

## LTC Administration

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**From:** Phillip Howells  
**Sent:** 22 June 2021 12:47  
**To:** marty.sanders56@gmail.com  
**Cc:** LTC Clerk  
**Subject:** Mr Sanders - consultation on new Neighbourhood Plan

Hi Martin

Thanks for completing the online NDP survey and for your questions. A lot of points there but I will do my best to answer them succinctly; these are all complex issues hard to explain in a few words.

We are not able to place a cap on housing development ourselves as a Town Council because the housing requirement for Ledbury is specified by the Herefordshire Council Local Plan. For the period to 2031 we have a requirement for 800 houses to have been delivered. We already exceed that number with current developments in place. The new Local Plan is expected by 2024 when it is likely a new number of houses for Ledbury will be included. The settlement boundary if agreed will indicate the area in which we want development to occur. As you say, there are some limits to development such as the ability of local roads (especially to the north and east) to accommodate the traffic generated. It is anticipated that the NDP and the research behind it can have an influence on the new local plan and the number of houses that will be expected from Ledbury from 2031. A lot will also depend on the governments controversial new planning regulations getting on to the statute books. If they do the rules will change substantially and we are doing what we can in this revision to anticipate future changes with policies to help protect against over development that is unsustainable.

The facilities points you make are of course very important, which is why a priority for the plan is to identify sites for new medical facilities in particular, with larger ones going to be needed. At the moment it seems the schools can cope and this is not a priority for the current plan revision (it is a limited revision on just key areas for timescale – getting a settlement boundary in place asap is seen as the key priority - and budget considerations). The provision of NHS dental facilities is currently an intractable problem. There is only one practice at the moment since it seems providing purely NHS dental services is not viable and the current practice is over subscribed with a waiting list. To be honest the NDP cannot really address that – it is government funding that makes it possible for dentists to provide NHS care which will encourage more practices to open.

The Lidl development application was not as viable as it seemed on paper. The supermarket would have had a proven detrimental impact on both the town centre and other retail outlets with a consultant advising that the current offerings more than met any likely demand up to 2025, so real new employment would not have been provided. The surgery was never a serious proposition; it was purely speculative with no consultation having taken place; it simply raised people's expectations with no likelihood of it being deliverable as proposed. New medical facilities are needed with the current NDP clearly stipulating that people wanted this to be in or near to the town centre. This is why the survey readdresses what people want for new facilities and where they should be located so we can work on finding potential sites – not that easy with limits on available land (a problem as you say, for development of all types including sport and recreation). There are no easy answers I'm afraid. Section 106 money is exacted from developers to a formula based on housing area provided and is meant to be spent on facilities that could be impacted by the development (including road and footpaths as well as schooling and such as medical centres). This will be agreed by Herefordshire planners direct with the developers, with the Town Council being consulted but not having decision powers.

Hope this goes at least a good way to answering your questions.

Best regards

Phillip

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**From:** LTC Clerk <[clerk@ledburytowncouncil.gov.uk](mailto:clerk@ledburytowncouncil.gov.uk)>  
**Sent:** 20 June 2021 12:26  
**To:** Phillip Howells <[phowells@ledburytowncouncil.gov.uk](mailto:phowells@ledburytowncouncil.gov.uk)>  
**Subject:** FW: Consultation on new Neighbourhood Plan

Additional NDP comments received.

Angie

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**From:** Martyn Sanders <[martyn.sanders56@gmail.com](mailto:martyn.sanders56@gmail.com)>  
**Sent:** 14 June 2021 09:47  
**To:** LTC Clerk <[clerk@ledburytowncouncil.gov.uk](mailto:clerk@ledburytowncouncil.gov.uk)>  
**Subject:** Consultation on new Neighbourhood Plan

Dear Angela

Having completed the survey on-line regarding the new Neighbourhood Plan I wish to make the following points to be considered as the Plan is developed.

First, I note there is a suggestion to define a settlement boundary. I support this and assume the idea is to limit sprawling development. Ledbury is quite tightly defined by its geography and I suggest has a natural limit to any coherent expansion. So, I wonder if consideration should be given to a cap on the size of the residential population in addition to a geographical boundary? That would ensure that the services that the town is able to provide, GPs, dentists, schooling etc, are able to meet the needs of the population.

Secondly, I find that with most developments the development comes first and any additional associated services follow. We have seen the new GP surgery, nursery and supermarket proposals associated with Hawk Rise development refused planning permission. So, where are these services now to be provided? Once the homes are occupied there will be further pressures on existing services to the detriment of all Ledbury residents. So, perhaps the Plan should stipulate that additional services must be provided prior to any further residential building.

As a more general point do you know what is planned for expanding Ledbury's GP and dental provision? There will be considerable extra demand placed on existing provision (which is already more than stretched) once the Hawk Rise properties are occupied and then again when the Viaduct development is complete. I had cause to write to the MP with regard to dental care yet despite his involvement (and his writing to a number of others) I have not received any satisfactory answers to my questions about impact assessments on health services associated with local housing developments. Neither am I any the wiser on how section 106 contributions actually translate into additional provision such as more GPs and more dentists

Many thanks

Best wishes

Martyn

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