

Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Ledbury Neighbourhood Area
Parish Council	Ledbury Parish Council
Draft Consultation period (Reg14)	1 August to 25 September 2017
Submission consultation period (Reg16)	19 April to 31 May 2018

Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> • Map showing the area • The Neighbourhood Plan • Consultation Statement • SEA/HRA • Basic Condition statement 	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1 and 2)	Yes
Are any 'excluded development' included?	1990 61K / Schedule 1	No

<ul style="list-style-type: none"> • County matter • Any operation relating to waste development • National infrastructure project 		
Does it relation to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
<p>Is this a repeat proposal?</p> <ul style="list-style-type: none"> • Has an proposal been refused in the last 2 years or • Has a referendum relating to a similar proposal had been held and • No significant change in national or local strategic policies since the refusal or referendum. 	Schedule 4B para 5	No

Summary of comments received during submission consultation

Natural England	No further comments to make, however refer the authority to our previous response where a number of recommendations were made.
Historic England	<p>Previous comments to Reg14 remain relevant 'Historic England is supportive of both the content of the document and the vision and objectives set out in it.</p> <p>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'</p> <p>No further substantive comments to make.</p>
Severn Trent	HO1.1 Market Street Auction Rooms – known hydrologic sewer flooding issues downstream of this development. Site is in centre of the town and will likely drain to the nearby sewer by gravity. Any redevelopment of this site requires surface water run-off to be managed sustainable. Possible impact on sewerage infrastructure - low

	<p>H01.2a Viaduct Site - known hydrologic sewer flooding issues downstream of this development. Site is to the north of the existing network. The site may need pumping, it will then gravitate to the Ledbury STW. Surface water could be managed using nearby watercourses or SUDs. Potential impact on the sewerage infrastructure - medium</p> <p>H01.2b The Full Pitcher site – no known network constraints downstream of these sites. Site will connect by gravity to the sewer off Leaden Way. This sewer flows by gravity to Full Pitcher SPS which pumps directly to Ledbury STW. Surface water could be managed using nearby watercourses or SUDs. Potential impact on the sewerage infrastructure - low</p> <p>H01.2c Land south of Leaden Way – No known network constraints downstream of this development. Site will connect by gravity to the sewer off Leaden Way. This sewer flows by gravity to the Full Pitcher SPS which pumps directly to Ledbury STW. Surface water could be managed using nearby watercourses or SUDs. Potential impact on the sewerage infrastructure - low</p>
Welsh Water	No further comments to make
Environment Agency	<p>In the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time.</p> <p>Have commented on the planning application for development on Land North of the Viaduct and have raised no objection.</p>
Highways England	<p>Following a review of any potential implications arising from the plan for the Strategic Road Network, can confirm that we have no concerns with regards to the plan and the policies set out within.</p> <p>Support the continued commitment to sustainable development contained within the plan.</p>
National Grid	No records of any high pressure apparatus within the neighbourhood area
CPRE	Forwarded to volunteer – no further comments received
Coal Authority	No specific comments to make

Sports England	<p>Support reference to sport in the vision statement. Could be strengthen by linking with reference to developing new education facilities and enhance community access to existing school facilities.</p> <p>Policy H01.2 –encourage including reference to 'Active design' principles within the NDP</p> <p>Policy BE1.2 – policy could have unintended consequences of permitting development which would result in the loss of sporting facilities/playing fields. Settlement boundary wording could be amended to address.</p> <p>Policy CL1.1 – policy excluded some area of playing fields including those at school sites. Associated facilities such as changing rooms/ pavilions/ and car parking should also be protected.</p> <p>Policy CL4.1 – supports the inclusion of a policy that promotes new sports facilities.</p> <p>However objects to the wording of CL1.1 and CL4.1 as drafted. Should be amended so that open space, sports and recreational buildings should not be built on unless an assessment has been undertaken which has clearly shown is surplus to requirements or will be replaced.</p> <p>Policy TR1.1 – support as makes a positive contribution to promoting active travel by walking and cycling.</p>
Ledbury and District Civic Society	<p>Full support for the adoption of the NDP in particular the settlement boundary defined therein and wish to see the NDP progress beyond reg16 with all due speed to protect this historic town from predatory developers</p>
Herefordshire Council – Strategic Planning	<p>Confirm general conformity within the Core Strategy. Full details can be found within Appendix 1</p>
Herefordshire Council - Environmental Health (contamination)	<p>Policy HO1.1 – no previous historic potential contaminative uses</p>
Herefordshire Council – Environmental Health (noise, nuisance)	<p>No further comments to make</p>
Herefordshire Council – Conservation - Leisure	<p>Section is a reflection of the needs of Ledbury.</p>

