

LEDBURY TOWN COUNCIL

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4 May 2022

TO: Councillors Banister, Harvey, Howells and Knight
Non-Councillors: Caroline Green and Nicola Forde, Paul Kinnaird

Dear Member

You are invited to attend a meeting of the **Major Planning Applications and Consultations on Monday, 9 May 2022 at 6.00 pm at the Council Offices, Church Lane, Ledbury, HR8 1DL** for the purpose of transacting the business set out below.

Yours faithfully

A Price

Angela Price
Town Clerk

A G E N D A

1. **Apologies for absence**
2. **Declarations of Interests**

To receive any declarations of interest and written requests for dispensations.
Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Ledbury Town Council Code of Conduct for Members and by the Localism Act 2011.

(Note: Members seeking advice on this item are asked to contact the Monitoring officer at least 72 hours prior to the meeting)

3. **Notes of a meeting of the Major Planning Applications and Consultations Working Party held on 18 March 2022**

(Pages 283 - 291)

4. **Update on major planning applications** **(Verbal)**

5. **Spatial Options Consultation Local Plan 2021-2041**
(Pages 292 - 312)
6. **Section 106**
(Pages 313 -321)

Distribution: All councillors (13)
Non- council Members (3)

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING OF THE MAJOR PLANNING APPLICATIONS AND
CONSULTATIONS WORKING PARTY COMMITTEE
HELD ON 18 MARCH 2022**

PRESENT: Councillors Bannister;, Harvey and Howells
Non-Councillors: Nicola Forde and Paul Kinnaird

ALSO PRESENT: Angela Price – Town Clerk

MP49. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Hughes.

MP50. DECLARATIONS OF INTEREST

None received.

**MP51. TO APPROVE AND SIGN AS A CORRECT RECORD, THE MINUTES
OF A MEETING OF THE MAJOR PLANNING APPLICATIONS AND
CONSULTATIONS WORKING PARTY HELD ON 10 JANUARY 2022**

RESOLVED: that the minutes of the meeting of the Major Planning Applications and Consultations Working Party be approved and signed as a correct record.

Councillor Bannister joined the meeting at 3.07 pm..

MP52. ACTION SHEET

Councillors Howells reminded members of the Working Party that during the Inquiry it was discussed that Bloor should not be permitted to use the access under the Viaduct for their construction traffic. He advised that it had been highlighted to him that vehicles had been reported as using the Viaduct entrance to the rear of the Bloor site for access. Councillor Bannister advised that there was a difference between the access being available for residents on a permanent status to construction traffic using the access on a temporary basis. Councillor Howells advised that the reason given for not using the access under the Viaduct for access to the site was safety reasons, and therefore was surprised that permission had been granted for construction traffic to use the entrance.

It was suggested that a question should be asked of Herefordshire Council as to whether Bloor would be using the Viaduct access to the rear of the site for construction site.

The Clerk advised continuing with the discussion when Councillor Harvey joins the meeting, as she may have more information as the Ward Member.

Upon joining the meeting Councillor Harvey advised that the vehicles using the access under the Viaduct were the archaeologist's who had been carrying out inspections on the site, on the Bevisol side of the ditch. She also advised that the hedge on the road where the new roundabout was to be sited had been cut down and put a fence marking the edge of the site. Councillor Harvey advised that she had been contacted by the Canal Trust for a face to face meeting to discuss the progress of the canal.

She advised that to date Herefordshire Council are waiting for further documentation from Bloor. She advised that at the appeal it was agreed that they Bloor would use the Station junction for all workers vehicles, which means that the adaptations to this area will need to be completed prior to work on the site beginning.

Councillor Harvey added that all access issues were determined at the Outline Planning stage of the application.

RESOLVED:

- 1. That the action sheet be received and noted.**
- 2. That the Clerk write to Herefordshire Council and ask whether permission had been granted to Bloor to allow construction traffic access to the site.**

MP53. UPDATE ON MAJOR PLANNING APPLICATIONS

Councillor Bannister advised that he had written a report for the Newsletter that he had hoped would be included in the agenda. However, the Clerk apologised for not including it.

Councillor Harvey joined the meeting at 3.12 pm.

Viaduct Development - Bloor

Councillor Bannister advised that no further information on the Viaduct planning application, but that he was aware that in July/September 2021 a bio-diversity and ecological metal proposal had been rejected. He advised that a boundary fence had started to be erected around the site.

Councillor Harvey advised that the developers would be able to undertake the necessary works agreed as part of the outline planning permission. She advised that there does appear to have been some work carried out in readiness for this.

Nicola Forde asked whether there would be any notification of when these works would be undertaken, Councillor Harvey suggested it would worth asking and agreed that she would be happy to raise this as a Ward Councillor and that it would be useful if the Town Council were to make a request for regular updates on works.

Barratts Development

Councillor Bannister advised that Phase 1 is almost completed but was unsure what the current status of the Phase 2 application is. Councillor Howells noted that he believed discussions were underway in respect of Section 106. He also advised that he believed the five houses to the west of the site that had been a concern of Ledbury Council previously, appear to still be an integral part of the Phase 2 application. Councillor Howells advised that during conversations with planning officers Ledbury Town Council had been reassured that if these five houses were included in the application for Phase 2 they would have to consider whether to allow the application to be granted.

The Clerk advised that she had emailed to ask whether these five houses were still part of the Phase 2 application, but that she had not received a response, and would therefore chase this.

Bovis (Vistry Homes Ltd)

Councillor Bannister advised that he believed discussions were still ongoing in respect of Section 106 matters.

Councillor Howells reminded members of the potential discussions with Vistry Homes in respect of land owned by Ledbury Town Council. The Clerk advised that she had not received any further communication from Vistry Homes in respect of having discussions.

Councillor Harvey advised that the option to have a footbridge would be a safer option than other pedestrian and cycling proposals. Members felt that now that the Barratts Phase 2 is likely to go ahead there would be a stronger argument for a footbridge.

Full Pitcher

It was noted that the footway that travels to the by-pass and comes out on Martins Way had been closed, and that this was a temporary action. Members were reassured that this would reopen once the works to this site were completed.

Eades Property (Market Street development)

Members noted that Section 106 discussions were ongoing in respect of the Market Street development. It was also noted that once works begin

on this site, it will be vital that the parking and access conditions placed on the developers are adhered to.

Frontier Estates – St Martins Way Care Home

It was noted that this development was complete and that it had been sensitively built.

