

NDP Working Party Meeting Agenda

Tuesday, 3 September 2019 at 7.00pm

(Note earlier time)

In the Council Offices

1. Apologies and Introductions
2. Declarations of interests
3. To receive the notes of the meeting of the Neighbourhood Development Plan Working Party meeting held on 12 August 2019
4. Planning Consultant presentation and Q&A session (Quote 3 – WP members to prepare questions in advance as agreed. Note Quote 1 consultant unable to make this date so will present at the next meeting)
5. LCSA/Carly Tinkler - update on receipt of the LSCA template and environmental impact assessment criteria
6. Grant Applications – meeting with Dave Tristram
7. Design Guide update
8. Personalised letter community groups inviting them to work alongside a LSCA consultant
(To Follow)
9. Website – progress on putting notes and agendas in public domain
10. Liaison with neighbouring councils – N Forde
11. 'Big picture' look at the town to reprise the key issues to get covered in the NDP
12. Dates of next meetings (Monday 23rd September at 7.30pm and Monday 14th October at 7.30pm already agreed – date for subsequent meeting to be agreed)

Ledbury Town Council

Notes of a meeting of the Neighbourhood Development Plan Working Party **Held on Monday, 12 August 2019**

Present: Councillor Howells, (Chair), Nicola Forde, Ann Lumb, Beverley Kinnaird and Paul Kinnaird

**Also Present: Angela Price- Town Clerk
Olivia Bundy- Minute Taker
Carly Tinkler- LSCA Consultant
Julie Knight – Practice Manager – St Katherine's Surgery**

31. Apologies:

Apologies were received from Paul Neep, Ian James and Patrick Goode

(There were no declarations of interest made)

32. To receive the notes of the meeting of the NDP Working Party held on the 2 and the 22 July 2019

RESOLVED:

That the notes of the neighbourhood development plan (NDP) working party were approved

33. Discussions with Carly Tinkler re proposal for LSCA

Councillor Howells welcomed Carly Tinkler (Landscape Architect) to the NDP working group.

Carly Tinkler expressed enthusiasm at the prospect of working alongside Ledbury Town Council in producing a Landscape Sensitivity and Capacity Assessment (LSCA) for Ledbury. She advised that she had some suggestions that may reduce her original fee proposal.

She suggested that under her guidance a certain amount of work could be carried out by members of the Neighbourhood Development Working Party and other local organisations.

She advised that a 2-stage method may be a way forward, the first stage being to gather base-line information and the second stage to consider the information and prepare the assessment.

Carly suggested that it would be helpful to involve local residents at an early stage so that the type of development the Working Party want to assess the capacity for can be established.

Carly also suggested, as a first stage, a meeting/workshop to go through the process in more detail and create a plan with members going forward. She advised

that she had a LSCA template that would be useful for members to start understanding the process, she would send a copy to The Town Clerk.

There was a general discussion about the current planning applications for housing development and whether the revisions to the NDP would be too late to influence them. Carly said that one approach to look at was the need for 'Environmental Impact Assessments'.

Individual sites may not be big enough under planning law to require these but there is a possibility that the cumulative impact of the various developments may mean an EIA could be required. She suggested residents consider forming a 'Rule 6' group in order to challenge the Gladman Appeal on the Dymock Road site.

Members agreed that Ledbury residents should be involved and Councillor Howells proposed holding a Parish Meeting in respect of this.

Ann Lumb suggested writing directly to Community Groups and specialist's including ecologists and architects to ask their views on their group's future needs and invite them to help with the Landscaping Sensitivity and Capacity Assessment. Paul Kinnaid advised that he had the details of the community groups in Ledbury and with their consent would pass them onto Ann Lumb and Nicola Forde.

The Town Clerk advised that the Town Council would have a stand at the Carnival and suggested that this would be a good opportunity for the Group to engage with the residents in the hope of encouraging them to work with the NDP Working Party and LSCA Consultant.

She also advised that the council are already planning interesting and interactive ways to ask the public what they love about Ledbury and the NDP work could easily be tied in with this (e.g. identify the 10 best views in Ledbury, or identifying special places and explaining why they are special) which could be used for research and evidence towards the LSCA.

Carly advised that the Working Party need to be aware that the assessment would take longer than they were anticipating; better to take time to get it right.