and Countryside Recreation)	<p>My concern that it acknowledges that additional land is required for Ledbury Swifts, unsure where the figure of 15/20 acres has come from as the land required is substantially less. The overall land to accommodate needs of rugby, football and additional facility for cricket would be 20 acres.</p>
<p>Nina Shields</p> <p>Resident</p>	<p>As per the 29 April the consultation has not been publicised to residents of Ledbury</p> <p>The plan does not mention social housing. The need for a budget hotel is mentioned by there is not mention of the need for meeting/conference facilities which are also needed.</p> <p>Urgent need to review the use of these buildings (shops) and plan to ensure they are occupied.</p> <p>The town no longer has a bypass on the southern edge. No mention of reinstating the bypass.</p> <p>Although the need for increased medical facilities is mentioned, no clear identification of any land.</p> <p>The town is underprovided for sports facilities and no land identified to increase these.</p> <p>The railway station is desperately in need of improvement and increased parking facilities. No land identified to remedy this.</p> <p>The plan does not appear to offer any increase in cycle way and footpath or green buffer between the town and surrounding hamlets (Parkway)</p>
<p>Robert Barnes</p> <p>Resident</p>	<p>Well presented, easy to understand, covers all the future needs for Ledbury.</p> <p>Settlement boundary should restrict any excessive development before the end of the plan period. The town has already been subject to twice the amount of development than was proposed within the Core Strategy.</p>
<p>Anthony Peake</p> <p>Resident</p>	<p>Strong support for the Ledbury NDP, in particular the settlement boundary identified therein</p> <p>Vital that the NDP progresses from reg16 so that the plan has force in planning decisions.</p>
<p>Joanne Myers</p> <p>Resident</p>	<p>Seen nothing specific about the way in which the main north /south road in Ledbury will be developed and improved to support increased</p>

	<p>traffic to the housing development north of the railway viaduct and enhance pedestrian access to the train station from the town centre.</p> <p>The intersection of Knapp Lane must be dealt with and the intersection with the viaduct will need to be improved.</p> <p>There is nothing about expansion of the primary school.</p> <p>The proposals in the NDP are often written at a high level</p>
<p>David Evans</p> <p>On behalf of June Evans</p> <p>Resident</p>	<p>Object to Policy BE1.2 and Map 15.</p> <p>The area immediately east of Horse Lane Orchard rises up steeply and is wooded in character. The very few houses in this are as set within very large gardens and include large number of trees.</p> <p>This area forms a wooded backdrop to views across the town and is important in character of this part of the AONB. This and the area to the south are quite different in character to Horse Lane Orchard.</p> <p>Propose the settlement boundary be drawn to exclude these properties to conserve the character of the town and AONB.</p> <p>Another reason for excluding these properties is poor vehicular access along narrow estate roads in Horse Lane Orchard, inadequate access to this land and treed nature of the land which could be harmed by new development.</p>
<p>Tony Wargent</p> <p>Resident</p>	<p>Copy of letter send regarding planning applications.</p> <p>Concern regarding access under the viaduct and traffic from Wellington Heath on the junction within the Bromyard Road.</p> <p>Concern regarding upgrades to infrastructure and need for additional medical facilities, schools and car parking</p>
<p>Cllr Harvey</p> <p>Ledbury Town Council</p> <p>Ward Member - Ledbury North (HC)</p>	<p>Basic Condition Statement</p> <p>Para 2.2 is untrue – documents have not been available to view on the NDP website at any point during the process.</p>