RESOLVED:

1. **That the Clerk writes to Herefordshire Council and ask for information on when works to roundabout etc. are due to be carried out.**
2. **That the Clerk write to Herefordshire Council for clarification on whether the five houses to the west of the Barratts site are still included.**
3. **That the Clerk enquire whether a new noise impact assessment in respect of the Barratts site has been undertaken.**
4. **That the Clerk write to Vistry Homes Ltd to invite them to further discussions with the Town Council in respect of access options.**

MP54. SPATIAL OPTIONS CONSULTATION LOCAL PLAN 2021-2041

Councillor Howells noted that he and Councillor Bannister had been tasked with preparing a draft response to the Spatial Options Consultation. He advised that there had been an extension offered for responses and that it was possible to provide independent responses as well as a corporate response.

The Clerk advised that due to there having been an extension offered, it had been agreed at Planning that the draft would be submitted to the next meeting of Full Council. However, as the Clerk had not yet received the draft, she advised that it would not be on the agenda of the Full Council meeting scheduled for 31 March 2022.

Councillor Harvey advised that there were two things that need to be done in respect of the response to the Spatial Options Consultation:

- Comment on the existing Core Strategy – to review the policies and a decision made about what they say in relation to the NDP
- Taking a top level look at what the Spatial Options are – not necessarily from a Ledbury perspective but thinking about the County as a whole, and recognising that a number of those options do rule Ledbury out from having any further development,

and that some will advise that Ledbury does have capacity for more development – again making use of the NDP

RESOLVED:

1. Clerk to write to Herefordshire Council and request early discussions with Planners about changes to the wording of the Ledbury Place Shaping Policies via workshops.
2. Clerk to write to Herefordshire Council to request discussions at county level through the one public estate mechanism to progress discussions with blue light services to move all three to a shared emergency vehicle point adjacent to the by-pass. That Ward Councillors be copied into the letter.

MP55. SECTION 106

RESOLVED that Section 106 be considered at the next meeting of the Major Planning Applications Working Party.

MP56. DATE OF NEXT MEETING

RESOLVED: that the next meeting of the Working Party be scheduled for 28 March 2022 and that the following items be included on that agenda:

1. Spatial Options Consultation
2. Section 106

The meeting ended at 5.40 pm.

Signed

Dated

ACTION SHEET
LARGER PLANNING APPLICATIONS
18.03.2022

Minute No.	Action	To be Actioned by	Date Actioned	Comments	Actioned
MP52	That the clerk write to Herefordshire Council and ask whether permission had been granted to Bloor to allow construction traffic access to the Viaduct Site	TC	18.04.2022	Response from HC attached	Actioned completed
MP53(1)	That the Clerk write to HC and ask for information on when works to the roundabout etc. are due to be carried out	TC	18.04.2022	Response from HC attached	In progress
MP53(2)	That the Clerk write to HC for clarification on whether the five house to the west of Barratts site are still included in Phase 2	TC	Mar-22	Response from HC attached	Completed
MP53(3)	That the Clerk enquire whether new noise impact assessment in respect of the Barratts site has been undertaken	TC	18.08.2022	Response from HC attached	In progress
MP53(4)	That the Clerk write to Vistry Homes Ltd to invite them to further discussions with the TC in respect of access options	TC	27.04.2022	Awaiting clr responses	In progress
MP54(1)	Clerk to write to HC and request early discussions with Planners about changes to the wording of the Ledbury Place Shaping Policies via workshops.	TC	27.04.2022	Email sent to HC Planning	In progress
MP54(2)	Clerk to write to HC to request discussions at county level through the one public estate mechanism to progress discussions with blue light services to move all three to a shared emergency vehicle point adjacent to the by pass with ward clirs copied in	TC	27.04.2022	Email sent to HC Planning	In progress

LTC Clerk

From: Smart, Chloe <Chloe.Smart@herefordshire.gov.uk>
Sent: 22 April 2022 11:34
To: LTC Clerk
Subject: RE: Viaduct development Ledbury

Response to Minabe No's. MP 52/53(1)

Dear Angie,

Please see my response to your email below:

- My understanding is construction traffic will not be accessing the site from under the viaduct. I haven't had sight of a Construction Management Plan yet though so cannot confirm what proposed arrangements are at this stage;
- Yes between myself and Andy Byng we will make sure you are kept informed regarding timing of infrastructure works.

Kind regards

Chloe

From: LTC Clerk <clerk@ledburytowncouncil.gov.uk>
Sent: 18 April 2022 12:44
To: Smart, Chloe <Chloe.Smart@herefordshire.gov.uk>
Subject: Viaduct development Ledbury

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Chloe

At a recent meeting of LTC Major Planning Applications Working Party I was asked to contact Planning Officers in respect of construction access to the Viaduct development in Ledbury.

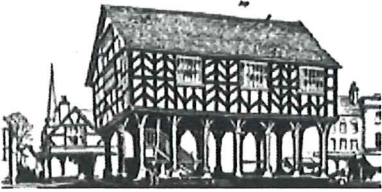
Could you confirm that when Bloor start work on the Viaduct development they will NOT be accessing the site from under the Viaduct, as agreed at the Inquiry?

Also, whilst writing could I ask that planners keep Ledbury Town Council informed as to when works are to take place in respect of the new roundabout and other infrastructure changes, so that we may keep the residents of Ledbury informed.

Kind regards

Angie

Angela Price PSLCC, MICCM, MIWFM
CiLCA (England & Wales)
Town Clerk
Ledbury Town Council
Tel: 01531 632306
Mobile: 07734966926



PROTECT YOURSELF ▶ PROTECT OTHERS ▶ BE KIND



**PROUDLY
SUPPORTING
LOCAL HEROES**

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LTC Clerk

From: Smart, Chloe <Chloe.Smart@herefordshire.gov.uk>
Sent: 20 April 2022 09:10
To: LTC Clerk
Subject: RE: Application no. 212375

Hi Angie,

Response Received to
Minut No's MP53C2)
MP53C3)

Thank you for the email. Yes a new noise survey was undertaken to accompany the full application.

With regards to the 5 houses, the Environmental Health additional response dated 13th October 2021 picks up on those. Based on the technical information provided and the inclusion of a suitably worded condition regarding the implementation of mitigation measures set out in the report, there was no objection to those 5 units and therefore officers had no basis on which to seek a reduction or removal of those dwellings from the scheme.

I hope the above assists.

Kind regards

Chloe

From: LTC Clerk <clerk@ledburytowncouncil.gov.uk>
Sent: 18 April 2022 12:50
To: Smart, Chloe <Chloe.Smart@herefordshire.gov.uk>
Subject: RE: Application no. 212375

This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Chloe

The houses referred to are the five houses to the west of the development near to the cheese factory.

Also, whilst emailing, are you able to confirm whether a new noise impact assessment has been carried out in respect of Phase 2?

