefore I strongly object to the policy in its current form.</i>	Policy CL3.1	No	
			Objective HO2			<i>It is not clear what ‘sustainable’ means in this context and it would be helpful to reference the definitions given in the appendices to the draft design statement, so that it is possible to judge whether the policy/ies involved are likely to achieve the desired outcome.</i>	Glossary to be added	No	
						<i>No mention is made of the draft design statement in relation to this objective.</i>	Covers all types of development	No	

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						<i>No mention is made of the Herefordshire policy documents relating to housing mix for market and for affordable/social housing in the Ledbury Locality. Without reference to these housing figures and market mix policy statements it is not possible to understand whether the Ledbury NDP is requiring that these target figures are adhered to in Ledbury or whether they are exceeded or diluted. This is a very important issue as it has a significant effect on the nature of future developments which will be very important for future developers to understand - especially with regard to the likely profitability of their developments.</i>	HO1 references CS housing mix. Affordable Housing requirements set out in HCS, does not bear repetition in the NDP.	Yes	
						<i>There is no mention of many of the usual and expected aspects of sustainable development in relation to the achievement of this objective – walking, cycling, on site water capture and reuse, energy efficiency, composting, electric vehicle charging points, design, renewable energy measures, minimising and handling of waste during the build cycle and throughout the lifetime of the residences’ occupation, etc.</i>	Comment	No	
				HO2.1—Reinforcing balanced housing communities		<i>Policy HO2.1 appears to allow developments of less than 10 dwellings to go unchecked in terms of the mix of housing. There does not appear to be any reason for allowing smaller developments to have no expectations set as regards building type, orientation, size, quality, design etc. It seems unlikely that the policy as worded will deliver the desired or most appropriate outcome with regard to the objective, and therefore I strongly object to the policy in its current form.</i>	Minor' developments will not 'require' a mix of types and/or tenure but will still be subject to the Design Guide and policies set out in the HCS.	No	
				HO2.2—Housing density		<i>Policy HO2.2 refers to character and distinctiveness, mix and type but without reference also to the guidance given in the draft design statement. Reference is made to 'larger sites' without 'larger' being clearly defined. Reference to developments of flats not being 'subject to minimum or maximum densities' is confusing and requires better wording if the desired effect is to be assured. I object to the policy</i>	Disagree that exclusion of flats is confusing.	Yes	Change to 'large' and state that large means over 10 units
						<i>There is no indication as to what is meant by 'provision of support facilities as required is to be included with all developments</i>	Accept that not as clear as it could be.	Yes	Remove reference
			Objective HO3			<i>As stated elsewhere the requirement for older persons housing in Ledbury is that it is sufficient to meet the needs of older residents within the whole locality to move closer to service delivery as they take responsibility for their changing personal and care needs. It is not clear that the scale of this requirement is understood. No specific land allocation is made for this type of housing, which needs to be in a sustainable and relatively central location.</i>	Auction site. Nothing came up in Call for Sites. CS states Ledbury needs to provide for surrounding area	No	
						<i>Sites such as the Lawnside Road, Police Station, Knapp Meadow do not appear to have been considered as specific allocations to protect them from development for other purposes.</i>	Consideration was given however since it has not been agreed by the community what the best/most appropriate uses for these sites are it was not deemed appropriate to protect/allocate these sites.	No	
						<i>I believe that specific allocations should be made of sites suitable for these very particular types of development and that this is currently a significant omission from the draft plan.</i>	Comment	No	
				HO3.1—Housing for the elderly		<i>Policy HO3.1: This policy doesn't really say anything useful, and in the absence of any sort of sizing of the requirement for such accommodation or its sustainable location within the town it is not really a policy at all. I object to the policy in its present worded form.</i>	Comment.	No	
				HO3.2—Town Centre housing		<i>Policy HO3.2 implicitly includes the areas of the town containing the current police station and the Lawnside Road. However, no development sites are identified or allocated.</i>	Didn't come forward in Call for Sites, plus already over allocated with houses. Police station in use	No	

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						<i>It is not clear why the town centre delineation has been defined as it has. This does not seem to comply or accord with the requirements of the NPPF in this regard. See www.gov.uk/guidance/national-planning-policy-framework/2-ensuring-the-vitality-of-town-centres if this area has been defined solely for the purpose of concentrating the area within which development for accommodating older people, then this needs to be stated in a way which does not create confusion. I object to the policy in its present worded form.</i>	Map defines town centre.	No	
						<i>This policy and its implications were not discussed with the town council before its release for public consultation</i>	Went to Full Council on various occasions	No	
			Objective HO4			<i>Again, no mention or use is made in the draft document to reinforce or add to the policy statements made about social and market housing mix for the Ledbury Locality in county documents. This is surprising, given the extreme departure from these policies for market housing mix which the council appears to have condoned in relation to the reserved matters for the Leadon Way development. In fact, the text supporting delivery of the objective in the draft document appears to ignore the issue of housing mix for market properties altogether, which is a significant weakness/omission or it is an unfortunate confusion or imbalance of emphasis which may be misinterpreted by developers.</i>	As above	No	
				HO4.1—Housing for young people		<i>Policy HO4.1: It is not clear in planning terms how it can be demonstrated that young people will be given priority for the housing mentioned in the policy. Even if this is an aspiration of a developer at application stage, I am unclear how this could be assured/demonstrated for the lifetime of the developments concerned. If this is what is intended by the policy, please can the means by which this outcome can be assured be better explained.</i>	Agree but is aspiration	Yes	See Sally's comment
						<i>Leominster, Ross and Hereford all have supported young people’s housing projects and ‘Foyer’ style living accommodation provided to assist young people from chaotic family backgrounds and those in care transition to fully independent living. It is not clear why the provision of such accommodation has not been considered by the NDP group. This is a particular form of housing which would be a very positive addition to the social housing mix in Ledbury and should really be given due consideration – especially given the aspirations of HO4 as an objective.</i>	Agree - look at it	Yes	Inclusion of reference to support for C3b units aimed at assisting young people from chaotic family backgrounds and those in care transition to fully independent living
						<i>No mention is made here of the redundant Youth Centre building on the Lawnside Road area. If policies elsewhere state that there is support for 3-4 storey development of the Market Street site (Policy H01.1) then it would be reasonable to consider whether the local topography would favour a similarly stacked development of this site for young persons’ accommodation – possibly social housing flats and foyer-style facilities.</i>	Agree but owned by HCC	No	
						<i>If there is an implicit link between this Policy/Objective and mention later of community land trusts/self-build and the powers given to communities under the Localism Act, then this needs to be made clearer in the draft document. I object to the policy in its present worded form.</i>	Comment	No	

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			Objective HO5			<i>A thoroughly unsuitable land block (L108) was proposed, possibly for self-build housing, during the unsatisfactory consultation which took place from 01-12-16 to 05-01-17, i.e. over the Christmas and New Year holiday periods. Despite the timing of this consultation significant local objection was raised to the proposal and the proposed allocation seems to have been dropped – but no public explanation has been provided subsequent to the analysis of the consultation results eventually being posted to the NDP website. This is unsatisfactory in itself. Further, it seems to be an omission not to identify locations for land allocations for self-build and community land trust activities – if these are to be encouraged and supported by the NDP.</i>	Comment	No	
				HO5.1—Self-build		<i>Policy HO5.1: Based on the wording in the draft plan, this ‘policy’ has no further substance to it than the provision made in the existing NPPF and Core Strategy. I object to the policy in its present worded form, and because of the lack of a land allocation or guidance on suitable sites in the policy.</i>	Comment	No	
						<i>Again, refer to hard copy for pre amble to the following:</i>	N/A	No	
			Objective EE1			<i>The draft plan fails to allocate the specific land blocks in the Little Marcle Road area which must comprise the new employment land for the town, as indicated in the Core Strategy. This is a serious omission and leaves the land open to the possibility of landowners seeking to bring plots forward for other development purposes. Surely it is the job of an NDP to allocate such land and I am unclear as to why this has been shied away from by the current management group.</i>	Error, dealt with above	No	
				EE1.1—New Employment sites		<i>Policy EE1.1: This entirely ducks the requirement to allocate specific land blocks for employment purposes. Neither does it recognise and make better use of the infrastructure asset that is the train station to build upon the existing 3ha land allocation for Office/Laboratory employment purposes on the viaduct to signal a similar shift of the use designation of employment sites at the Homend Trading Estate, and along the Hereford Road to create a high-tech business park at this location.</i>	Comment	No	
						<i>Mention is made of the encouragement of an Enterprise/Business Start-up Hub but positioning and infrastructure links are key to the enablement of such facilities. The plan to develop Ledbury in a northerly direction beyond the railway line enfolds the station properly into the town for the first time since it was built, and the excellent footpath and cycleway links via the town trail to other parts of the town (and hopefully towards Wellington Heath in due course) makes the location attractive for reassignment and intensification.</i>	Comment	No	
						<i>No mention is made of any aspiration or opportunity to improve visitor and commuter facilities at the station – loos, waiting room, café, additional parking, etc. It seems a pity that such an opportunity has not been earlier consulted upon at the omitted ‘Options’ stage in the process so as to gauge community and landowner interest in such a proposition.</i>	TR3.1 does encourage improvement ro railway station.	No	
						<i>The specific employment needs of the creative industries (strong in the area and high value to attract), and the other high value industries mentioned in the Objective, are not mentioned and may not be well understood by the NDP group. Again – it may be important to identify the specific attributes of particular sites to satisfy these needs in conjunction with making the necessary progress in promoting the town as a (relocation) destination for businesses operating in these market sector.</i>	North side light industrial and Marcle Road is medium to large employment	No	