Carly recommended asking college students or the youth of Ledbury to get involved with the NDP and potentially offer some training/shadowing of her and Catherine Laidlaw, her assistant.

She further advised that it would be worth looking at the website magic.defra.gov.uk/MagicMap.aspx where anybody can download free maps and flag historic places and buildings.

Carly suggested that a useful way to work would be for her to bill 1/4ly at an hourly rate, this would enable the Working Party to keep an eye on expenditure.

She said that gathering the base-line information was very time heavy as was the writing up of the evidence and the final document – much of this work could potentially be done by Working Party members.

The Chairman, Councillor Howells thanked Carly Tinkler for her attendance and very informative presentation/discussion

RESOLVED:

1. That the Town Clerk send copies of the LSCA template and environmental impact assessment criteria to members once she has revived from Carly Tinkler;
2. That Nicola Forde, Ann Lumb liaise with Paul Kinnaird to create a personalised letter to specialist's and community groups inviting them to work alongside a LSCA consultant and the NDP working team.
3. That the next meeting of the WP would be largely devoted to presentations from the two selected Planning Consultants of quotes 1 \7 3 with an earlier starting date of 7.00pm to ensure sufficient time was available. It was agreed the Chairman would inform them of their selection and send invitations to each, with a note to the non-selected consultant thanking them for their interest.

34. Design Guide

Apologies had been received from Paul Neep but he had sent an email update on the progress of the Design Guide advising that he is waiting for feedback from Ian and Patrick regarding the Design Guide.

Councillor Howells suggested deferring this item to the next NDP meeting on the 3rd September 2019

RESOLVED:

That the above is deferred to the next NDP meeting on the 3rd September 2019 due to a member's absence.

35. Grant Application

Councillor Howells advised that the following papers had been submitted to a meeting of Council for consideration.

- i. Budget
- ii. Project Plan
- iii. Communication Plan

He also advised that he was awaiting confirmation from Dave Tristram in respect of a meeting to discuss future grant applications.

36. Service Level Agreement

Councillor Howell's advised members that the Service Level Agreement had been approved by Council and that he had now signed this and the Town Clerk confirmed that it had been returned to Hereford Council for signing.

37. Funding- Meeting with Dave Tristram

Councillor Howells advised that he was waiting to hear back from Dave Tristram with dates to arrange a meeting to discuss funding.

RESOLVED:

That Councillor Howells will update members with regards to booking a meeting with Dave Tristram the HCC Funding and Enterprise Officer.

4. Date of next meeting

RESOLVED:

To note that the next date of the Neighbourhood Development Plan Working party is already scheduled for Tuesday the 3rd September 2019 at 7.00pm, with a subsequent meeting also already set for Monday 23rd September at 7.30pm. The WP agreed on its rolling programme of 3 subsequent meetings that the next date would be Monday 14th October at 7.30pm.

REDACTED QUOTE 3

Agenda Item
4

Angie Price
Clerk to Ledbury Town Council

15TH June 2019

Dear Angie,

Ledbury Neighbourhood Plan – consultancy support

I write following your email of 6th June and the follow up email from Cllr Phillip Howells on 11th June in relation to professional planning support to the Town Council to assist with the preparation of the Neighbourhood Plan Review.

I set out below my background and experience, the nature of planning consultancy support which I suggest is required and the associated fee.

Background and experience

I am a chartered town planner with over twenty years experience of working in the public and private sector in a wide range of rural and urban locations. This included working for Herefordshire Council in the Planning Policy team where I led on the preparation of the Unitary Development Plan (UDP) for the eastern part of the County including the town of Ledbury itself. This included the identification of the settlement boundary, allocation of sites and for development and liaison with key stakeholders.

I am currently acting as Planning Consultant to Bredenbury Parish Council to support the preparation of their Neighbourhood Plan. This support involves overall Project Management advice, professional planning support including scoping and review of the evidence base and the writing of the Plan itself, and briefing the Steering Group on good practise and legislative issues. This work has specifically involved primary research including a Characterisation Study, Call for Sites assessment and Settlement Boundary Report.

Over the past 3-4 years I have supported three other Herefordshire Parish Councils - Leysters and Middleton on the Hill Parish Council, Kimbolton Parish Council and Bishops Frome Parish Council on a similar basis which resulted in the successful adoption of their respective Neighbourhood Plans – on time and to budget.