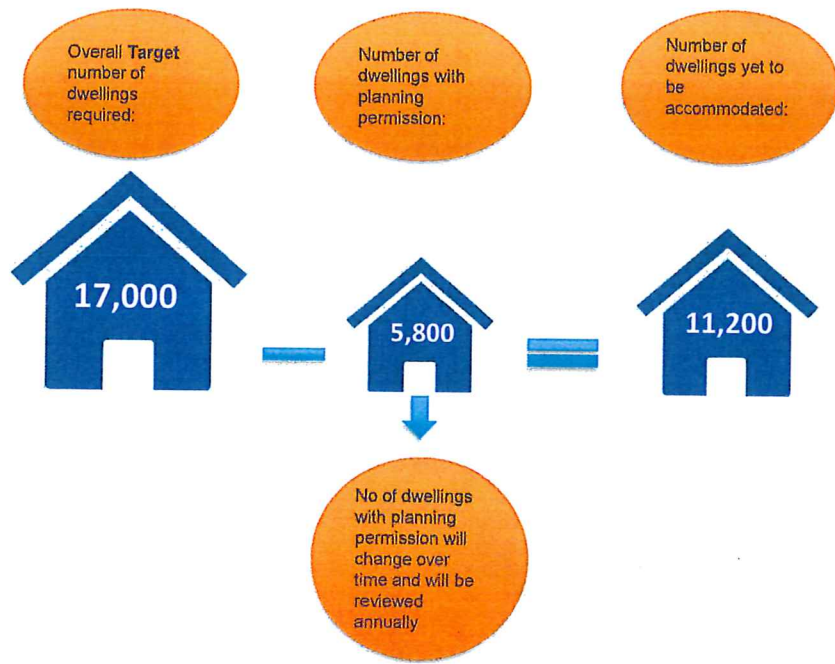
Kind regards

Angie

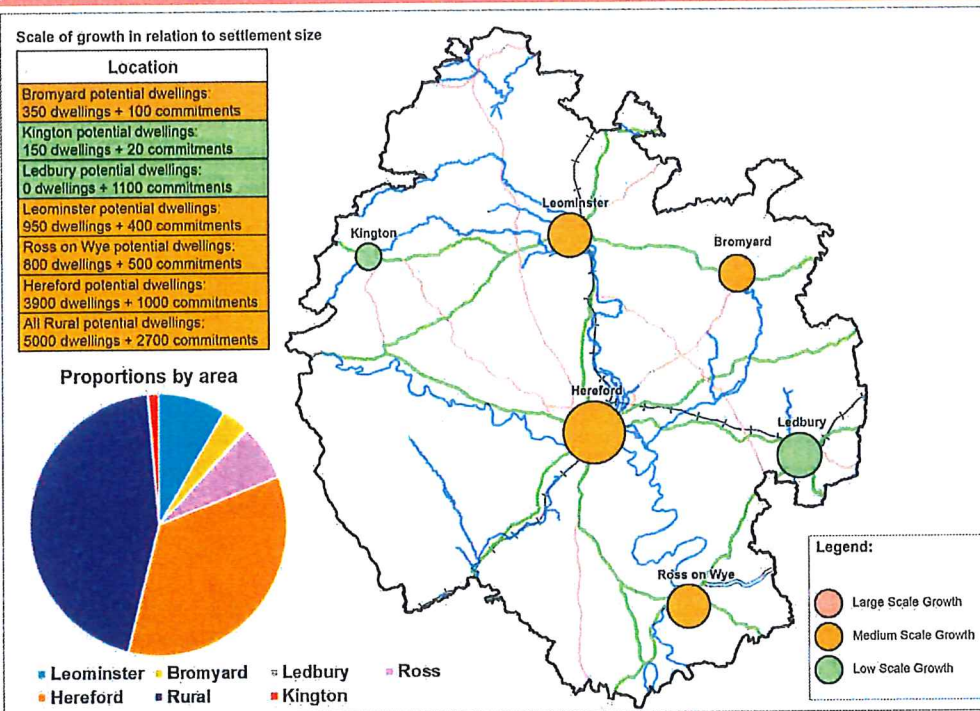
Angela Price PSLCC, MICCM, MIWFM
CiLCA (England & Wales)
Town Clerk
Ledbury Town Council
Tel: 01531 632306
Mobile: 07734966926



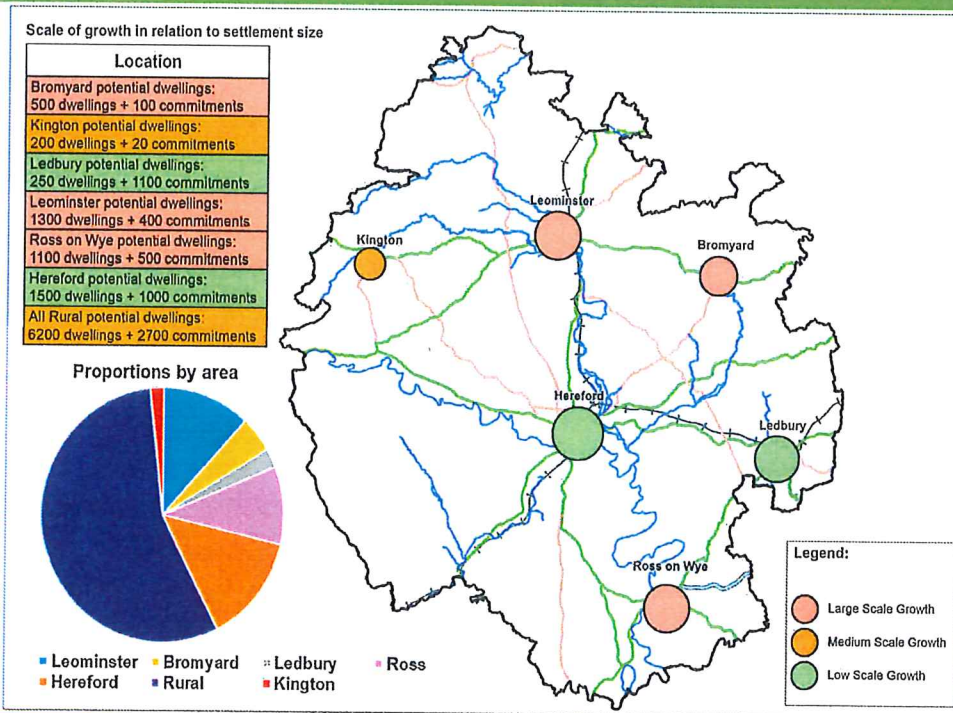
Amount of housing growth required..