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						<i>I object strongly to the policy in its present form, because of the lack of a land allocation or guidance on suitable sites in the policy.</i>	Being addressed	No	
				EE1.2—Protecting existing employment land		<i>Policy EE1.2: This policy states protection of existing designated sites but then requires only that the sites have been marketed for 12 months to enable redesignation to be considered. On the strategic timeframe in which most local landowners think about extracting top value from their landholdings, this does not seem to offer adequate protection of our employment sites.</i>	12 months is standard for such planning applications and considered appropriate.	No	
						<i>I object strongly to the policy in its present worded form, and because of the lack protection offered to existing land allocations.</i>	Comment	No	
			Objective EE2	EE2.1—Promoting visitor accommodation		<i>Policy EE2.1: There is no land allocation, or indication of sites considered suitable for a budget hotel on the outskirts of the town. Members of the NDP have previously been approached by landowners as long ago as 2014 suggesting such sites and it is not clear why these have failed to be properly considered during the process.</i>	During call for sites no land came forward that was suitable however since the call for sites the junction of Dymock Rd/Leadon Way (triangular land) has been identified/suggest that it may be suitable.	Yes	Policy to be modified to read proposals supported adjacent to the settlement boundary for hotels/visitor accommodation only.
						<i>Facilities to attract visitors extend beyond accommodation: Public toilets, park and ride, cycle facilities at the station and park and ride locations, electric car charging points, etc. etc. It is not clear that a sufficiently rounded consideration of the means by which to achieve the Objective have been considered by the NDP group. It is a shame that the ‘Options’ stage of the process was not used to explore public views on this in more detail.</i>	TR2/3 supports this.	No	
						<i>No proper consideration of the tourist impact of the canal has been made. I do not believe that the canal Trust has been spoken with – despite them making several offers to the council in recent years. Since Ledbury is the only town in Herefordshire to have the canal run through it, the opportunities for a suitable drop-off/pick-up point for barges and visitors should be more carefully explored, as should the addition the canal and its foot/cycle tow path make to the local transport network.</i>	Canal Trust has an agreement with Herefordshire Council for the agreed reserved route for the canal. Not true, there have been ambassadorial visits with the Canal Trust and interested parties. Refer to Core Strategy.	No	
						<i>I object to the policy in its present worded form, and because of the lack land allocation for the stated purpose.</i>	Comment	No	
			Objective EE3			<i>It is unclear whether the stated policy alone will deliver the objective. It is unclear whether there are other policies which combine to deliver this Objective. It is unclear whether even together, all relevant policies are likely to deliver the Objective.</i>	Comment	No	
				EE3.1—Retail areas and provision		<i>Policy EE3.1: Previously, planners have sought to protect Ledbury’s uniquely nucleated retail core by setting tight definitions of the town centre and its primary and secondary retail areas. It is unclear why the NDP group have sought to stretch these tightened boundaries and no information on the group’s recommended changes was given in the ill-timed public consultation on the subject over Christmas in 2016. Indeed, the policy, as consulted upon, appears to have changed – and again, the change itself is not flagged, nor is any explanation given for the change. This is not acceptable and raises serious questions about the group’s attitude to the responses received by the public and communication of changes subsequently made which appear to run contrary to the feedback received – even when there are significant questions regarding the quality of the information provided during the consultations. It is not clear quite what the point is of this policy as it is now described.</i>	The point is to preserve the current character and mix of uses of the town centre, particularly A1.	No	
						<i>This policy and its implications were not discussed with the town council before its release for public consultation</i>	Draft document was approved by Full Council unanimously prior to consultation.	No	
						<i>I object to the policy in its present worded form.</i>	Comment	No	

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
			Objective BE1	BE1.1—Design		<i>Policy BE1.1: There is no indication of what community amenities within the town need to be enhanced. Without such indications or reference to supporting documentation, such as a regularly updated Section 106 project list, it is not straightforward to understand what is hoped to be achieved in this regard.</i>	This policy does not relate to Section 106 or CIL, however part of the evidence will include Section 106 preferred list.	No	
						<i>I object to the policy in its present worded form.</i>	Comment	No	
				BE1.2 – Settlement boundary		<i>Policy BE1.2: The guidance in determining settlement boundaries does not appear to have been followed by the NDP group in designating this area. The policy is wholly unacceptable. Areas of concern include:</i>	NDP has confirmed with Herefordshire Council that the settlement boundary is correct in its current form.	No	
						<i>1. Ledbury Park – within the town’s conservation area, is not included, neither is it protected with a suitable designation.</i>	Settlement boundary offers it protection from development.	No	
						<i>2. The sports facilities on the Ross Road – Rugby, Rifle & Pistol, Cricket, Football have not been included within the boundary and protected with a suitable designation.</i>	Settlement boundary offers it protection from development.	No	
						<i>3. The proposed employment land along the Little Marcle Road has not been included within the boundary and protected with a suitable designation.</i>	Settlement boundary only refers to housing not industrial development.	No	
						<i>4. The Dymock Road Trading Estate and canal-side wharf area has not been included within the boundary and protected with a suitable designation.</i>	Settlement boundary only refers to housing not industrial development.	No	
						<i>5. No attempt has been made to integrate the unpopular Leadon Way development site into the town by considering how best to handle the land block to either side of it.</i>	Settlement boundary was drawn tight around it to protect against further housing development.	No	
						<i>6. No protection has been given to the areas of rising ground with high landscape value on the Gloucester and Bromyard Roads.</i>	Settlement boundary protects these areas.	No	
						<i>7. The land immediately adjacent to the station on the Bromyard Road has not been included to enable safe access and additional parking with access to the eastbound platform – as indicated necessary in the county transport strategy.</i>	Settlement boundary does not preclude the provision of car parks and enhancement to the station is encouraged in policy TR3.1.	No	
						<i>8. The property known as Upperhall has been divided in two by the boundary as drawn.</i>	Settlement boundary protects the area.	No	
						<i>9. Properties up the Worcester Road have not been included within the boundary and any sensitive adjacent sites have not been protected with a suitable designation.</i>	All necessary properties are within the boundary.	No	
						<i>This policy and its serious implications were not discussed with the town council before its release for public consultation</i>	Draft document was approved by Full Council unanimously prior to consultation.	No	
						<i>I object strongly to the policy.</i>	The settlement boundary is specifically designed to help protect land outside and was approved by the community at an earlier consultation (July 2016).	No	
			Objective BE2			<i>I am not aware that a landscape impact assessment has been undertaken by the NDP group. Consequently, no important views of Ledbury or from Ledbury have been identified which would aid the substantiation of this objective. No mention is made of reference to the guidance documents published by the AONB, or even to the important AONB views which relate to Ledbury. No cognisance appears to have been taken of landscape impact assessments undertaken by adjacent parishes which could have been informative.</i>	An impact assessment has been undertaken by Herefordshire Council and is contained within the Core Strategy.	No	
				BE2.1—Edge of town transition		<i>Policy BE2.1: It is not clear what this policy is actually adding to existing policies at county level. The NDP group should be clear on this matter. Density of housing is mentioned but not specified. The text on higher rise properties is poorly worded.</i>	Density is referred to in Policy HO2.2. Policy also states that buildings should be no more than two story.	No	
						<i>I object to the policy in its present worded form.</i>	Noted	No	

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
			Objective BE3	BE3.1—Renovation & enhancement of the town centre		<i>Policy BE3.1: It is not clear what this policy is actually adding to existing policies at county level. The NDP group should be clear on this matter.</i>	The policy enhances the CS by reflecting the fact that Ledbury has a unique historic environment.	No	
						<i>I object to the policy in its present worded form.</i>	Noted	No	
			Objective NE1			<i>Ledbury is assessed as having an under-provision of public green space, although it is well served with strong links to adjacent countryside and woodland. These links and the areas themselves should be protected and enhanced.</i>	Objective reads to maintain, enhance and increase.	No	
						<i>The objective only aims to preserve what we have rather than also to extend it. Perhaps the wording needs to be clear whether this is the intention. It is not clear how existing open spaces can be increased without knocking down development at their margins.</i>	Objective reads to maintain, enhance and increase.	No	
				NE1.1 - Protecting biodiversity		<i>Policy NE1.1: Again it appears that it is only existing open space that will be addressed by this policy. However, new wetland areas are also mentioned.</i>	As already stated the settlement boundary helps to protect the areas outside the settlement boundary which includes the spaces mentioned. Buffer zones are a preferred aspiration but often being privately owned they are not within the scope of the NDP.	No	
						<i>It is clearly stated in the NDP for Wellington Heath that the village wants to have a designated separation band between the town and the village to maintain Wellington Heath’s distinctness from Ledbury. This should be being taken into consideration in the Ledbury NDP. Such a buffer would also be able to be extended to the north of the viaduct housing site to provide for public amenity, leisure, flood prevention, water capture, possible allotment and sporting facilities.</i>	See above	No	
						<i>Such a buffer would also secure a separation of Ledbury from the hamlet of Staplow which is partially contained within the parish, but is not given any consideration in the draft plan.</i>	See above	No	
						<i>A similar approach to buffering the town to the south would enable the high landscape impact areas to be protected and to provide clear separation between Ledbury and the hamlet of Parkway. Both these North-South buffers would connect with the riverside park/canal to the west and with the important wooded hillside areas which fringe the town to the east, thereby providing an important and attractive wildlife and leisure resource for the town.</i>	See above	No	
						<i>I object strongly to the policy in its present worded form, it does not appear to come close to delivering the spirit of the Objective, either alone or in combination with other policies.</i>	see above	No	
				NE2.1 - Food production in Ledbury		<i>Policy NE2.1: Is this policy intending to seek developer contributons towards the provision of community gardens and growing facilities? How can developments also protect prime agricultural land? Do you mean that development will not be supported on grade 1 agricultural land?</i>	The policy makes it clear that food growth is mainly within residential developments and community gardens. There is no prime agricultural land within the settlement boundary.	No	
						<i>It is unclear what this policy is actually trying to achieve and whether it is going about it the best way.</i>	See above	No	
						<i>There is nothing in the policy as written which aids small-scale, sustainable producers – unless what is meant by the term is actually ‘householders’.</i>	See above	No	
						<i>No provision has been made in the plan to allocate land for allotments.</i>	No suitable land came forward during the call for sites.	No	
						<i>I object to the policy in its present worded form.</i>	Comment	No	