I can also bring a huge range of knowledge and experience to the Neighbourhood Plan from my current employment at Wolverhampton City Council where I manage the Council's strategic planning, neighbourhood planning and sustainability team.

The Council have supported two of the City's communities with the preparation of Neighbourhood Plans and we are recognised as a national neighbourhood planning frontrunner. I was a member of the Steering Groups of both of these Plans and personally wrote large parts of the documents on behalf of the community, particularly the planning policies and proposals. I lead on the preparation of statutory development plans at the Council and have project managed the preparation of the current suite of plans which guide investment and development in the City. This has involved plan-writing, organising and speaking at public meetings, attending public inquiries and appeals and managing staff and consultancy budgets.

I am also a neighbourhood planning 'champion' – the network of lead individuals selected by Government to 'spread the word' about Neighbourhood Planning and to act as a point of contact for any community groups or local authorities who require advice on plan preparation. I am working with the Department for Communities and Local Government to review the effectiveness of Neighbourhood Planning and have spoken at a number of national events to share good practise.

I carry full professional indemnity insurance which is consistent with the code of conduct of my professional body – the Royal Town Planning Institute.

Proposed support

I would like to bring this knowledge and experience, and my passionate belief in Neighbourhood Planning to the Plan.

The Town Council has the benefit of an adopted Neighbourhood Plan and so the work is very much a review of this existing Plan building on an extensive body of evidence and community engagement. You have already identified the key areas for the review to focus on but there may be other issues which arise from ongoing community and stakeholder engagement. In any event, there is significant work to do and your timescales are partly dictated by Statute and associated Regulations.

I understand that you are seeking to adopt the Plan by the end of February 2020. You may have already produced a programme to deliver this timetable but I must advise you that I do not consider this timetable to be achievable. I suggest that May 2021 is a much more realistic date to aim for and I attach a suggested Project Plan which I hope you find helpful. This is based on three key stages:

- Stage 1 – review the existing Plan and associated evidence and engage with the community / stakeholders to establish the scope of the Plan review.
- Stage 2 – evidence gathering with a focus on the Studies referenced in the consultancy brief and in response to the Stage 1 Issues and Scoping consultation. With this in mind there may be a more cost-effective approach towards the Landscape Sensitivity and Capacity Assessment and the settlement boundary assessment which would

flow from it. I suggest combining these studies into one piece of work, building on the Urban Fringe Sensitivity Analysis prepared for Herefordshire Council in 2010 https://www.herefordshire.gov.uk/download/downloads/id/2269/urban_fringe_sensitivity_analysis_part_1.pdf and settlement boundaries identified in previous planning documents. I have assumed that the work will not involve a 'call for sites exercise given that the existing Plan does not propose the bringing forward of additional development beyond that required to meet the Core Strategy targets

- Stage 3 – Writing the Plan and Regulation 14 consultation. The updated Plan to focus on integrating the Design Code, social infrastructure and open space issues.
- Stage 4 – Independent Examination
- Stage 5 - Referendum

You will see from the project plan that the most intensive period in the preparation of the Plan is between July 2019 and August 2020 (Stages 1-3). From the end of Stage 3 – the time of the submission of the Plan to Herefordshire Council through to its adoption, the process is 'locked' into a statutory process which is largely handled by the Councils planning officers.

At this stage and given the potential issues which the Plan would address I do not anticipate the Examiner requiring a formal hearing. A hearing would only be required in the event of the Examiner wishing to clarify matters that cannot be resolved by written submissions, or if there are significant contentious issues that have not been possible to resolve during the preparation of the Plan.

Having regard to the updated guidance set out in the NPPG in relation to modifications to adopted Plans I have also assumed that a Referendum will be required as the new Plan may change the nature of the existing adopted Neighbourhood Plan. This is of course a matter for the Independent Examiner to consider and further details can be found via the attached link - <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

In the context of the above I suggest that planning consultancy support is required at six critical stages:

- Overview of project management arrangements to include supporting the Steering Group with the Project Plan, Budget Plan and ongoing support throughout the preparation process including attending Steering Group meetings (six days).
- Collating and reviewing the evidence base including reviewing the existing Plan, Design Code and existing County-wide planning documents and national planning policy (up to four days).
- Preparation of the settlement boundary report using the approach set out in the consultants brief and considering responses to community consultation on potential options (up to six days).