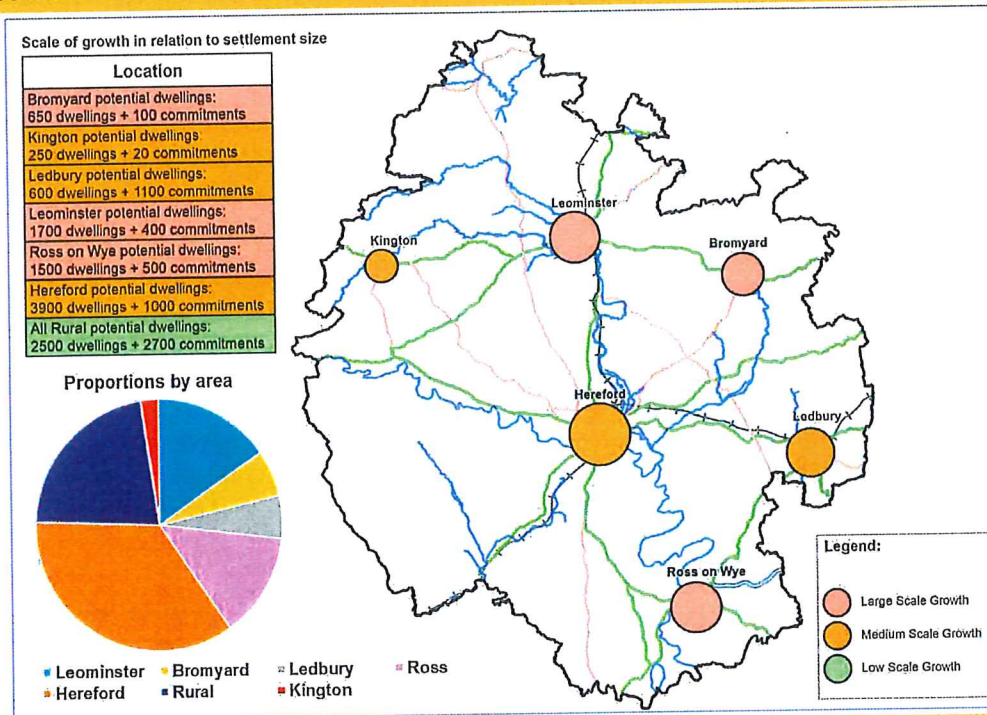
Option 1: Housing Need Baseline Option



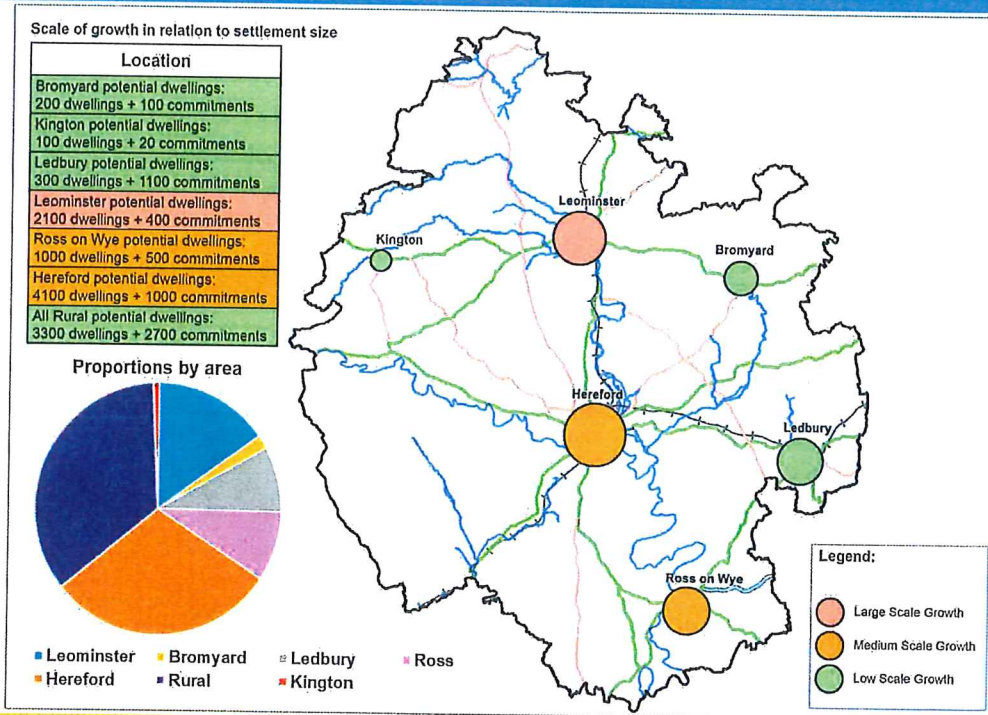
Option 2: Focus on Market Towns and Rural Based Growth



Option 3: Focus Growth across Market Towns and Hereford



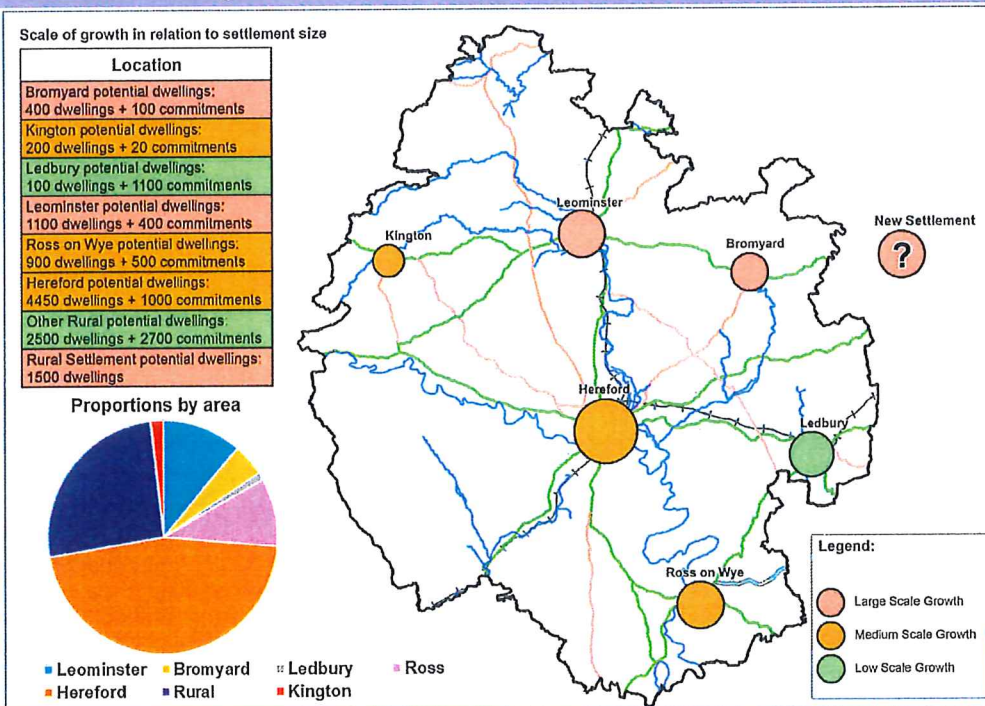
Option 4a: Leominster as a Growth Town



Option 4b:
Ross-on-Wye
as a Growth
Town

Option 4c:
Ledbury as a
Growth Town

Option 5: New Rural Settlement with growth focused in Leominster and Bromyard



Ideas to think about – We want to hear your views.