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			Objective NE3			<i>This should not be an objective in the NDP, it should be an evidence base document which is commissioned to inform the NDP. The plan should not have reached this stage in its development without such a document having already been produced. All adjacent NDPs have produced a thorough Landscape Impact Assessment to inform site allocations and other policies. It is odd that the Ledbury NDP still remains without such a useful document.</i>	An LVIA is not required as part of a NP. The HC LVIA is sufficient in terms of evidence. Other NPs will not have benefited from Herefordshire having already undertaken the work in their area.	No	
						<i>Any such assessment should be commissioned to cover all landscape issues – not just industrial forms of agriculture.</i>	Disagree.	No	
						<i>The Environment Agency has recently acknowledged that its flood modelling is not sufficiently detailed to account for the very local and sudden fluvial and pluvial flooding risks in the area of intensive agriculture immediately upriver from Ledbury.</i>	Environment Agency were consulted and they had no comment to make.	No	
				NE3.1- Farming landscape around Ledbury		<i>Policy NE3.1: It is not clear how this policy is additive to the policy requirements which already exist at county level. This should be clearly explained. It is not clear how the policy, as stated, will deliver the Objective, as stated.</i>	Comment	No	
						<i>I object to the policy in its present worded form.</i>	Comment	No	
			Objective NE4			<i>The woods are of significant amenity value. Large number of local residents walk in the woods every day. The amenity value for the health and wellbeing of local residents is not mentioned in the Objective, as stated.</i>	Agree	Yes	After utility value add amenity and wellbeing for for local residents.
						<i>Community Asset Registrations time out after 3 years, and must be reapplied for. The objective does not say who will be undertaking and maintaining the registration. Indeed, the registration should not be the objective – The objective should be that the named woodlands of Frith, Dog Hill and Connigree are given a suitable protective designation and that this designation is maintained to ensure the</i>	All woodland is protected under objective CL1.	No	
				NE4.1 - Protecting the setting of Ledbury woods		<i>Policy NE4.1: The woods themselves, as well as their setting should be protected in this policy. Access to the woods should not be affected detrimentally by any development. Developments should enhance and improve access to these amenity areas.</i>	Covered and protected within this policy.	No	
						<i>I object to the policy in its present worded form.</i>	Comment	No	
			Objective NE5	NE5.1 - Ledbury as a self-sustaining community		<i>Policy NE5.1: It is not clear what this policy offers which is additive to the policy framework at county level. Would Ledbury NDP ‘encourage’ such development, rather than just support it, and if so, how? What measures over and above what is a policy requirement already would the NDP wish to have included as a matter of course at a local level? Have district heating systems been considered? Electric car charging points? Community composting? Etc. Clarification should be given.</i>	All these points are covered within the document.	No	
						<i>I object to the policy in its present worded form.</i>	Comment	No	
			Objective CL1			<i>There is significant overlap between this objective and that given in NE4. Perhaps the woodland areas should be handled separately as strategic landscape assets.</i>	Agree the overlap but this is mutually reinforcing the point. Agree that woodland areas should be added to greenspaces map	Yes	To add woodland areas should be added to greenspaces map
				CL1.1—Protecting green infrastructure		<i>Policy CL1.1: (a) The Ross Road sports fields are included as public green spaces rather than specifically sports fields. (b) The new Cricket Ground is not included. (c) The green buffer and wildlife corridor alongside Deer Park is not shown on the plan. (d) The Bowling Green isn’t included. (e)The extension to the Riverside park alongside the viaduct site development isn’t included. (f) Ledbury Park isn’t included. (g) The lakeside area of Upperhall isn’t included. (h) The entirety of the Linebank/Riverside walk areas aren’t included. (i) Routes up into the Bullen and over to Eastnor are not included. A map showing the wider strategic woodland assets bordering the town should be included.</i>	(a) Sporting facilities should not show on the map on sports map. (b) included on the sports map. (c) Privately owned and non designated. (d) Included on sports map € Not yet approved action will be added when approval has been given as part of the development of the site. (f) Private land. (g) Privately owned land. (h) The Town Trail are included on the map. (i) Bullen/Eastnor routes to be added to the footpath map	Yes	(i) Bullen/Eastnor routes to be added to the footpath map

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						<i>I would suggest that green ‘parkland’ buffers to the north and south of the town are also considered for inclusion.</i>	All land is privately own and protected from development by the settlement boundary.	No	
						<i>I object strongly to the policy in its present worded form because it has significant omissions</i>	Comment see above	No	
			Objective CL2			<i>There is significant overlap between this objective and that given in NE4. Perhaps the woodland areas should be handled separately as strategic landscape assets.</i>	No. See above.	No	
				CL2.1—Young people’s facilities		<i>Policy CL2.1: (a) The map for this policy is inconsistent with the one for CL1.1. The Bowling Green is in the wrong place. (b) There is no information about precisely what the shortfall is in provision for young people or what it is that they would like to see – despite plenty of data being available from the Town Plan. (c) The significant shortfall in provision of sports pitches is not recognised in the text for this Objective.</i>	(a) Agree that the Bowling Green is in the wrong place. (b) Covered adequately in policy. The detail is not a planning requirement. C. Covered in CL4.1.	Yes	(a) reposition the Bowling Green on the map
						<i>I object to the policy in its present worded form because it has significant omissions</i>	Comment see above	No	
			Objective CL3			<i>There is no site allocation or clearly stated preferred area for such facilities in the town centre – although there is a pretty obvious site allocation already made in the draft plan. It is not clear that the NDP group has consulted effectively with local healthcare providers on this issue, or with the local PPG for either of the GP practices. This is a serious omission at this stage in the plan’s development. The suggestion that new facilities could be at some distance to existing facilities is likely to run contrary to emerging policy and guidance on such matters.</i>	Multiple visits with both surgeries were held throughout the course of developing the policy and potential land identified as extension to surgeries at the Auction Site.	No	
				CL3.1—Medical & dental facilities		<i>Policy CL3.1: I would prefer for a site allocation to be made alongside this policy.</i>	See above	No	
						<i>I support the policy but wish to see a site allocation policy alongside CL3.1.</i>	See above	No	
				CL4.1—Sports provision		<i>Policy CL4.1: Is there evidence that all existing sports facilities require increase and improvement?</i>	Sports Federation report evidences the need.	No	
						<i>(a) What is the present provision and shortfall of indoor and outdoor facilities? How are the facilities at the primary and high schools considered in the plan? Both are shown on the map on p33.</i>	(a) Indoor and outdoor facilities are both addressed in the vision and this policy. (b) School pitches are not regulation size and therefore cannot be used for competitive matches. Otherwise indoor facilities are covered by the objective and policy because they have shared education and community use.	No	
						<i>Specific designation of existing facilities is needed to protect the sports fields during the plan period from development for other uses.</i>	Protected under the core strategy open space policy. (OS3) and identified on the adjoining map.	No	
						<i>It does not appear that sports clubs have been consulted about their individual future playing field needs – given the recent increase in development expected in Ledbury over that originally planned when the Playing Field Strategy document was developed as supporting evidence to the Core Strategy.</i>	Sports clubs have been consulted.	No	
						<i>Suitable sites for fulfilling the shortfall in playing field and indoor sports provision should be allocated, in the plan so that they are not earmarked for other forms of development.</i>	Being addressed in conjunction with Herefordshire planning. Land is potentially available at the Viaduct	No	
						<i>This is a serious omission from the plan.</i>	Being addressed	No	
						<i>The policy does not appear to deliver the objective.</i>	Policy does deliver the objective	No	
						<i>I object strongly to the policy due to the lack of land allocation and current wording.</i>	Being addressed.	No	

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			Objective TR1			<i>This Objective needs to be wide enough to cover all the likely development sites and links through the rural areas of the parish to adjacent parishes. A clear view of the gaps and extensions needed to the path network in Ledbury is not given. No consideration is made of the canal and its associated path links.</i>	Agree	Yes	Altering the objective to read: To promote the use of sustainable transport methods such as cycling, walking and public transport as primary means of getting around the Parish of Ledbury and providing connectivity to neighbouring parishes.
				TR1.1 – Footpaths & Cycleways		<i>Policy TR1.1: If the network improvements are too be listed the list needs to be complete – or a separate document needs to be referenced which is regularly refreshed and updated.</i>	Those were speciifcally raised during the consultations.	Yes	TR1.1 should read NDP Area. Correct typos. Footpaths map needs to be enhanced to include all parish footpaths.
						<i>I object to the policy in its current wording.</i>	Comment	No	
			Objective TR2			<i>The scale of the shortfalls in provision is not indicated.</i>	Objective covers all possibilities.	No	
				TR2.1		<i>Policy TR2.1: Is this policy complementary or additive to policies on developer contributions to transport infrastructure at county level? If additive, what are the specific requirements over and above the county policies?</i>	Its complimentary to the transport infrastructure at county level.	No	
						<i>I am neutral on the policy but seek clarification regarding policy hierarchy.</i>	Comment	No	
			TR3			<i>Land allocation for improved facilities is not considered. There is really only one viable option andit is important it is not lost through development for other purposes.</i>	Covered within the justification.	No	
				TR3.1		<i>Policy TR3.1: A land allocation is required to accompany this policy</i>	See above	No	
						<i>I am support the policy but seek a land allocation policy alongside it.</i>	See above	No	
			INI1			<i>Land allocation for such a facility has not been considered. Alternative uses for the important and centrally located land blocks released by such a move have also not been considered.</i>	Wording of the objective and policy reflects consultations with services mentioned. CL3.1 identifies suitable areas.	No	
						<i>CL2.1 p. 33 Map should be have title and have extra key to denote separate Centenary Protection for the Recreation Ground.</i>	Comment	No	
45	Development Management Team Comments Herefordshire Council	Yes			Housing Comments	<i>I think there is a huge issue arising from “speculative” housing development in Ledbury & clearly following the Gladman’s appeal decision & the Bovis pre-application consultation event there is a real and understandable concern locally. In any LPA where there is a lack of a five year housing there is real pressure for further housing sites but this is particularly pronounced in Ledbury (probably due to values). Locals feel that they will end up with many more houses by 2031 that were ever envisaged by the Core Strategy.</i>	Comment	No	
						<i>I think the NDP need to be very “cute” in this regard whilst recognizing the provisions contained withthe NPPF. One needs to note that on 12th December 2016 the following was contained within a Ministerial Statement:-</i>	Comment	No	
						<i>“This means that relevant policies for the supply of housing in a neighborhood plan, that is part of the development plan, should not be deemed to be ‘out-of-date’ under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:-</i>	Comment	No	
						<i>☐ This written ministerial statement is less than 2 years old, or the neighborhood plan has been part of the development plan for 2 years or less;</i>	Comment	No	
						<i>☐ the neighborhood plan allocates sites for housing; and</i>	Comment	No	
						<i>☐ the local planning authority can demonstrate a three-year supply of deliverable housing sites.</i>	Comment	No	
						<i>This statement applies to decisions made on planning applications and appeals from today.”</i>	Comment	No	