	<p>No information on NDP website regarding consultation responses received or any actions taken as a result.</p> <p>Only questions responded to are those submitted to group in January 2017 - Many answers given are untrue and incorrect.</p> <p>NDP document</p> <p>Nothing substantive in the NDP as drafted which adds any detail, local context or delivers on already identified shortfall in community infrastructure.</p> <ul style="list-style-type: none"> • Lack of specific land allocations for employment in Little Marcle Road area. • Lack of land allocation for the existing and assessed future shortfalls in sporting facilities • Lack of specific protection of areas within the settlement boundary against development • Encouragement of fast food outlets in secondary retail areas of the town centre • Future to protect garden plots from over-development • Failure to adequately consider the economic and social impacts of the proposed reinstatement of the Hereford to Gloucester Canal • Failure to identify and protect sites suitable for water, cycle, and footpath access to the canal • Failure to consider the options for the future use of the 'Old Wharf' area adjacent to the Ross Road roundabout and Dymock Road Trading Estate • Failure to consider the needs and protection of the hamlets of Parkway and Staplow or the strategic gap and the safe walking /cycling route requested by wellington Heath NDP • Failure to consult with Eastnor Estates regarding the necessary improvements to road access to the estate as a large
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	<p>visitor attraction on the boundary of the NDP area.</p> <ul style="list-style-type: none"> • Failure to consider future provision of allotments and increased public green space which Ledbury is assessed as being short of • Failure to properly consider public realm improvements to the town centre to facilitate sustainable access as the town grows and ease of movement within the town centre for the elderly, disabled and small children. • Failure to address the transport issues for Ledbury as set out in the county Transport Strategy and disabled access to the East bound platform of the railway station • Failure to assess in detail the options for development of all sorts; retail, housing, education and health, sport and leisure • Failure to address whether there is a requirement to secure additional cemetery space • Failure to protect wildlife corridors and create appropriate buffers to development at the town boundaries and adjacent to the bypass • Failure to consider the NDPs area's SSSI, ancient monuments, geological sites, protected and rare wildlife areas • No identification of new Assets of Community Value • Failure to consult adequately with protected groups – traveller community, the EAL community, religious groups, the disabled. • Failure to consider options for the location of employment land within the viaduct strategic housing site • Failure to adequately allocate /protect sites within the town for future healthcare provision • Failure to respond to local landowners
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	<p>who have attempted to discuss options for development of their properties. Failure to consult within willing landowners call into question whether the proposed settlement boundary is defensible.</p> <ul style="list-style-type: none"> • The settlement boundary does not follow guidance as regards to the inclusion of protected areas, employment sporting facilities • Failure to produce or reference any existing landscape impact assessment for the area. No protection or identification of important views into or out of the NDP area. No protection of the area between the river and the Walls Hills ancient monument. • No recognition or protection of the iron age earthworks in Conygree, Frith and Dg Hill woods • No protection or recognition of the woods to the setting of Ledbury • No recognition or protection of the second railway tunnel • Map 4 does not recognise other areas of visual prominence – Ledbury park, rising ground about Old Kennels Farm, Underdown and The Bullen, parkway, Wall Hills • Map 5 – there is no mention of the intended enhancement of green infrastructure to the North and South of the town • No mention of the current environmental threat status of the River Leadon, or consideration of flood mitigation measures or ecologic enhancement to the north of the town. • Policy HO1.1 – should clearly allocate the Market Street site for healthcare in line with public, GP and CCG representation • Policy H01.2 – should be clear on what is considered to be the 'satisfactory' access
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	<p>routes to the viaduct site</p> <ul style="list-style-type: none"> • Policy HO2.1 – loose language. Use of 'satisfactory mix', this doesn't mean anything without reference to some other arbiter as to 'satisfactory' • Map 11 – should unambiguously allocate the land blocks in this area for employment • Map 12 - has not located the employment site by any recognisable option process. No consideration has been given to the positioning of the site to buffer sensitive employment sites closer to the station and within walking distance of road and rail infrastructure. • Map 13 – does not allocate and protect the entire Lower Road Trading Estate for employment. Not all of the land area is currently properly designated and protected from other uses. No options have been considered for an emergency tri-service vehicle hub in this area of the town. • Policy EE2.1 – location options for budget hotel accommodation have not been considered. This policy only stipulates support for such facilities within the settlement boundary. Requests for alternative sites to be considered have been rejected without explanation, • Policy EE3.1 – should have reference to A5 use removed from secondary shopping areas • Map 14 – secondary shopping areas have been inappropriately extended up Worcester Road and down Southend, Church Street and New Street while the Lawnside Road area has been ignore. The site consultation undertaken for this area was not done appropriately in that it combined the whole area into one, rather than considering it as discrete sub-units with considerable potential for a variety of enhancing purposes. • Map 15 – settlement boundary is not suitable and does not follow guidance.
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	<p>Dymock Road trading estate is outside, as is countryside triangle.</p> <p>Barratt/Gladman development is in unsustainable isolation and no provision is identified for essential bridge connection to the town. Sport fields and future employment land also excluded.</p> <p>Ledbury Park is within AONB and Conservation Area but drawn outside settlement boundary and not given explicit protection or recognition as having high landscape impact.</p> <p>Underdown also excluded from the settlement</p> <ul style="list-style-type: none"> • Policy NE1.2 – no areas given consideration for wildlife enhancement • Map 17 - Rugby, football and cricket pitches are shown as green space facilities and sport facilities. But bowls Club is not shown on Bank Crescent as green space. Green buffer along north of Leadon way by Deer Park is not protected throughout. No reason given. All land is in private ownership. Town trail woodland between Little Marcle Road and Leadon Way is not shown on the map. Ledbury Park is not shown as protected green space. Neither the lake area at Upper Hall. • Policy CL4.1 – no allocation of land as requested by Sports Federation. No consideration of sport Hub location on Little Marcle Road which town council supported as a change of use from agricultural land on 2016. • Map 19 – insufficient provision of additional proposed footpath and cycleway provision. No connection to new Barrets/Gladman link to Bullen and Eastnor. No recognition of existing connections to parkway or proposed canal towpath to the south as well as the north • Second Map 19 – no plans shown to improve connectivity of existing footpath network • Policy TR2.1 – no allocation or
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	<p>consideration of options for park and ride to the north or south of the town.</p> <ul style="list-style-type: none"> • Policy TR3.1 – no proper consideration of proposals for Old Kennels Farm • Policy IN1.1 – no land options considered for this. <p>Consultation Statement</p> <p>Not consistent with content of the NDP. A gap analysis was never done at the start of the process. 2014 consultation never properly analysed.</p> <p>Document is incomplete and does not reference the work done under Awards for All to consult hard to reach groups.</p> <p>Overall insufficient consultation has taken place.</p> <p>Also included copy of Reg14 comments and a number of questions posed to the NDP working group in Feb 2017.</p>
Gladmans	<p>Land interests East of Dymock Road, Ledbury.</p> <p>NDP should be sufficiently flexible to allow further development proposals to come forward and have submitted land for allocation within the NDP.</p> <p>Vision – concerned with the choice of wording in the vision, does not set a positive approach. 'preserve' should be replaced with 'conserve and enhance'</p> <p>Policy HO1.1 – numerous concerns with this allocation. Insufficient evidence to support its inclusion. Unable to find the Site Assessment document during the consultation. Currently an employment site, re-allocating for residential use seen as undermining the objective of the Core Strategy and the NDP.</p> <p>Policy HO1.2 – background text seeks to limit further development. Policy includes the Viaduct site as a commitment but the May 2017 application is still pending due to access issues. Planning application has been submitted for a site considered suitable, available and achievable. Gladman have been in discussion regarding sports and recreation provision on sites and this will help achieve the vision and</p>