Which option would you consider to be the most sustainable approach?

Which of the urban areas would best suit sustainable growth within the next plan period?

Is a new settlement a reasonable option? What criteria should be used to identify a suitable location?

Keep in mind: Vision and Objectives

You can also make comments after this session via the strategic spatial options public consultation website at <https://hlp.commonplace.is/>

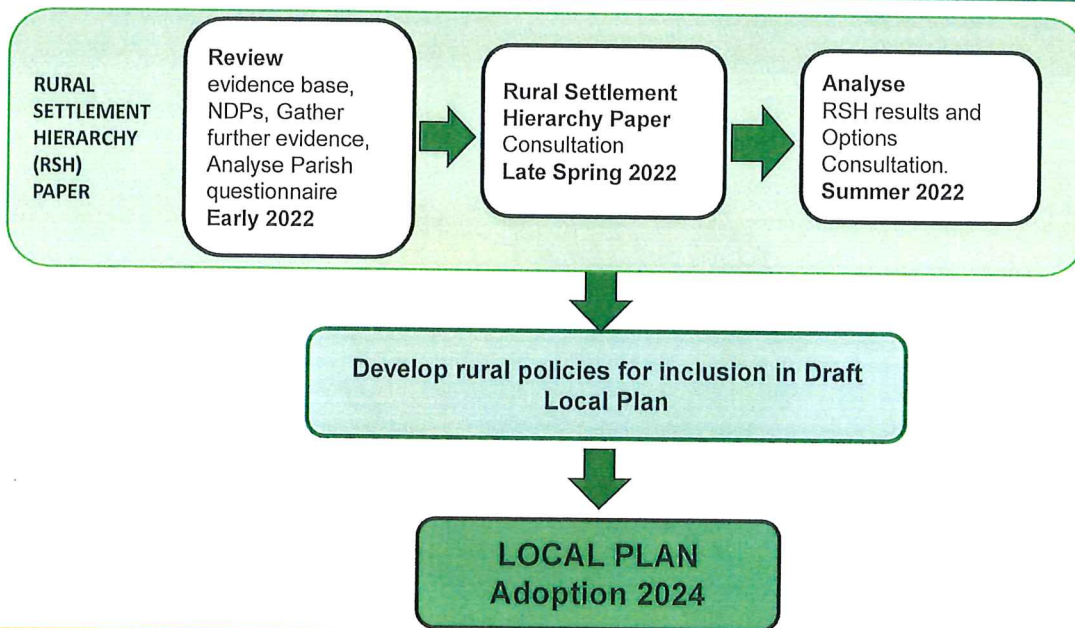
The closing date for comments is on the **28th of February 2022.**

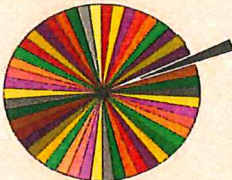


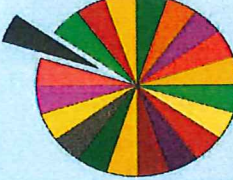
Rural Areas Spatial Option



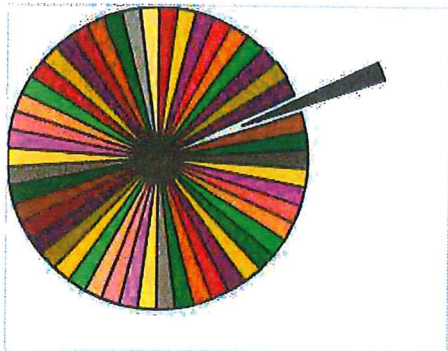
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How the rural areas strategy will progress



Rural Areas Options Summary				
Option	Rural Areas Housing Distribution Option 1	Rural Areas Housing Distribution Option 2	Rural Areas Housing Distribution Option 3	Rural Areas Housing Distribution Option 4
Strategy	Dispersed housing growth in settlements (current)	Housing growth in the larger settlements	Housing growth in rural hubs	Housing growth outside of Areas of Outstanding Natural Beauty (AONBs) and conservation areas
Estimated Settlement Breakdown chart				
Settlement Breakdown	Development would be distributed across a greater number of settlements.	Significant number of larger settlements	Limited number of larger settlements	This would focus development in settlements outside designated areas.
Outcome	Smaller proportionate growth to each settlement	Larger proportionate growth to each settlement	Significant proportionate growth to each settlement	Larger proportionate growth to identified settlements. Areas in AONBs and within the conservation areas will have limited growth.

Rural Areas Option 1: Current Strategy. Dispersed Approach Across Settlements



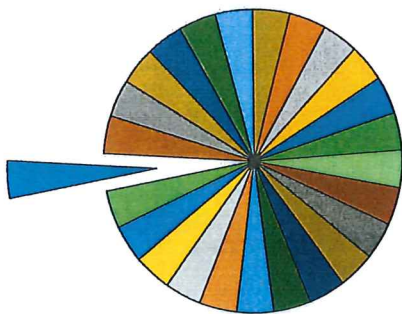
What this means

- Continues broadly with the current rural housing strategy of wide distribution
- Revision of settlement list
- Continues to provide proportionate housing growth for identified settlements with key services and accessibility

Potential Outcomes

- More consideration of settlements environmental impacts
- Could be difficult to address active travel due to far and wide coverage
- Difficulty in delivering affordable housing but will help to some degree to retain services

Rural Areas Option 2: Focus on larger settlements



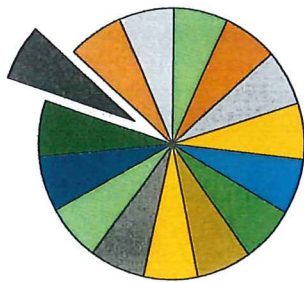
What this means

- Focus on fewer settlements than in Option 1
- Increase in growth across the larger settlements
- Would expect to have a reasonable level of accessibility

Potential Outcomes

- Housing sites may be larger in size providing better opportunity for affordable housing
- Provision of sustainable travel more likely to be achieved
- Could help to sustain current village services

Rural Areas Option 3: Focus growth on rural hubs



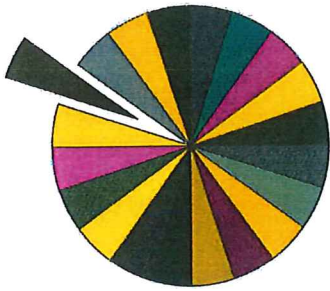
What this means

- Rural growth is focused at a small number of key settlements
- Of all the options, this one would have the least amount of settlements/hubs identified
- Good levels of public transport links with a wider availability of services and less environmental constraints

Potential Outcomes

- Requires larger-scale greenfield development on the edge of settlements
- Development with appropriate on-site facilities will improve accessibility for new as well as existing communities
- Tighter restrictions on development in other settlements and rural areas

Rural Areas Option 4: Focus growth within settlements outside AONBs and conservation areas



- **What this means**
- Reflects the proposals set out in the [Planning White Paper 2020](#)
- Settlements in identified protected areas will have limited development
- Many or parts of settlements fall into these areas

Potential Outcomes

- Settlements outside AONBs and conservation areas may receive a greater proportion of growth
- Where conservation areas do not cover the whole settlement, they may still be able to accommodate some new development outside the designated area.
- Limited development may rule out some settlements considered sustainable as have services and public transport links.