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						<i>The first point to be make that may appear very pedantic but is real, is that I would allocate the land to the rear of the Full Pitcher for 100 dwelling houses and allocate the Gladman / Barratt site for 321</i>	Agree with the principle behind this approach	Yes	Include the Viaduct Site, the Full Pitcher Site and the Gladman/Barret Site as 'identified housing sites' on which housing development will be supported.
						<i>dwelling houses. This would assist in resisting further speculative housing as then if the LPA candemonstrate a three year supply and the NDP is adopted with these as allocations Ledbury would be</i>	Comment	No	
						<i>“relatively “safe”.</i>	Comment	No	
						<i>It sounds ridiculous but I have a case elsewhere in the County where a village / Parish has planning permissions / commitments that exceed the proportional growth requirement in the Core Strategy until</i>	Comment	No	
						<i>2031 but in relation to an appeal against a refusal for a further speculative housing development the agent is arguing that the LPA do not have a 5 yr supply and whilst that Parish has a NDP it does not</i>	Comment	No	
						<i>allocate land. They argue that a commitment is not an allocation and may lapse. They therefore argue that the given the LPA do not have a 5 yr supply the policies are out-of-date and the 3 yr supply issue</i>	Comment	No	
						<i>does not kick-in. Whilst this does not appear to be in the spirit of the Ministerial Statement it is anargument that could win the day.</i>	Comment	No	
						<i>Therefore be safe and allocate the aforementioned two sites!</i>	Comment	No	
						<i>Show land north of the viaduct as an allocation also (I know it is in the Core Strategy but why not).</i>	Comment	No	
						<i>If one then moves onto the Bovis land. To be frank I think that in pure landscape terms part of that site is suitable for residential development (but a large part is not). The land I think is suitable for residential development is that area highlighted in yellow on the first attachment above.</i>	Comment	No	
						<i>Personally if the Town Council feel that Ledbury could be pro-active and encourage yet more housing development why not allocate that part. I think there could be advantages in that Gladmans / Barratts site almost appears isolated without it. If that part of the Bovis site I am suggesting is allocated one could extend a 40mph limit, introduce another roundabout (assisting in reducing traffic speeds, have more houses fronting Leadon again assisting in reducing traffic speeds etc etc.</i>	Comment	No	
						<i>I assume the Town Council and residents may not wish to do this but I think a very clever move would be to direct housing to certain parcels of land if a situation arose where more housing is required.</i>	Comment	No	
							Comment	No	
						<i>Therefore I would suggest a policy which states:-</i>	Comment	No	
						<i>☒ In the event of the Herefordshire Council as the Local Planning Authority fails to demonstrate a three-year supply of deliverable housing sites at any time in the period until 1st April 2031, then further housing in Ledbury shall be provided on land south of Leadon Way shown onthe attached plan (then attach my first plan).</i>	Comment	No	
						<i>I could advise further on the criteria that such a policy may have re: connectivity etc etc.</i>	Comment	No	
						<i>I understand that such policies may have been used in NDP’s elsewhere in the country. I think it would represent really good safeguarding and demonstrate a very reasonable pro-active approach. It would assist us massively in any appeals.</i>	Comment	No	

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						<i>This would at least direct such development in a logical way as opposed to there being an uncontrolled “free for all” and “planning by appeal” on numerous sites to the north, west and south (and even east) of the Town.</i>	Comment	No	
						Leadon Way / Dymock Road “triangle site”			
						<i>There is a further parcel of land that I think one could consider in the same manner and that is a triangle of land below the Gladman site that also adjoins Dymock Road (area highlighted in yellow on my second attached plan). Again one could either think about allocating that land now or adding to my second attached plan). Again one could either think about allocating that land now or adding to my second attached plan). Again one could either think about allocating that land now or adding to</i>	Comment	No	
						<i>“... and the triangle of land between Dymock Road and Leadon Way”</i>	Comment	No	
						<i>Presently, however, although we are doing more work on that it appears that one could only create a satisfactory vehicular means of access to that land via the Gladmans / Barratts site.</i>	Comment	No	
						<i>I note elsewhere in the NDP that a need for a “budget hotel” akin to a “Premier Inn” is recognised. I think they should consider allocating a site. Personally if vehicular access could be resolved this triangle site by Leadon Way / Dymock Road seems a good location. I am always slightly wary as they can become a destination in their own right and people use their eating facilities etc rather than the Town Centre but I think Ledbury probably could do with such a facility that has “its place”.</i>	Explore possibility	Yes	Sites were considered but no suitable sites were available.
						<i>The other option in terms of an allocation may be the existing Police station HQ but I do not know the building / site well and budget hotel chains prefer to “new build”.</i>	Comment	No	
						Ledbury Town FC Site (or whatever it is called)			
						<i>I think you need to consider the future of this site (third attachment). Do you allocate for housing purposes provided that replacement new facilities of an equally quantitative provision and enhanced quality are provided in a suitable location safely accessible to cyclists and pedestrians (i.e. within a safe 800 metre walk distance) is provided elsewhere in Ledbury Town or adjoining Ledbury Town.</i>	Comment	No	
			H01			<i>I agree that this site would be suitable for “high density” housing”</i>	Comment	No	
						<i>Without visiting site I could not comment as to appropriateness of storey heights.</i>	Comment	No	
						<i>Criteria iii is confusing (as is the whole strategy in the NDP re: meeting needs of certain generations).</i>	Comment	No	
						<i>This criteria says that 50% should be appropriate for needs of elderly people. Why 50%? What is evidence base? Interestingly the policy does not say that the occupancy should be restricted by way of a planning condition regarding age. So it could be designed for the elderly but a younger person occupy it.</i>	Accept that 50% requirement may be onerous however the site has been deemed appropriate for a housing type that the town is in need of.	Yes	Change to 'A significant proportion (ideally 50%) of the dwellings provided on the site should be appropriate for the needs of elderly people'. Remove reference to building regs and add reference to Lifetime Homes.
			H02			<i>I think one needs to be careful and consistent.</i>	Comment	No	
						<i>State the % of affordable housing sought on all sites of more than 10 (40%?)</i>	Consider this a repetition of the Core Strategy and unnecessary	No	
						<i>Then just say that both the open market and affordable housing must have an appropriate mix of dwelling sizes (i.e. number of bedrooms) and type (flats / apartments, bungalows and houses). State that this will be informed by the GL Hearn Local Housing Market Assessment 2012 (and any subsequent evidence produced by or on behalf of Herefordshire Council).</i>	Consider this a repetition of the Core Strategy and unnecessary	No	

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
						State that the affordable element must have an appropriate tenure mix of Social Rented, Affordable Rented and Intermediate housing.	Consider this a repetition of the Core Strategy and unnecessary	No	
						Include definitions of tenure (see first attachment above).	Comment	No	
						Has Hayley / Tina commented on this NDP draft?? If not, it is critical that they do.	Comment	No	
						One may even say. Normally one would expect to see the following	Comment	No	
						Of the 40% affordable housing provision the following tenure mix will normally be sought:-	Comment	No	
						☐ 27% Intermediate	Comment	No	
						☐ 55% Social rented	Comment	No	
						☐ 18% affordable rent	Comment	No	
						On sites within the Town boundary the 40% affordable housing provision the following size mix will normally be sought:-	Comment	No	
						☐ 64% 1 & 2 bed	Comment	No	
						☐ 31.1% 3 bed	Comment	No	
						☐ 5% 4+ bed	Comment	No	
						On sites within the rural the 40% affordable housing provision the following size mix will normally be sought:-	Comment	No	
						☐ 69.1% 1 & 2 bed	Comment	No	
						☐ 28.4% 3 bed	Comment	No	
						☐ 2.5% 4+ bed	Comment	No	
						In terms of open market housing the following size mix will normally be sought:-	Comment	No	
						☐ 34.8% 1 & 2 bed	Comment	No	
						☐ 55.2% 3 bed	Comment	No	
						☐ 10% - 4+ bed	Comment	No	
						In terms of type bungalows the following will normally be sought:-	Comment	No	
						Advice from Tina Wood required			
				H03.1		Does this mean will be supported anywhere in the NDP area or should it be Town Centre only or within 600 metres of Town Centre? Surely one should direct such high density housing with low car ownership and access to facilities to the Town Centre or edge of centre.	That is what 3.2 is looking to achieve. But there will not be sufficient land in vicinity of town centre to meet the needs of all elderly. So land outside the sites outside the centre will have to be considered in addition with the benefit of achieving balanced communities.	No	
				H03.2		Again advice required from Tina re: need and strategy re: housing for elderly.			
						I find the NDP confusing. On the one hand it says Ledbury has a large number of elderly but then encourages more housing for the elderly. Why assume the elderly will downsize? If they do not this may just encourage more elderly? Should we segregate age generations. Why not just encourage balanced communities?	If there are a large number of elderly people then it makes sense to encourage housing suitable for elderly people. Elderly people do often downsize and if they can be encouraged to do so then that will free up larger homes for younger people and families.	No	
						Again priority to the elderly. A bit more understandable in the Town Centre or adjoining.	Comment	No	
						Are the elderly defined?	Yes in previous policy defined as over the age of 65 years.	Yes	Add to glossary.
				H04		Just see above re: balanced communities in terms of size mix etc.	Add to Obj HO4 to encourage balanced communities.	Yes	Add to Obj HO4 to encourage balanced communities.
				H05		Be very careful to define self-build!	Agree. Definition of self-build to be included in a glossary.	Yes	Use CIL definition.
						Supported anywhere in NDP Plan area or what?	Proposals will be expected to comply with other LNDP and HCS policies.	No	