	<p>objectives.</p> <p>Policy H02.2 – densities may be onerous and over restrictive. Suggest a more flexible approach.</p> <p>Policy BE1.2 – object to the use of settlement boundaries, arbitrarily restrict suitable development from coming forward on the edge of settlement boundaries.</p> <p>Site submission – Land east of Dymock Road, Ledbury (P174495/O)</p> <p>Development of 435 dwellings with public open space, landscaping and sustainable drainage system. Site is suitable and sustainable location directly south of the permitted Barratt/David Wilson Homes site.</p>
<p>Turley</p> <p>Representing Bovis Homes</p>	<p>Promoting site - Land south of Leadon Way.(P174745/O)</p> <p>Site for up to 185 dwellings and an appeal has been lodged against non-determination.</p> <p>Submitted representations to each stage and offered to meet the group. The consultation statement doesn't indicate that the group sought to specifically consult with landowners and developers.</p> <p>NDP is vague in terms of the time period to cover. NDP should identify suitable locations for future growth and promote sustainable development.</p> <p>SEA does not fairly and reasonably consider all of the likely significant effects associated with the various housing option sites. Bovis do not agree with the conclusions reached within the SEA.</p> <p>Map 4 - map indicates that a proportion of the Bovis site is 'visually prominent' and constrain to development. Should be removed unless the evidence can be identified</p> <p>Design guidance – not published alongside the plan as part of the consultation.</p> <p>Policy HO1.1 – no evidence has been provided with the plan setting out when the current occupier lease expires and therefore whether the site is available / deliverable for development. Concern that the high density development which</p>