Local Plan 2021-241 – Spatial Options Parish Council Information Evening

3 February 2022

Question themes

1) Access to the documentation

Question	Council response
Please can you post a link to the video in the chat?	The introduction video can be seen again on the following link https://www.herefordshire.gov.uk/local-plan-1/local-plan-2021-2041 The Consultation platform can be found here https://hlp.commonplace.is/

2) Consultation platform

Question	Council response
Can we make comment without answering the question?	Yes comments are also welcome. Answering the specific questions on the online platform does help the team to analysis the responses to the spatial options but all comments are welcome
Is there an option to respond as Parish Council or another group or is it best as an individual?	A submission on behalf of a parish council is best to come from one email address
Do you have to complete your submission in one go? Can you respond to a few questions and come back at a later date to update or add to it.?	A responder can go back in and edit their comments and communication preferences once they have verified their email address
If a submission is being made by a whole Parish Council does it have to come from one person's email address?	A response can come on behalf of the PC but we also welcome responses from individuals within the parish and other groups. They cannot all come from the same email address however.
Is the website the only way to respond? Is there a hard copy response mechanism for those without IT access or capability?	For those who do not have any means of submitting their response via the website or email, yes we can accept a hard copy response

Question	Council response
<p>Please can you advise on how people can obtain all the information contained on the website? Do you have a suite of consultation documents?</p>	<p>Hard copies of the consultation document have been sent out to libraries and info centres across the county.</p> <p>Posters and flyers have also been sent to all of the Parish Clerks, which are being used to get the word out there.</p> <p>The Spatial Options document is the only consultation documents at the moment</p>
<p>Could you bring a display to talk community cafes, so residents can see what is proposed?</p>	<p>Talk Community Hubs have all been contacted and asked to have posters up and flyers available.</p> <p>Due to Covid restrictions, not all are taking leaflets at the moment, but I will continue to ask for information to be displayed.</p>

Consultation deadline

Question	Council response
<p>Is there any possibility of extending the 28th February deadline?</p> <p>This doesn't strike me as much time to digest and discuss this at council meetings, let alone put a coherent response together.</p> <p>The deadline is prior to Ross on Wye's next planning meeting, for instance</p> <p>The point about time is a good one. We have one meeting in Feb at the City Council in Feb we can use, many parish councils meet bi-monthly so a 25 day turn round isn't really realistic.</p> <p>The response of an elected body representing a whole community should carry more weight than an individual, but that only works if that response is derived from an open meeting with members and the public in the parish able to express their views.</p>	<p>In terms of an extension to the deadline, we are on a very tight deadline for the preparation of the plan.</p> <p>However, if Town and Parish Councils are unable to comment by the 28th due to the date of their next meeting, we would ask them to let us know and respond as soon as possible after the PC has met and discussed the document.</p>

Question	Council response
Is the 'Call for Sites' is just for a new village not sites for consideration elsewhere? Does this mean that the option for a 'new village' has already been decided?	No decision has been made for any of the options as yet but in making that decision we will need to know whether there are candidate locations for new settlements.

Spatial Options

Question	Council response
<p>How can the options be assessed before reassessing the rural settlement hierarchy.</p> <p>Many of the settlements set as 'main focus of proportionate development' have very restricted local facilities and some that existed at the time of the Core Strategy are no longer or are 'hanging by a thread.</p> <p>Surely you cannot expect residents to express their preferences if they do not know how they will be applied?</p>	<p>Work on reviewing the current rural settlement hierarchy is ongoing and will be subject to a further consultation later in the spring. The spatial options are seeking to gauge opinion on how rural growth is distributed. For example, widely to a larger number of settlements or a larger amount of housing to few settlement/hubs.</p>
<p>All of the options envisage substantial growth in rural settlements.</p> <p>How does this accord with the objectives of retaining local character and ensuring that an extensive range of infrastructure and services, such as health, transport and education, are provided to support the new development.</p>	<p>The work on the rural settlement hierarchy will be reviewing a wide range of infrastructure and environmental issues to assist identifying the most sustainable rural areas</p>
<p>The approach appears to be that there is a 'need' for an additional 17,000 additional dwellings but that there are 5800 extant planning permissions (commitments).</p> <p>The approach in the options appears to apportion the remaining 11,200 new dwellings and then add in the extant permissions.</p> <p>Does this not place a disproportionate burden on the rural areas where almost ½ of the extant permissions are located and which are the least sustainable of the locations.</p>	<p>The extend permissions are shown within the Spatial Options Paper collectively but similar to proportional growth figures for parish councils producing NDPs, the locations of these extent permissions will be reflected within the settlement hierarchy work.</p>
<p>Is it possible to combine elements of various options?</p>	<p>Yes, the options could be combined and mixed and matched in the final spatial strategy. The final preferred option may well be a hybrid.</p>
<p>It might be that we need to agree a new interpretation of 'sustainability' as</p>	<p>These changes are being taken into account within the rural settlement hierarchy work</p>

Question	Council response
circumstances have changed with regard to home working, broadband, community resilience, shared or mobile service provision etc. 'connectivity' is no longer the main driver of sustainability esp for rural areas and how they may continue to change over next 20 years	being undertaken. This will be consulted upon in the Spring.

Settlement hierarchy and rural options

Question	Council response
Why petrol stations when all using EV's. How is Hereford going to place sufficient chargers	
For Options 3 and 4 there would be substantial growth in very few rural hubs. Would this not destroy the character of these settlements by 'urbanisation'?	The work on the rural settlement hierarchy will be reviewing a wide range of infrastructure and environmental issues to assist identifying the most sustainable rural areas
The Rural Areas Profile and Key Facts paints a picture of an area well served by local amenities with over 200 local amenities and facilities and over 200 places of worship. However the Core Strategy identifies 119 'RA2' settlements and 97 'RA3' settlements. Are not local amenities and services spread very thinly in all but a small number of settlements?	The locations of services and facilities are being reviewed as part of the rural settlement hierarchy work. For easy of reference the rural areas were shown as a combined total within the Spatial Options document

Lugg Catchment

Question	Council response
Very little prospect of the River Lugg problem being resolved in the near future. How do the proposals allow for this?	There is an assumption in terms of the work to-date that the Phosphate issue will be resolved and the Council will meet its housing need over the next 20 years. If in preparing the plan there is clear and robust evidence that this is not possible then, firstly the Council would need to ask neighbouring authorities to accept and element of the growth under the duty to co-operate.