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
				EE1.1		– see my previous e-mail re: possibility of defining area more clearly.	Map will be added.	Yes	Create new policy for identified housing sites as well as inclusion of maps to define locations.
				EE1.2		Add to after marketing for 12 months etc “ on reasonable terms”	Accept.	Yes	Add 'On reasonable terms'
				EE2.1		Should one allocate a site(s) for a hotel? Police Station site / Leadon Way / Dymock Road triangle (subject to satisfactory access)	Would like to encourage the provision of a hotel	Yes	SG have looked into but an appropriate site does not appear to be available at present.
						Supporting outside settlement boundary	Comment	No	
						- Be careful re: where - in AONB - landscape criteria	Comment	No	
						- Caravans, camping, yurts fine	Comment	No	
						BUT be very careful re: any form of building (as opposed to use of land) as they can be abused to become dwellings.	Accept.	Yes	Change policy to re-use of existing buildings only outside the settlement boundary.
						What I meant by semi-permanent accommodation? Planning agent’s / Barristers dream!	Agree	Yes	Delete semi-permanent provision from EE2.1
						If you will encourage new build self-catering in the countryside say so. Personally I would not. I would encourage the re-use of buildings in the countryside that are structurally sound and capable of conversion without complete or substantial reconstruction to self-catering tourism units only.	Comment	Yes	Change policy to re-use of existing buildings only outside the settlement boundary.
				EE3.1		Does this refer to ground floor area.	Yes.	Yes	Reference added.
						In Primary shopping area would want them all to be lost to A3 and A4? How about protecting A1 more cleverly?	Agree	Yes	Change policy wording to read: New A1 in primary areas and A1, A3 and A4 provision will be supported within the secondary shopping areas.
						How about a policy regarding Primary Frontages which states something like:-	Comment	No	
						The retail character of the primary shopping centre will be safeguarded / protected. These frontages should continue to be dominated by A1 retail shops. Proposals for uses within classes A2, A3, A4 and A5 in ground floor premises within the primary shopping frontages will be assessed having regard to	Comment	No	
						- The proposal does not result in a continuous frontage of more than two non-retail (A1) unitsand will not cause the proportion of non-retail uses in the relevant frontage to exceed 33% taking into account both existing and permitted non-retail representation in the frontage concerned. Exceptions to this requirement may be considered where the proposal would lead to the appropriate use of a vacant or under-used premises where it can be demonstrated that it is unlikely to be use for retailing and it has been marketed as a retail shop for a period in excess of 12 months on reasonable terms.	Comment	No	
						In terms of secondary frontages how about a policy which states:-	Comment	No	
						-	Comment	No	
						The retail character of the secondary shopping centre will be safeguarded / protected. These frontages should continue to have an A1 retail shop function. Proposals for uses secondary within classes A2, A3, A4 and A5 in ground floor premises within the secondary shopping frontages will be assessed having regard to	Comment	yes	A1 to be added

Rep No.	Consultee Name	Statutory Consultee?	Objective	Policy	Other Issue?	Summary of comment	LNDP Response	Action required?	Details of action to be taken
						- The proposal does not result in a continuous frontage of more than three non-retail (A1) units and will not cause the proportion of non-retail uses in the relevant frontage to exceed 50% taking into account both existing and permitted non-retail representation in the frontage concerned. Exceptions to this requirement may be considered where the proposal would lead to the appropriate use of a vacant or under-used premises where it can be demonstrated that it is unlikely to be use for retailing and it has been marketed as a retail shop for a period in excess of 12 months on reasonable terms.	Comment	No	
						Think carefully about wording but I think you need to consider giving genuine protection to the retail A1 shopping function of the Town Centre.	Comment	No	
						Retail			
						The Town Centre update evidence base identifies a need for more comparison floorspace by 2031 (1,190 sq metres!!!!) . Why not allocate a site (e.g. redevelopment of Lawnside Site but retaining swimming pool / gym, community centre, car park and listed pub). What is happening to the Youth Centre building?	No appropriate sites considered available	No	
				BE1.2		Does this mean any development? What about development outside of boundary?	Agree some clarifictaion could help.	Yes	Reword to state that: 'Residential development outside the settlement boundary, other than that identified as appropriate within HCS Policy RA3, will not be supported.'
						Surely best to describe as urban boundary or boundary of Ledbury as a Market Town. Settlement sounds like a rural settlement in Core strategy	No. Consulted as settlement boundary.	No	
						Consider my points re: Bovis land and Leadon Way / Dymock Road triangle	Comment.	No	
						Open Space etc			
				NE3.1		Inset “visual”. LVIA is a Landscape and Visual Impact Assessment.	Agree	Yes	Insert 'visual'
				NE5.1		Vague – what do we mean by self-build etc?	Refer to glossary when compiled.	Yes	Add Glossary
				CL1		Open spaces etc			
						Firstly define the term open space (this may not just be public and / or recreational – can be other important open spaces that fulfil other functions).		Yes	Add definition of 'open space' to glossary
						See comments from Rob Widdicombe	Do not have.	No	
						For example – why not protect that green space to south of own but inside by pass (e.g. between Leadon Way and Jubilee Close). Look at my second attachment above.	See above.	Yes	Actioned on previous comment
						Identify on a plan the sports provision, open spaces etc you wish to protect / safeguard.	See above.	No	
						Have regard to Ledbury Cutting Special Wildlife Site and other ecological / bio-diversity interests.	See page 39 of NDP	No	
				TR3.1		This seems a good idea that would free up land in Town Centre for Town Centre Uses.	See above.	No	
				Policy IN1.1		Why not allocate the land that Roger Alsop has always advanced for such a development – between Amcor and the A417 (see third attachment)?	Comment	No.	

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDR Response	Action Required?	Action to be taken
1	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Strongly Agree	Easy to understand	N/A	No	
2	Disagree	Agree	Agree	Neutral	Strongly Agree	Strongly Agree	Agree	Neutral	Agree	This plan doesn't indicate how traffic is to be dealt with on the Bromyard Road junction. With increased houses, businesses, policies to increase station use the junction cannot support traffic to be generated in a safe and environmentally friendly way. The new development can only go forward with an access to the site off the Hereford Road, taking traffic between here and the Bromyard Road. Without this there will not only be congestion but serious accidents	Traffic on Bromyard Road would be covered under planning application when submitted to HCC. LTC has suggested 1/3rd of traffic onto the Bromyard Road and 2/3rd from the Hereford Road, with no join in the middle to ensure it doesn't become a short cut.	No	
3	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Agree		N/A	No	
4	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree		N/A	No	
5	Strongly Agree	Agree	Agree	Agree	Agree	Disagree	Agree	Strongly Agree	Agree	The opportunity of the NDP should be taken to make clear that any housing development outside the settlement area, or larger than 10 houses, will be rejected. The opportunity of the NDP should also be taken to make clear that all housing developments must provide S106 funding for consequential additional support services: e.g., GP and dental surgeries, etc. The opportunity of the NDP should also be taken to make clear that all housing developments must provide S106 funding for the provision of adequate consequential road infrastructure, including that north of the viaduct which must deliver a bypass extension under the viaduct.	This would fall under standard planning for buildings outside the settlement boundary. S106 is standard - all developers pay it. NDP has created an up to date list for Ledbury's S106 requirements	No	
6				Strongly Agree						Community and Leisure: Community facilities. Community buildings fails to mention a vital building - the Barrett Browning which could solve the CL2.1 problem. CL4.1 ignores all the work already done by Sport England/Ledbury Sports Federation which shows great shortage of sports pitches	Agree Barrett Browning will be added to Page 3 and 33. CL4.1 is being re-written. Page 33 mention Barrett Browning is temporary home for Youth Club. Map of suggested areas for football pitch to be added	Yes	Add Barrett Browning to Pag 3 & 33. Add map for suggested sport areas
7	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Easy Reading	N/A	No	
8	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Future of clock tower building not mentioned (ex-library, recently youth centre)	This will be added to page 3 and 33	Yes	Already actioned above
9	Agree	Strongly Agree	Strongly Agree	Agree	Agree	Neutral	Agree	Neutral	Agree	Although there have been consultations along the way, I feel that at this crucial stage a visual picture, eg an exhibition, would have been f great value. The Draft Plan, on paper or online, is a lot for the lay person to comprehend.	The group had consultations on vision and ojectives and then another on policies. Some other documents were consulted online and now this is the whole document put together. . CLr Barnes was available every Tuesday morning in the council office to discuss and hard copies were also	No	
10	Disagree	Agree	Agree	Agree	Agree	Strongly Agree	Agree	Neutral	Strongly Agree	Shop frontage commitment is importantly	The Design Plan covers shop frontage	No	
11	Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Agree	Strongly Agree	Agree	Strongly Agree		N/A	No	
12	Strongly Disagree	Do not understand	Agree	Strongly Agree	Agree	Do not understand				Totally Inadequate, useless. What about the future infrastructure? Have written online	The infrustructure is covered in the plan and also forms part of any planning	No	
13	Strongly Disagree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Policy CL4.1 - justification should include reference to having only 50% of provision, in line with national standards, more land need for minor sports	The justification for this is being change	Yes	Justification to CL4.1 to be change
14	Disagree			Disagree						Would appreciate intermediate care beds in policy CL3.1, particularly as the lease for Shaw ends in 2012. Do not agree with older people site for beds all being spread as in plan.	Shaw already provide this and it isnt possible to put them all in one location.	No	
15	Strongly Disagree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Localism Act 2012 - to ensure that decisions about housing are taken locally. N.B. All very laughable	All planning applications go to Hereford Planning, LTC are only able to advise. NDP Both are in the Core Strategy. Housing was changed from upto 800 to at least 800.	No	
16	Disagree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	The Vision - I am very concerned that one proposal is partially extending the canal - this would result in huge amounts of stragnant water within yards of the rear of my property - problems could be flooding, smell thus adversley impacting on residents and property prices. Why exceed the number of dwellings ie from 800 to 1321		No	