	<p>the policy deems appropriate is not suitable for the site. The site would undermine the objectives of the NDP and insufficient evidence to demonstrate that this allocation can be suitable delivered. No assessment of the harm development will have on a grade II listed building or the conservation area.</p> <p>Policy H02.1 - very prescriptive mix, should be revised to make it clear that not every type of dwelling will be required on every site. Policy should be clear on starter homes. Alternative wording suggested</p> <p>Policy H02.2 – not in general conformity with the development plan. Unnecessarily restrictive and could result in a less efficient use of land outside the town centre. Alternative wording suggested</p> <p>Policy BE1.1 – inappropriate to comment without sight of the design guidance. Design Guide should be an integral part of the NDP.</p> <p>Policy BE1.2 – seeks an embargo on any new development outside of the settlement boundary. Ledbury is one of the most sustainable settlements in Herefordshire, therefore inappropriate to impose a complete restriction on development outside of the boundary. Alternative wording suggested.</p> <p>Policy BE2.1 – requirement is over restrictive, should reflect the topography and the surrounding landscape. Alternative wording suggested.</p> <p>Policy CL4.1 – unclear to which land the NDP is referring to and this should be clarified and a further opportunity for comments to be given before the NDP progresses.</p> <p>Considered that the NDP is fundamentally flawed.</p>
LATE Representation	
Jane Hopkins Resident	<p>Serious concerns about robustness of the NDP. Working party in charge of developing the document has fundamentally misunderstood the nature and the scope of the NDP.</p> <p>Nothing has been included in the NDP for several villages within the Ledbury area. Have asked for</p>

	<p>areas of land with no development to act as buffer zones preventing villages from being subsumed by Ledbury town.</p> <p>This consultation is not being publicised in Ledbury</p> <p>Lack of provision for sports and employment facilities.</p>
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Please note the above are summaries of the response received during the submission consultation. Full copies of the representations will be sent to the examiner in due course.

Officer appraisal

This plan has met the requirements of the regulations as set out in the table above.

Overall, 25 responses have been received; 4 internal service providers, 11 from external statutory consultees, 7 residents and 2 developer. There was also 1 late comment received from a local resident

Strategic Planning raised no objections and confirm that the policies within the plan are in general conformity with the Core Strategy.

External responses from technical bodies such as Historic England, Natural England, Environment Agency, Welsh Water, Severn Trent and National Grid have raised no objection to the regulation 16 plan.

There were 2 supporting representations from local residents and 5 representations highlighting concerns with a number of policies.

Two consultants representing housebuilders/landowners have highlighted potential alternative sites (with are currently subject to planning applications/appeals).

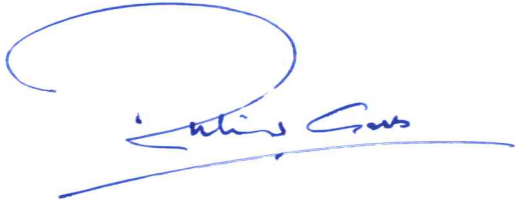
The plan has also had an independent Health Check undertaken in February 2018 which indicated that the process has been undertaken in accordance with the requirements and the Consultation Statement describes an extensive amount of engagement with the community and stakeholders.

It is considered that there are no fundamental issues relating to this plan which would prevents its progress to examination.

Assistant Director's comments

Decision under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012.

The decision to progress to appoint an examiner for the above neighbourhood plan has been
Approved.

A handwritten signature in blue ink, appearing to read 'Richard Gabb', with a large, stylized loop at the beginning.