Question	Council response
	If the other authorities could not accept this growth the Council would have to demonstrate at the Examination in Public that they could not accommodate the full level of housing growth.

NDPs

Question	Council response
<p>How does the project affect existing NDPs (both in preparation and adopted) especially as they reference the current Core Strategy?</p> <p>Will existing NDP policies be affected?</p>	<p>NDPs need to be in conformity with the adopted Core Strategy at this stage.</p> <p>All made NDPs will retain part of the development plan until new Local Plan 2021-2041 is adopted.</p> <p>The NDP team will discuss reviews of any NDPs in light of the draft Local Plan 2021-2041 with individual parish councils.</p>
<p>What is the impact on the existing provision of housing provided in the made Neighbourhood development plans which were voted on agreeing housing within those Parishes up to 2031?</p>	<p>NDPs will be used to inform the new rural policies within the Local Plan.</p> <p>If settlements remains within the new settlement hierarchy then we will also review those existing site allocations which have yet to be developed and their ability to contribute any future growth</p>
<p>Will NDPs which have not been adopted because of the HRA issues be taken into account as part of the evidence based review</p>	<p>Yes the NDPs which have yet to be adopted will also be taken into account</p>
<p>We don't have a NDP will this affect us in anyway for the future?</p>	<p>No, the additional local evidence base available to us through the NDP work will be use when reviewing the settlement hierarchy. However the parish questionnaire sent last October has been an opportunity to gather information from all parishes regardless of their NDP status</p>
<p>If your parish changes its designation through one of the spatial options what would happen to any housing allocations already within its NDP especially if they have not been developed before the new local plan was adopted</p>	<p>The NDPs remain part of the development plan until the Local Plan 2021-2041 is adopted. Therefore all site allocations will remain unaffected in the short term.</p>
<p>It is a super tight timescale!</p>	<p>The NDP team are happy to discuss any NDP reviews with parish councils in light of the</p>

Question	Council response
Presumably we then need to bring forward NDP revisions/rewrites to be ready for as close to formal adoption as possible	Local Plan timescales - Please contact the NDP directly for specific advice.

Climate change

Question	Council response
This could be a great opportunity to think about. Sustainable energy and reduce reliance on Oil / Gas. Need to think beyond the way we operate now.	The next stage of the policy options development will be looking at the issues surrounding sustainable energy and EV. The Climate Assembly have been added to the list of consultees and a briefing to the Board has been requested.
How will the Climate assembly and climate board and subgroups feed into this and other consultations?	
One of the key things that comes up in many meetings either parish council or hall, is electric charging points and the need to require new builds to have solar etc	

**MINUTES OF A MEETING OF THE SECTION 106 TASK AND FINISH GROUP
HELD ON
13 SEPTEMBER 2021**

PRESENT: Councillors Bannister, Howells and Hughes

ALSO PRESENT: Angela Price – Town Clerk

1. **ELECTION OF CHAIR**

RESOLVED: That Councillor Howells be elected as chair to the S106 Task and Finish Group for the 2021/22 Municipal year.

2. **APOLOGIES**

Apologies were received from Councillors Eakin, Harvey, Knight and Whattler.

3. **DECLARTIONS OF INTEREST**

None received.

4. **TO GIVE CONSIDERATION TO THE SECTION 106 LISTINGS INCLUDED IN THE ATTACHED PUBLIC REALM DOCUMENT**

Members agreed that the most sensible way forward would be to review the Section 106 listings included in the Public Realm document and consider the priority of each item, with a recommendation back to the Planning Committee.

Councillor Hughes as:

What is S106?

What is the aim of the Task & Finish Group?

How can we achieve this aim?

The following responses were provided:

What is S106? – Herefordshire Council recognises that when developers build new houses, the development may have an impact on the local community. For example, the growth in the local population might lead to greater pressure on education facilities. We can use Section 106 Agreements to require developers to pay for infrastructure to help mitigate the impact of developments. In addition, Section 106 agreements can be used to secure the delivery of affordable housing.

Section 106 agreements are legal agreements negotiated between the council and the developer. The council can request financial contributions and affordable housing for development sites of 11 residential units or more.

Under the Government's National Policy Framework (NPF), which sets out the Government's planning policies and, how they should be delivered, HC can only ask for funds for infrastructure which meet the following "three statutory tests":

- The project is necessary to make the development acceptable in planning terms;
- It is directly related to the development; and
- It is fairly and reasonable related in scale and kind to the development.

What is the aim of the Task & Finish Group? – This Task & Finish Group are trying to build a new Wish List for Ledbury and agree priorities within the list.

How can we achieve this aim? – by reviewing all of the information provided by the Clerk (Public Realm document, Councillor Harvey's previous Ward report and previous wish lists)

It was agreed that the same system used within the Council's Corporate Plan would be used, i.e. Red for High Priority, Amber for Medium Priority and Green for Low Priority. It was also agreed that they would incorporate D for items that they believe have been completed. A map is also attached to identify the relevant numbering.

Councillor Bannister advised that most of the items on the list within the public realm document were transport related and considered that Ledbury Town Council need to consider alternatives from just transport projects.

The following list is the outcome of the discussions at the meeting:

REF	Description	Priority
16	Informal crossing to B4216 – Leaddon Way	D
22	Crossing and shared use path along Martins Way to link with 17 and 18 (B & C)	A
1A	Shared use access from Ledbury SUE (Site A) to include crossing over Hereford Road to link to New Mills Way (Members believe this to be part of the Viaduct development)	G
15	Crossing over the bypass south of the Full Pitcher roundabout linking with Old Wharf Industrial Estate (members believed there was a case to enhance this with Pelican Crossing)	A
20	New bus stop and shelter on the west side of Martins Way, plus the provision of a shelter at the existing bus stop on the east side of the road	R
1B	Shared use access from Ledbury SUE to include crossing over A438 to link to Riverside Park (members believe there is a case to enhance this with a pelican crossing)	A
45b	Town Trail Refurbishment (Orchard Lane – Bye Street Section)	A