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDP Response	Action Required?	Action to be taken
17										Thanks so much for finding the time to drop round and have a frank talk about the NDP, it was vbery helpful and hope you do not mind if I reiterate the two points that were concerning me - one to do with sports federation and the definitely not! 1. Policy CL4.1 (a possible rewrite)Proposals that would result in the increase or improvement of existing indoor or outdoor spors & leisure facilities, and enable greater participation, are crucial. (or - are of vital importance to the Town). The sports federation of ledbury have had discussions with national governing bodies of sport, and with sport england, to identify the present need for extra sporting pitches. With an anticipated growing population, land has to be found to meet the needs of younf and older people alike. 2. There is no mention at all of the Barrett Browning building, despite the fact that it is one of the most prominent in Ledbury. One that was given to the Town for the use of the people in the Town and which is, at present, empty, I sincerely hope that the omission will be rectified. I am extremely grateful to you for lending me the reference copy no 4 which I now attach to this letter so that others will be able to use it.	CL4.1 is being re-drafted. Barrett Browning to be added to Page 3 & 33.	No	already actioned above
18	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	I think as a whole is a fantastic idea	N/A	No	
19	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	A brilliant plan	N/A	No	
20	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	A very well drafted document with excellent photos	N/A	No	
21	Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree		N/A	No	
22	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Well presented and easy to understand	N/A	No	
23	Agree	Agree	Agree	Neutral	Agree	Agree	Agree	Agree		Generally the aspirations are laudable but the proposals are difficult to achieve and often too late amd reactive to the housing increases. In a number of places there is no specific proposal. Overall the threat of increased traffic, parking problems, infrustructure strain and the need for good housing balance are threas that are not firmly tackled. I see no mention of pollution affecting people and damage to buildings as a result of traffic congestion.	Agree housing has gone through prior to NDP being finished. Pollution is covered in SEA.	No	
24	strongly agree	Strongly Agree	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree		N/A	No	
25	Do not understand	Do not understand	Do not understand	Do not understand	Do not understand	Do not understand	Do not understand	Do not understand	Do not understand	Too many words and current pictures, not enough detail of future development	An opinion	No	
26	Disagree	Disagree	Neutral	Disagree	Strongly Agree	Disagree	Neutral	Neutral	Disagree	You have made no planning for infrastructure in the town, 800 more homes, the schools can not cope as it is, medical facilities are under pressure as it is, Severn Trent sewage disposal the last 2 years have seen that fail in spectacular way that the stink is constant on new st. The ring road wants finishing, so lorries dont go up New St. damaging the old buildings in town. The only thing you have though about is the council tax paying your index linked pensions	Both schools have been consulted. Ledbury Primary School have confirmed they have space to expand the existing school. Severn Trent have also confirmed they have capacity. Ring road is a matter for HCC Highways.	No	
27	strongly agree	strongly agree	Agree	Agree	strongly agree	strongly agree	strongly agree	Agree	strongly agree		N/A	No	
28	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	clear document	N/A	No	
29	Agree	Strongly Agree	Agree	Strongly Agree	Agree	Agree	Agree	Agree	Agree	Ledbury settlement boundary should be closer to the southern edge of deer park estate. There should be no infill up tp the edge of the bypass	This was consulted on in December 2016/January 2017 and 55% agree. The NDP group has made it as close as possible to ensure no further developments are	No	
30	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	well thought out, well written and hopefully can be carried out	N/A	No	
31	Disagree	Agree	Neutral	Strongly Agree	Strongly Agree	Disagree	Strongly Agree	Neutral	Strongly Agree	Is the design code a joke? We want lots of affordable housing, but don't make it look like the generic houses that are on 95% of Ledbury already. Lets try and make the minority of really expensive housing look like it doesn't stand out. And whats the obsession with not having 1) Footpaths (or only partial ones) so the kids have to walk in the road and risk getting killed by lunatics stand out. 2) Inadequate parking per dwelling so cars get abandoned in any available locations including on the partially available footpaths. The Economy will need more than planning rules to achieve any growth otherwise I think the commuter town vision is the future we can expect.	Design code was written by a professional. CS guidelines is that 40% of all housing developments will be affordable housing. Paths are in HO2.2 and TR1 plus the Vision. Pavements are under Highways jurisdiction. Parking per dwelling also comes under Planning.	No	
32										Broadband speeds are out of date.... We have FTTC provide on the town giving up to about 75Mbps	This is mentioned in the plan and encouraged.	No	

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDP Response	Action Required?	Action to be taken
33	Agree	Strongly Agree	Agree	Agree	Strongly Agree	Agree	Strongly Agree	Agree	Agree	The biggest issue would seem to be around the number of new dwellings, as the more that are built, the greater will be the impact on other areas of the plan. The plan seems reasonable, provided that the number of new properties is close to 800 only	Agree but CS changed wording to over 800 houses and the unexpected planning being given for 325 homes on the South side of Town.	No	
34	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	The Plan appears to be inclusive and sensitive to the feelings of current residents. Keeping green areas is very important for the well-being of all ages	N/A	No	
35	Agree	Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Much good work done here, but still have concerns over safety/transport issues arising from increased population; in particular railway station access [footbridge/parking] and road crossings/junctions [railway bridge junction and Leadon Way islands].	N/A	No	
36	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Do not understand	Do not understand	Do not understand	Strongly Agree	See else where	N/A	No	
37										Objectives EE1 and EE2.1: The Ledbury Poetry Festival hardly gets a mention in the draft, but while it's unlikely to be a major employer, does directly provide part-time employment for 3, ad-hoc employment for several more in the year round Community and Schools Programmes, and temporary employment for a few more during the Festival week. In respect of diversity of employment opportunity, the Festival is international, has particularly strong links with the rest of Europe, and punches well above its weight in the Arts and creative side of things. Lack of accommodation for visitors is a perennial problem and particularly acute over the Festival, so the development of at least one more budget hotel would not only be very welcome to the Festival, but contribute significantly in respect of employment generally	Plan states key employers, therefore Poetry Festival would not get mentioned in this section. Agree lack of accommodation is an issue and has been raised in the plan. A suggestion for location will be added.	Yes	Looked for location for budget hotel but no appropriate site was available.
38	Agree	Agree	Agree	Neutral	Agree	Agree	Agree	Agree	Agree	Just get on with it!	No issue	No	
39	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Strongly Agree	Strongly Agree	disagree	Agree		No issue	No	
40	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	Do not understand	Do not understand	Strongly Agree	See else where	No issue	No	
41	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	The continuing growth of the Ledbury Poetry Festival as a national and international event in the cultural calendar has brought into focus the need for affordable accomodation: a middle sized hotel would benefit the community throughout the year once linked to cultural /cycling/ hiking and other activities. So Policy EE2.1 is important, as is the provision of better broadband which would enhance tourism as well allowing the LPF livestreaming opportunities that befit an organisation of its standing. LPF also has a significant role to play in domestic and business, day, overnight and short stay tourism and would therefore support Objective EE1 (Employment and Economy) which includes the development of employment in the Arts, Design and Creative Industries.	Agree hotel location will be added. Broadband is mentioned ion EE1.	Yes	Already actioned above
42	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	strongly agree	Agree	Policy CL3.1 is critically important. Health service provision must be able to keep up with population growth as must all other infrastructure. The (p14) statement confirming already exceeding of the min 800 needed extra homes should also be emphasised and re-inforce the undesirability of allowing breaching of the Settlement Boundary.	N/A	No	
43	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	It's great to see a mention in the Ledbury NDP of support for a footpath from Ledbury to our village at Wellington Heath [page 38], but I do have serious concerns about the lack of mention with regard to the more serious issues of vehicular access to the proposed new Viaduct Development. i.e.: 1. The need for the main entrance/exit to be located through the viaducts at the 'already allocated' free spur of the Hereford Road roundabout 2. The obvious chaos, on so many levels, that a single entrance/exit will have if its placed solely on the Bromyard Road Thank You	Agree, LTC have suggested to HCC Planning 1/3rd on Bromayrd Road and 2/3rd on Hereford Road, where these roads will not be linked.	No	
44	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Agree		N/A	No	
45	Disagree	Agree	Agree	Strongly Disagree	Agree	Agree	Agree	Neutral	Disagree	There seems to be enormous pressure being placed on the area to deliver specific goals with little thought or concern of the holistic implications	NDP is showing its concerns	No	
46	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	I work for a charity supporting adults with learning disabilities and would hope that some social housing could be put aside for the purpose of housing these people which would help them to live independently	Agree and will add to justification	Yes	Add to housing justification
47	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Strongly Agree	Strongly Agree		N/A	No	

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDD Response	Action Required?	Action to be taken
48	Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Agree	I welcome the proposals to create more cycle tracks. This is especially important on the main roads and on the roads approaching the town. Apart from safety this would help to promote the town as a place to tour by bicycle. Parking for residents was not emphasized enough in the plan. As a disabled person living in an access-only road, I am fed up with the status of the road being ignored by the public, and not being backed up by the police. I often have to do a painful walk using my stick(sometimes up to half a mile) to my house from the nearest parking space as there is nothing nearer. A blue badge is only any good if there is a parking space. I can see that one of the aims of the plan is to promote health and fitness, but for those of us who are unable to walk and need to drive, a residents parking scheme would have been a welcome inclusion. Apart from these two points, the plan is excellent. It would be wonderful to have more employment especially for school leavers, and non-sport related activities for young people.	Parking for residents comes under HCC Planning when an application is put forward. CS has guidelines. Resident parking is not an NDP issue. This comes under HCC Highways. Comments will be passed on.	Yes	Pass on comments to HCC
49										The Ledbury Town Council NDP appears very comprehensive, there is however, one topic I am surprised is not included and that is planning application: 171532. The key issue with this application is that of access to the Viaduct Site. During consultation on the main modifications to the Core Strategy over 400 representations were lodged in relation to Policy LB2 concerning the access to this site. The vast majority opposed a single access taken off Bromyard Road with preference expressed for access under the viaduct from the existing spur off the A438 Hereford Road/Leadon Way roundabout. I.e.: 1. The need for the main entrance/exit to be located through the viaducts at the 'already allocated' free spur of the Hereford Road roundabout 2. The obvious chaos, on so many levels, that a single entrance/exit will have if its placed solely on the Bromyard Road	LTC have suggested to HCC Planning 1/3rd on Bromayrd Road and 2/3rd on Hereford Road, where these roads will not be linked.	No	
50	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Great job everyone	N/A	No	
51	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Great work	N/A	No	
52	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Good job	N/A	No	
53	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Well done on getting thus far with the plan	N/A	No	
54	Neutral	Agree	Agree	Agree	Agree	Neutral	Agree	Agree	Agree	Logic dictates that access to / from the proposed new viaduct development cannot solely be via the Bromyard road but must be via the Hereford road. If this is not done the adverse impact on many aspects of the LNDD, as well as surrounding communities, will be significant.	LTC have suggested to HCC Planning 1/3rd on Bromayrd Road and 2/3rd on Hereford Road, where these roads will not be linked.	No	
55	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree		N/A	No	
56	Disagree	Agree	Agree	Agree	Agree	Strongly Agree				Housing - disagree with housing on Viaduct site, too many houses for one, unsuitable access point. Medical facilities in the town only just coping, how will they cope with extra housing, station - disability/pushchair access non existent.	LTC have suggested to HCC Planning 1/3rd on Bromayrd Road and 2/3rd on Hereford Road, where these roads will not be linked. Both doctors have been consulted. H Pugh site has been indicated as an area that can be used. Extend Market Surgery upwards.	No	
57	Disagree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Far too many houses are proposed. I agree with the types advocated ie for the elderly and the young. A great effort must be made to improve medical services for all	CS states minimum of 800 houses.	No	
58	Strongly Disagree	Disagree	Disagree	Disagree	Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree		Present infrustruture cannot and will not cope with the proposed planning of new houses	Agree and as part of planning infrustrutre will be addressed.	No	
59	Agree	Agree	Agree	Agree	Agree	Do not understand				New housing development should contribute to road improvements from increased traffic. Improved Knapp and Cut Throat bypass and exit for new estate under viaduct.	It does as part of planning application. Bypass falls under HCC Highways	No	
57	Disagree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Far too many houses are proposed. I agree with the types advocated ie for the elderly and the young. A great effort must be made to improve medical services for all	CS states minimum of 800 houses.	No	
61	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Disagree	disagree	Strongly Disagree	How much has this cost - paid for by who? What a load of rubbish. What planet do you live on? 800 houses - you have already planned double this and doctors surgeries - one is on a short lease and what about schools? Transport? Jobs - you must be joking	Costs available on website. Approxminately half has been paid by grants. Doctors and schools have been consulted. Primary school are able to expand. Market Surgery has opportunity to	Yes	Add to justification market surgery could extend up and H Pugh site also an option

