

LTC Administration

From: Phillip Howells
Sent: 29 June 2021 19:36
To: ralphwallace@talktalk.net
Cc: John Bannister; LTC Clerk
Subject: FW: Development Plan

Dear Mr Wallace

Thanks very much for your email question regarding the Ledbury Neighbourhood Development Plan and the proposed development for behind the Full Pitcher on the old cricket ground site. This is indeed a site with an approved planning application, number P172501/RM, for 100 dwellings in fact, all socially affordable as well; much needed in Ledbury. It goes back a number of years, but as you say, it is now close to having building work start on the site. You can see the detail on the Herefordshire Council planning portal at:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172501&search-term=ledbury%20housing&search-service=search&search-source=the%20keywords&search-item=%27ledbury%27%20and%20%27housing%27

The settlement boundary maps do not include this site, but are equally not saying there is no planning permission (the document is silent on the area in fact). The first reason it is not included in the settlement boundary maps is because they include the more recent applications which extend the potential settlement boundary to the outside of the bypass so people can see why we are proposing the settlement boundaries options that we are. It was felt this was simpler to understand when specifically considering different settlement boundary options.

This site, being inside the old proposed boundary going back to Unitary Authority days is not an extension to that boundary so not included in the maps. Similarly, the identified, but not allocated Market Street site at the Old Auction Rooms location in the town centre, is not included in the maps, but has always been considered as a prime housing development site. As you may know, that has now recently come forward as a development application.

The second reason is because this is also a revision to the NDP which is not considering housing development per se as one of its key objectives because we already have well over the 800 houses development sites required from Ledbury in the Herefordshire Council Local Plan (or Core Strategy). So this limited revision (as explained in the leaflet) of the NDP is considering more urgent development matters such as employment and sport.

The next iteration of the NDP in 2-3 years' time will be the appropriate time to consider housing again because by that time a new local plan with a probable new housing requirement for Ledbury, and probably under new national planning laws, will be in place.

I trust this answers your question satisfactorily and thanks again for making contact.

Best regards

Phillip

Councillor Phillip Howells
Chair, Ledbury Neighbourhood Development Plan Working Party

phowells@ledburytowncouncil.gov.uk

07802 260906 or 01531 636752

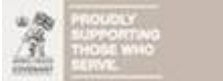
From: LTC Clerk <clerk@ledburytowncouncil.gov.uk>
Sent: 29 June 2021 12:45
To: Phillip Howells <phowells@ledburytowncouncil.gov.uk>
Cc: John Bannister <jbannister@ledburytowncouncil.gov.uk>
Subject: FW: Development Plan

Dear Councillor Howells

Please see the email below.

Angie

Angela Price PSLCC, MICCM, MIWFM
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From: Ralph Wallace <ralphwallace@talktalk.net>
Sent: 29 June 2021 11:54
To: LTC Clerk <clerk@ledburytowncouncil.gov.uk>
Subject: Development Plan

Land behind The Full Pitcher. The maps in leaflet V10 show there is no planning permission on this land but, I am told 96 houses are to be built starting next month.

I would like your comments please.

Many thanks, best wishes Ralph Wallace.