14	Crossing over the bypass north of the Full Pitcher roundabout linking the Town Trail with 13 and Old Wharf Industrial Estate (Upgrade to Pelican Crossing)	R
19	Crossing of A417 Ledbury Bypass to connect to site D	G
39	Footpath link from development site D to The Southend (No longer applicable replace with Crossing from proposed Bovis site to Jubilee Close)	G
1C	Formal crossing of Hereford Road and shared use link to join with path at southern end of Golding Way to including lighting	A
5	Widening narrow footbridge on Town Trail over Orchard Lane	R
8	Bye Street/Town Trail Crossing	R
21	10MPH TRO on A417 Leadon Way between the Full Pitcher roundabout and a point east of the proposed roundabout	D
13	Shared use path on north side of A449 to connect with 14 & 15	R
6	Improvement to links between Orchard Lane and Town Trail south of footbridge	R
35	Real time information especially by the Market House, War Memorial and Railway Station	G
7	Alternative to steps at the town end of Green Lane by Homend Crescent	G
10	Crossings over Bypass, Little Marcle Road to link in with 9	A
18	Upgrade of Mabels Furlong and Biddulph Way spur footways to shared use	A
23	Shared use footpath along the north side of Hereford Road to a crossing serving Golding Way to link with the Town Trail (Saxon Way)	A
45c	Town Trail Refurbishment (South of Bye Street)	R
34	Upgrading of PT facilities within the town centre to include shelters, kerbing etc	G
36	Review of facilities at all key bus stops in Ledbury with an aim to upgrade	G
19A	Crossing of A417 Ledbury Bypass to connect to site D (footbridge)	G
11	Cycle measures on New Street between B & C and the Town Centre	Unclear – clarification to be sought
30	Pedestrian crossing at Gloucester Road/Biddulph Way (Site D)	R
40	Footpath improvement west of Lower Road Trading Estate	A
45A	Town Trail Refurbishment (North of Orchard Lane)	A
4	Extension of shared use path between Aldi and Barnett Avenue (ZB2 path)	A
9	Shared use path on town side of the bypass between ZB2 path Lower Road Industrial Estate to Lower Road/Little Marcle Road roundabout	A

17	Upgrade of ZB9 footpath between Martin's Way and Mabels Furlong to link with 16	G
45D	Town Trail Refurbishment (South of Little Marcle Road section)	A
25	Widened footway to increase public space around Market House including review of bus stop locations and parking	G
26	Widened footway along eastern end of Bye Street (Not one way)	R
24	Footpath link to Wellington Heath (Canal pathway)	G
47	Pedestrian Wayfinding signage review	A
44	Car park management (fee/strategy) and signage	D
2	Shared use paths along the BN4214 Bromyard Road	R
37	Station parking	R
3	Junction improvement Hereford Road/Bromyard Road/Rail station	R
29	Traffic calming in areas of the town	G
28	Town Centre 20mph (not town wide)	R
41	Junction improvement at the Southend junction with Mabels Furlong	Happening
43	Widened footway between Top Cross and Police Station	R
38	Accessible footbridge between platforms	R
31	Remodelling of road junctions along Bye Street/Bridge Street/ Lower Road	R
32	Remodelling of road junctions along Woodleigh Road	R
33	Remodelling of road junctions along Little Marcle Road	R
48	Increased central coach parking	A
12	Cycle contraflow at High Street end of New Street	G
42	Resident's parking scheme (Various locations)	G
46	Knapp Lane traffic flow management (one way eastbound after Upperfields?) – Members suggest an extension of the yellow lines and other traffic control measures but not to make this one way	A
27	Additional level added to an existing town centre car park (Bye Street/Bridge Street could both be considered)	A

The meeting ended at 8.09 pm.

Signed Dated
(Chair)

Town Council S106 wish list - as at 19.08.2016

Project / Works Description	Project / Works Description	Priority
Public green space	Development of an additional park/green space	
	Improved lighting at the Recreation Ground	
	Picnic area at the Recreation Ground	
	Improve landscaping and flow on the River	
Paths & cycleways	Improved existing provision:	
	Installing solar/movement activated lighting on Town Trail	
	All-weather path surface on Town Trail & riverside walk	
	Widening of the Orchard lane cycle/footbridge on Town Trail	
Play/exercise equipment	All age outdoor exercise equipment	Complete
	Improved play equipment in residential areas, e.g. New Mills, Deer Park,	
	Roller Park/upgraded skate park	
	Running/Trim-trail round town	
Youth/Teen provision	Refurbishment of the Youth Centre	
	Youth provision in the form of a coffee bar/drop in centre	
	Covered seating facilities for the children on the Rec	
	Creative workshop facilities particularly for young people i.e. rehearsal rooms, recording suite, wet art room, technology suite	
Additional sports provision	Third generation artificial football pitch	
	Athletics track	
	Indoor tennis/bowls centre	
	Range of facilities appealing across wider gender and age ranges e.g. Padel, short tennis, netball	
	New swimming pool & sports complex	
Town centre improvements	Re-design of town centre to enhance area around the Market House	
	More urban trees	
	Better pedestrian provision - wider pavements	

317

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Car Parking & Traffic	Additional level added to an existing town centre car park	
	Landscape Master's House environment	
	20mph zone within town	
	Traffic calming in areas of the town	
	pedestrian crossings at key points, e.g. Gloucester Road near Biddulph Way and Hereford Road near Saxon Way	
	Remodelling of road junctions in Bye-Bridge-Lower Rd, Woodleigh Rd & Little Marcle Rd	
Community areas	Litter and dog poo bins around town	
	Improved and additional notice boards	
	Remodelling of Lawnside Road area	
	Public toilet on the Recreation Ground	
Education	Accommodation improvements at JMH	
	Lifelong learning workshop facility	
Healthcare & Emergency Services	Combined blue-light facility close to bypass	
	Proper hospital nursing facilities for convalescence	

Town Council S106 wish list - as at 17.01.2017

Project / Works Description	Project / Works Description	Priority
Open Space/Offsite Play	Development of an additional park/green space	
	Improved lighting at the Recreation Ground	
	Picnic area at the Recreation Ground	
	Installing solar/movement activated lighting on Town Trail/Recreation Ground	
	Widening of the Orchard lane cycle/footbridge on Town Trail	On Aldi 106 list.
	Roller Park/upgraded skate park	
	Covered seating facilities for the children on the Rec	
	Public toilet on the Recreation Ground	
Library		
Education, Pre School Primary School High School Sixth Form, Youth/Teen provision SEN	Refurbishment of the Youth Centre	
	Youth provision in the form of a coffee bar/drop in centre	
	Accommodation improvements at JMHS/LPS	
Sports Facilities	Indoor Sports centre	
Transport/Highways	Re-design of town centre to enhance area around the Market House	
	More urban trees	
	Better pedestrian provision - wider pavements	

	Additional level added to an existing town centre car park	
	20mph zone within town	
	Traffic calming in areas of the town	
	pedestrian crossings at key points. Mini R'bout JMHS/Mabels Furlong	
Recycling		
Monitoring Costs		