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDP Response	Action Required?	Action to be taken
62	Agree	Strongly Agree	Agree	Agree	Agree	Agree	Strongly Agree	Strongly Agree	Agree	1. The town will need a second mprimary school within ten years due to an expanding population/new housing developments. 2. The polic station, if vacated, will revert to the church as freeholder and therefore this site coul be included as a potential site for affordable housing/retirement housing.	Current Primary School have room to expand. Police station could be an option. Currently already have enough housing planned, noted a good idea.	No	
63	Disagree	Agree	Agree	Agree	Neutral	Neutral	Neutral	Neutral	Agree	Not sure about providing for the elderly on such a scale - would this not attract the reitred to the town, rather than the younger people who are needed for its future? There are active retired, but not all can walk and cycle.	Ledbury already has an above national average aging population. We are unable to control demographics.	No	
64	Agree	Agree	Agree	Agree	Agree	Agree	Neutral	Neutral	Neutral	Ledbury is a lovely place to live and as a local born and breed, I would like it grow and provide services and employment for the area without losing its charm. Make sure that the inferstructure is sound and schools are provided for a growing community and Ledbury will remain the a wonderful place to live.	Agree	No	
65	Strongly Disagree	Disagree	Strongly Disagree	Disagree	Agree	Strongly Disagree	Neutral	Neutral	Do not understand	I want to see our existing pavements, roads, sewers and street lighting PROPERLY maintained and Ledbury's already pressurised infrastructure improved (more schools, dentists, leisure facilities, larger parks etc) BEFORE any further housing development take place. Also; we need emergency services retained as they are 'within the town' not moved outside.	Pavement, roads and street lighting come under HCC Highways, though the Plan agrees with keeping all existing. Severn Trent have confirmed they have the infrastruture for this. Primary School is able to expand on current site. Emergency Services at this present time have no plans to change, though the plan shows support	No	
66	Strongly Disagree	Strongly Disagree	Strongly Disagree	Agree	Agree	Agree	Agree	Agree	Agree		No Issue	No	
67	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Major concern about the Bromyard/Hereford junction after the viaduct development. I recognise that the town opposed the development, which was imposed by Herefordshire Council, and hope HCC have a plan to manage the traffic. Otherwise I thought the plan was sympathetic to the needs of residents.	LTC have suggested to HCC Planning 1/3rd on Bromayrd Road and 2/3rd on Hereford Road, where these roads will not be linked.	No	
68	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree		N/A	No	
69	Agree	Strongly Agree	Agree	Agree	Strongly Agree	Strongly Agree	Agree	Agree	Neutral		N/A	No	
70	Agree	Agree	Agree	Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree		N/A	No	
71	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Neutral	Neutral	DRAFT PLAN comments. 1) The policies, overall, appear logical and positive. But with 1500 houses on or over the horizon the question as to how the town will cope with the traffic and parking consequences needs to be urgently addressed. Also I would need to be convinced that an underground car park at the station is a workable proposition. 2) No mention is made of the routing of the Gloucester/ Hereford canal. 3) Can any leverage be exerted on developers to provide funding for community projects? DESIGN CODE comments. Technical appraisal is needed in places– see energy performance targets and air changes per hour – and it is not straightforward to link these aspects with aesthetic considerations. STRATEGIC ENVIRONMENTAL ASSESSMENT comments. This report consists of 171 pages of detailed analysis. Time precludes any rational assessment	Underground car park is in CS and believe land has been put forward for parking, Canal is in CS also. S106 list has been compiled. Agree SEA is a very comprehisve document.	No	
72	Agree	Strongly Agree	Agree	Agree	Agree	Agree	Neutral	Agree	Agree	TR1.1 The improvements suggested and significantly higher traffic on the Northern part of the Ledbury Town Trail may destroy its current natural ambience - but tthis may be necessary pro bono.	N/A	No	
73	Strongly Disagree	Disagree	Strongly Disagree	Disagree	Agree	Strongly Disagree	Neutral	Neutral		No more housing development until the much promised infraOsdtstructure (larger/new schools, doctors, hospital facilities) parking, sewers and road and pavements improved - are all in place! Also - online survey gives option of neutral	Neutral and Don't Know are the same. Infrustruture happens at the point of development and is set out by the planners. All developments are staged, therefore this will happen over a 10/12	No	

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDP Response	Action Required?	Action to be taken
74	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Agree	Do not understand	Agree	Economy: large-scale distribution businesses (e.g. Amazon and clothes retailers) ought not to be encouraged because of traffic. Transport and infrastructure: a lot about cycling but not much about car parking, which will (along with weak arterial access) be the killer issue for the town. On-street parking is already a nightmare in the town (including residential streets - including double parking and motorists driving along pavements, e.g. opposite the bowling green on Bank Crescent), and there are no ideas for even addressing today's problems, let alone those of the future. The proposals appear to say "We haven't a clue of how to address this, but if anyone else has any ideas we will support them". An elderly population isn't going to suddenly turn to using bicycles. Basically the town centre needs a new car-park, even a multi-storey one - and (if it's away from the town centre) a shuttle bus service. Not clear how, and by whose agency, this is going to come about.	Agree on street parking is an issue and comments will be passed onto HCC Highways. Car Parking will be looked at.	No	Pass on comments to HCC
75	Strongly Disagree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree		N/A	No	
76	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	I would like to see the retention of all that makes Ledbury such a vibrant and attractive Market Town. Social housing should provide as attractive an environment as is feasible, with community open-spaces. All current green spaces should be retained and, where necessary, improved.	N/A	No	
77	Disagree	Agree	Agree	Neutral	Agree	Strongly Agree	Agree	Strongly Agree	Agree	No consideration appears to have been given to the urgent need for more public toilets in Ledbury Town Centre. The lack of good facilities now and in the future, is a problem for older residents and importantly for visitors to the town.	Bye Street toilets are run by Love Ledbury. Not a NDP issue. Comments will be passed onto LTC.	No	Pass on comments to LTC
78	Do not understand	Agree	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Address: The Hollies, HR8 2BL Housing - Existing planning permission for approx. 621 dwellings. National target - 800. Surely leaves 279 dwellings to be planned, whether on viaduct site or elsewhere, like the Market Street Auction rooms site. ? NO MENTION OF PUBLIC CONVENIENCES. I have seen visitors getting off coaches (in the totally inappropriate coach parking area near fire station) desperate for the loo, provisions for which are a disaster area.	Target states over 800 houses, planning permission has already been given for 325 south side and 100 cricket pitch. Bye Streets toilets run by Love Ledbury. Will pass comments onto LTC.	No	Pass on comments to LTC
79	Disagree	Agree	Strongly Agree	Agree	Agree	Agree	Neutral	Agree	Strongly Disagree	HO3.1 Policy should include Granny Annex - It's omission appears to be an error given the value to the family and its ability to free up other properties. I also think the Design Code is over zealous and adoption of standards that only apply to circa 30000 homes worldwide today is someones personal agenda and not something Ledbury can afford to dictate - Lastly the group should consider that Ledbury has expanded beyond the bypass now and land usage beyond the boundary is not really considered apart from the cricket pitch and auction house - where is the site for the blue light services? Jonathan Clark (former Ledbury Town Councillor)	Granny Annex come under standard planning and is something we do not disagree with. Design code is a statement.	No	
80	Strongly Disagree	Agree	Strongly Disagree	Disagree	Neutral	Neutral	Neutral	Neutral	Agree	The N Plan draft is weak and fails to positively reflect the detailed comments made at the very limited involvement and consultations with the broader public. It appears to have been produced by a well paid consultant with the supervision of a small cabal of the Town Council. There is no evidence of any options being considered by the public consultations nor of any clear policy to provide employment with available sites identified for the potentially increased population arising as a result of this plan	Previous consultations have lasted 6 - 8 weeks for both the objectives and policies along with another 6 weeks consultation for changes made after these consultations. Clir Barnes has been available every Tuesday through this 8 weeks consultation. It has been produced by the previous and current group with guidance from a consultant. Employment land has been allocated. Map needs to be added.	No	Employment land map needs to t
81	Agree	Strongly Agree	Agree	Neutral	Agree	Neutral	Agree	Agree	Strongly Agree	The plan gives good ideas , but little indcation of how these things will be achieved, care still needs to be taken to protect the community centre 9and the children's play area and park in the centre of the town. Small business seem to be closing in the town why are rents to high. If we want to keep people shop in the town we need to encourage a range of shops we now have enough charity shops perhaps some clothes shops for the younger market. The design code with passive housing definitely the way forward.	Speak to Martin Eager - check details of Community Hall and Play Area. Memorial area is protected.	No	Speak to Martin Eager/LTC to get clarification on status of these areas