Richard Gabb

Programme Director – Housing and Growth

Date: 8th June 2018

Neighbourhood Development Plan (NDP) – Core Strategy Conformity Assessment

Name of NDP: Ledbury Neighbourhood Development Plan Reg 16

Date: 29/05/18

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Policy SD1.1 Ledbury as a Self Sustaining Community	SS1	Y	
Policy HO1.1 Market Street Auction Rooms Allocated Site	SS2, LB1, LD4, H3	Y	
Policy HO1.2 Existing Commitments	SS2, LB1, LB2	Y	The Core Strategy identified housing sites are not allocations but 'strategic urban extensions'. Please replace elsewhere in the Plan.
Policy HO2.1 Reinforcing Balanced Housing Communities	SS1, H3, H1	Y	
Policy HO2.2 Housing Density	SS2	Y	
Policy HO3.1 Housing for the Elderly	SS1, SS2	Y	
Policy HO3.2 Town Centre Housing	SS1, SS2	Y	
Policy HO4.1 Housing for Young People	SS1, SS2	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Policy HO5.1 Self Build	SS1, SS2	Y	Need to include within the settlement boundary or in line with NPPF policy (currently paragraph 55)
Policy EE1.1 New Employment Sites	SS5, E1,E2	Y	
Policy EE1.2 Protecting Existing Employment Land	SS5, E2	Y	
Policy EE1.3 Identified Employment Sites	E2	Y	
Policy EE2.1 Promoting Visitor Accommodation	E4	Y	
Policy EE3.1 Retail Areas & Provision	E6	Y	The mapping is slightly blurred and a clearer map would avoid any confusion as to what buildings are included within the primary and secondary frontages.
Policy BE1.1 Design	SD1	N	<p><i>The 'design guide' reference should be taken out of policy as it does not form part of the statutory plan.</i></p> <p><i>Additional reference to this policy on the 'design guide' should be removed from Pg42.</i></p> <p><i>It should remain as part of the supporting text.</i></p>
Policy BE1.2 Settlement Boundary	SS1	Y	
Policy BE2.1 Edge of Town Transition	SS1, SD1	Y	<i>The 'design guide' reference should be taken out of policy as it does not form part of the statutory plan.</i>
Policy BE3.1 Renovation & Preservation of the	SS1, LD4, SD1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Town Centre			
Policy NE1.1 Protecting Biodiversity	SS6, LD2,LD3, SD3	Y	
Policy NE2.1 Food Production in Ledbury	SS6	Y	
Policy NE3.1 Farming Landscape around Ledbury	SS6, LD1, SD3, SD4	Y	
Policy NE4.1 Protecting the Setting of Ledbury's Woods	LD1, LD2, LD3	Y	
Policy CL1.1 Protecting Green Infrastructure	LD3,	Y	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.
Policy CL2.1 Young People's Facilities	SC1	Y	
Policy CL3.1 Medical & Dental Facilities	SC1	Y	
Policy CL4.1 Sports Provision	OS1, OS2	Y	
Policy TR1.1 Footpaths & Cycleways	MT1	Y	
Policy TR2.1 Town Centre Parking	MT1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
Policy TR3.1 Ledbury Railway Station	MT1	Y	
Policy IN1.1 Tri Service Emergency Centre	SC1	Y	
Design Guide Comments	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.		
LDG 1.1:	SD1	N	Although this is a desirable set of standards it can only be encouraged and not required as per Core Strategy policy. The wording needs revision.
LDG 1.2:	SD1, LD1-LD4	Y	
LDG 1.3	SD1, LD4	Y	
LDG 1.4:	SD1, LD1	Y	
LDG 2.1:	SD3, SD4	Y/N	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.
LDG 2.2:	LD1	Y	
LDG 2.3:	LD1, LD2	Y	
LDG 2.4:	SD1, MT1	Y	
LDG 2.5	SD1	Y	Viability of the site to accommodate these elements will determine whether they can be delivered.
LDG 2.6:	SD1	Y	
LDG 2.7	LD2	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
LDG 2.8:	E4, RA5, RA6	Y	
LDG 2.9:	LD1, RA4, RA6	Y	
LDG 2.10:	RA3	Y	
LDG 2.11:	LD1	Y	
LDG 3.1:	SD1	Y	
LDG 3.2:	SD1	Y	
LDG 3.3	SD1	Y	
LDG 3.4:	SD2	Y	
LDG 3.5:	MT1	-	Ensure Highways have the opportunity to assess this guidance
LDG 3.6:	MT1	-	Ensure Highways have the opportunity to assess this guidance
LDG 4.1:		Not CS policy	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.
LDG 4.2:		Not CS policy	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.
LDG 4.3:	SD1	Y/N	Although this is a desirable request there is no Core Strategy policy that stipulates this.
LDG 5.1:	SD1	Y	

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments
LDG 5.2:	H3	Y	

Other comments/conformity issues:

It would be helpful if the Plan had an index of policies under relevant headings together with page numbers.

It would be helpful to number paragraphs. This will be a statutory document when adopted therefore will be widely used in report writing on planning documents for the Ledbury area.

Ledbury policies map

Policy HO1.1 Market Street Auction Rooms Allocated Site: This site is not identified on the policies map.

The Viaduct site is a Strategic Urban Extension with a valid planning application, but it is not yet a commitment.

End