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDP Response	Action Required?	Action to be taken
82	Agree	Agree	Agree	Agree	Agree	Agree	Neutral	Neutral	Neutral	I fear in decades to come Ledbury will still be , as it is now, just a place to retire to. More effort needs to be put into attracting and supporting light industry which will allow our young people employment opportunities and the possibility of living in their home town	Have a 12ha and 3ha site - need to be added to Plan	No	already actioned above
83	Neutral	Strongly Agree	Neutral	Agree	Agree	Agree	Agree	Agree	Strongly Agree	I am concerned that any housing development in the town centre is geared towards old people thereby implying that younger people have to live further out. Not a natural mix. I think any town centre site should ensure that there is realistic parking provision provided so that cars are not then left in other residential streets. I do not feel a budget hotel should be looked at as a desirable feature for the town. Employment land should definitely not be used for other purposes. More effort should be put into attracting and supporting light industrial companies.	We tried to find a balance. Elderly are less able to walk distances whereas young people are. Parking is based on planning guidelines and decided by HCC Planning. Budget hotel has come forward often at consultation. If employment land is used for a different purpose, replacement land will be found.	No	already actioned above
84										Whilst the bulk of the plan looks promising, inadequate thought seems to have been given to infrastructure and especially parking. Park and Ride for visitors would be good but what about local residents who travel to work by car? A frequent small/mini bus service through residential areas between 7.30 and 9am and 3.30 to 6pm could also accommodate school children.	Unable to be actioned in NDP. Will pass on comments to LTC	No	Pass on comments to LTC
85	Agree	Agree	Neutral	Strongly Agree	Neutral	Neutral	Agree	Agree	Agree	This form has no fields to state you are a local resident which is quite staggering considering the importance of this consultation process. Identification via IP address is simply not acceptable as multiple entries can still be made from other devices. This form should have been easier to locate on the NDP website. Design Code - shops should not have blanking out windows. There are at least 2 shops which have done exactly this - fishing tackle shop in Bye Street and accountants in New Street. Specsavers has also blanked out one of its windows facing the Market House. Why have they got away with it? Claire Finch, HR8 2HW	N/A	No	
86	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree		Design Code states windows shouldn't be blanked out. HCC Planning have allowed given permission	No	
87	Strongly Disagree	Agree	Disagree	Agree	Agree	Agree					N/A	No	
88	Strongly Disagree		Agree		Do not understand					Comments scanned to group	N/A	No	
89	Disagree	Agree	Agree	Agree	Agree	Neutral	Neutral	Neutral	Neutral	Found it hard to actually find The Draft Plan on your website - I did query this via your contact page but to no avail.	N/A	No	
84										Whilst the bulk of the plan looks promising, inadequate thought seems to have been given to infrastructure and especially parking. Park and Ride for visitors would be good but what about local residents who travel to work by car? A frequent small/mini bus service through residential areas between 7.30 and 9am and 3.30 to 6pm could also accommodate school children.	Unable to be actioned in NDP. Will pass on comments to LTC	No	Pass on comments to LTC
91	Agree	Strongly Agree	Agree	Strongly Agree	Neutral	Neutral				Transport - would not agree that Ledbury Station is in a poor state of repair.. There seems to be no ambition, however expensive, to complete the bypass. Unpopular perhaps, but the most obvious, feasible and least costly pain would be Glos. Rd roundabout to Worcs Rd	No policies to be changed	No	
92	Agree	Strongly Agree	Agree	Agree	Strongly Agree	Agree	Agree	Agree	Agree	Congratulations to all those involved on the hard work of producing this plan	N/A	No	
93	Agree	Agree	Agree	Agree	Agree	Agree				Housing - need to keep control on numbers, Economy - more employment locally, Com & Leisure - medical services for all ages essential, Trans & Inf - Without further parking facilities - use of trains. It would appear that the NDP sadly has very little influence on the Core Strategy already presented. All development affects parking around town which is constantly evaded, not increased	Look at car park for town	Yes	Looked for suitable location for new site for car park but no appropriate site was available.
94	Disagree	Agree	Agree	Agree	Agree	Agree	Neutral	Neutral		Relocate all emergency service to the vacant area of land on Leadon Way between the Homebase site and the UBL roundabout	Emergency services have no plans to move, but agree a good idea	No	
95	Strongly Disagree	Disagree	Neutral	Disagree	Disagree	Strongly Disagree				No account taken of other scheduled housing. No proper provision of greatly increased education, health, transport requirements. Far from enhancing Ledbury the Plan will ruin it.	No policies to be changed	No	
96	Agree	Strongly Agree	Agree	Strongly Agree	Agree	Strongly Agree				Probably too many houses for town to sustain	No policies to be changed	No	

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDP Response	Action Required?	Action to be taken
97	Agree	Agree	Agree	Agree	Do not understand	Agree				There doesn't appear to be any mention of how the sewerage works will cope with additional housing planned. Also, no hint of where funding for necessary increase in schools, doctors, dentists etc etc will come from! Who will regularly maintain open areas?	Severn Trent have been contacted and confirm they are able to cope. Primary School have scope to extend. Doctors surgery Market House able to extend up and H Pugh site is an option. HCC Highways maintain public open spaces	No	
98	Strongly Disagree	Agree	Agree	Agree	Agree	Agree				I strongly disagree with the plan to build so many houses on the viaduct site. Ledbury is to small to cope with all the extra traffic. Who would pay for the up keep of the viaduct? This would be very expensive.	Viaduct site part of CS	No	
99	Agree	Agree	Strongly Agree	Agree	Agree	Strongly Agree	Agree	Agree	Agree	Housing if you have enough social housing then we either build more sheltered housing to free it up. Please no more affordable, make developers contribute to social housing funds	Affording housing includes social housing	No	
100	Agree	Strongly Agree	Agree	Strongly Agree	Agree	Strongly Agree	Neutral	Neutral	Neutral		N/A	No	
101	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Priority a must - encourage the canal trust to concentrate with support on the re-alignment of the main canal, along the bypass asap, also upgrade the ?? Leaddon. Between the ross roundabout and hereford roundabout	Canal is in CS	No	
102										Transport bus to go down to Aldi, double line track ledbury to hereford, ledbury to gloucester line to reopen and cycle path to be built length of bypass earlier trains to london on. Sundays and later trains back from london on Sat and Sun and more Nat Express coaches	Roads are Highways. Trains and buses is not something the NDP can enforce.	No	
103	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	Agree	All day parking for people who work in Ledbury but live outside needs to be provided to avoid residential street parking. Provision for maintenance of landscaping to avoid unsightly verges or overhanging hedges	HCC deal with these	Yes	Comments to be passed on
104	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	As a retired architect there is no work locally and no new housing required especially low cost affordable! We do not require any new housing and all should be build in hereford	We have low unemployment. New low cost housing is needed	No	
105	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree					N/A	No	
106	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree		N/A	No	
107	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	provide consideration for the inclusion for compulsory purchase of available land in order to provide and support provision for the town - also see letter scanned	No policies to be changed	No	
108	Strongly Agree	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree		In places stronger wording needs to be included eg should be becomes will be, such as HO2 iii) would be supported becomes will be supported, ho2.2 should not exceed, becomes will not exceed. This greater strength to the policies. - further letter scanned	Comment	No	
109	Strongly Agree	Agree	Agree	Strongly Agree	Agree	Disagree	Disagree	Agree		letter scanned	N/A	No	
110	Strongly Agree	Agree	Strongly Disagree	Disagree	Agree	Agree	Strongly Agree	Strongly Agree		Timber clad buildings eg hospital do not look attractive as the timber goes grey. Housing - a further initiative needed to encourage shops to provide flats for rental above their premises, scheme to encourage long-term tenants of social housing to release houses for families. We are all pouring money into "housing benefits" - it benefits the LANDLORDS and does not solve the supply problem.	This is something the NDP can not deal with	No	
111	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree				I find it difficult to decide strongly agree from just agree. See scanned notes	N/A	No	
112	Disagree	Agree	Agree	Strongly Agree	Agree	Agree	Agree	Agree	Agree	As our doctors surgeries, dentists, schools and car parks are full, surely the infrastructure must start to be enlarged before we start building any large quantity of houses	Infrastructure is changed under planning and a certain amount is done before building can commence	No	
113										Housing not to be higher than other buildings around site. Regarding any development in market street car parking is currently problem so this has to be considered seriously. Please do not infringe on the boundary of the hawthorns	Design code has a gives guidance on building height	No	
114	Agree	Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree		N/A	No	

Rep No.	Housing	Natural Environment	Economy	Community & Leisure	Built Environment & heritage	Transport & Infrastructure	Policy TR1.1	Policy TR2.1	The Design Code	Comments	LNDP Response	Action Required?	Action to be taken
115	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	Agree	Strongly Agree	<p>As a resident of Wellington Heath I would like to make the following points: • I agree with the majority of policies and objectives in the draft plan; • I strongly agree with the policy/objective on page 38 for Ledbury Council to support a safe walking and cycling way to and from Wellington Heath and Ledbury; • I feel the plan must make view on the transport arrangements proposed by Bloor Homes for the north viaduct site. The NDP has a duty to “protect existing facilities and areas..” • In the many objections to Bloor Homes outline planning application there is overwhelming criticism of the proposal to construct only 1 vehicular traffic access to the development from the Bromyard road; • If the Bloor plan is approved and goes ahead Ledbury town and surrounding areas would suffer severe and ongoing traffic disruption which the Ledbury NDP should comment on in order to “protect existing facilities and areas; • , the Ledbury NDP has no view expressed concerning the affect from the proposed Bloor Homes traffic management for the north viaduct site on the Malvern Hills AONB and its importance in boosting and supporting Ledbury’s tourist industry, and therefore the BDP plan would fail to”protect existing facilities and areas;” • Wellington Heath and surrounding areas in the Malvern Hills AONB would be greatly affected to its detriment if the current Bloor plan goes ahead;</p>	<p>Infrastrutture for viaduct site is being addressed. LTC have put forward 1/3rd access from Bromyard Road and 2/3 access from Hereford Road, the two roads would not connect.</p>	No	

Regulation 14 Consultation Online Questionnaire results

	Agree Strongly	Agree	Don't Know	Disagree	Disagree Strongly	Don't Understan d	Total	Agree/ Strongly Agree	Disagree/ Strongly Disagree
Housing	31	40	2	15	17	2	107	66%	30%
Natural Environment	52	43	0	5	4	2	106	90%	8%
Economy	42	48	5	2	8	1	106	85%	9%
Community & Leisure	45	44	5	8	4	1	107	83%	11%
Built Environment & Heritage	44	47	7	2	3	3	106	86%	5%
Transport & Infrastructure	43	35	11	4	7	4	104	75%	11%
Policy TR1.1	40	32	12	2	3	3	92	78%	5%
Policy TR2.1	35	31	17	2	3	4	92	72%	5%
The Design Code	35	34	7	2	4	2	84	82%	7%