- o Working with the Steering Group to agree the objectives and structure of the Plan (two days).
- o Writing the plan (seven days). The project plan proposes that the plan writing stage is programmed for a period of three months – from January 2020 to March 2020. This task would benefit from a significant input from the Steering Group or its sub-groups – indeed the greater the involvement of the Steering Group in policy writing the more a sense of community ownership the Plan is likely to have. I have assumed for the purposes of this fee proposal that I would be writing the majority of the Plan and advising the Town Council on potential changes in the light of the responses to the various consultation stages and the Examiners Report – eight days equivalent time over the three-month period.

This programme is based on my overview of the existing Neighbourhood Plan, the Examiners Report, the evidence base and the emerging strategic planning context.

Fees

My fee proposal is based on a day rate of £400 and so for 26 days of dedicated support the total fee is £10,400. I am happy to agree this as a 'fixed' fee and subject to no unexpected issues arising from the evidence or public consultation there will be no charge for any further input. Equally, if the work progresses in a more straightforward manner than I anticipate then I will only charge for the actual time spent. Alternatively, if there are specific elements within this proposal that you would like me to address then I would be happy to do so, working alongside other consultants.

I am conscious that this proposal may be considered to be different in approach from that envisaged in your consultancy brief and may in turn challenge the assumptions you have made over the preparation of the Plan. But I think it is best to be as open and honest with you at this stage and for the Town Council to maximise your limited budget.

Summary

I thank you again for giving me the opportunity to put this proposal to the Town Council and hope that I have shown that I can bring extensive knowledge and experience of writing statutory plans, working with local communities and most importantly, leading on the preparation of Neighbourhood Plans.

I would be happy to meet with you to discuss the scope of my support in more detail if there are any elements of my proposal which you wish to discuss further.

Yours sincerely

Indicative Ledbury Neighbourhood Plan summary project plan

Project Phase	Activity	Lead	Start date	End date	Output / evidence	Comments
Stage 1 - Community Engagement and involvement	Initial publicity and awareness raising	NPlan Steering Group	July 2019	August 2018	Website and publicity	
	Identify and engage local partners and service providers to focus on health, education and leisure / open space.	NPlan Steering Group	July 2019	September 2019	One-to-one meetings and correspondence	
	Issue Issues and Scoping Report for community consultation to confirm scope of the Plan review.	NPlan Steering Group / Planning consultant	September 2019	October 2019	Issues and Scoping Report	
	Analyse responses to Issues and Scoping Report and consider the need for additional evidence in the light of issues raised.	NPlan Steering Group / Planning consultant	October 2018	November 2018	Report summarising issues raised in questionnaire	
Stage 2 – Evidence gathering	Review existing Plan, evidence base and existing planning framework and consider the need for additional evidence. Identify additional evidence required in response to Issues and Scope consultation.	Planning consultant / NPlan Steering Group	July 2019	November 2019	Evidence Paper to include paper summarising effectiveness of existing NPlan policies and strategic policies.	
	Settlement boundary report for public consultation	Planning consultant	October 2019	December 2019	Settlement boundary report setting out options for settlement	Report to be based on existing evidence

Project Phase	Activity	Lead	Start date	End date	Output / evidence	Comments
Stage 3 – Writing the Plan	Agree Plan structure and policy areas				boundary.	including 2010 Urban Fringe Sensitivity Analysis.
	Writing first draft plan	NPlan Steering Group / Planning consultant	December 2019	December 2019	Skeleton document	
	Pre-submission consultation on draft Plan	NPlan Steering Group / Planning consultant	December 2019	February 2020	Draft Plan approved by NPlan Steering group	
	Consider comments to draft Plan and make amendments	NPlan Steering Group	April 2020	May 2020	Draft Plan	
	Submission of Plan to local planning authority	NPlan Steering Group / Planning consultant	June 2020	August 2020		
	Statutory consultation for six weeks	NPlan Steering Group	August 2020	September 2020	Submission Plan and supporting information	
Stage 4 - Independent Examination	Local planning authority appoints examiner	Local Planning Authority	October 2020	November 2020	Schedule of responses to submitted plan handed to Examiner	
	Examination	Local Planning Authority	November 2020	December 2020		
	Examiners report published	Local Planning Authority	December 2020	January 2021		
Stage 5 - Referendum	Publication of pre-referendum information and documents	Examiner	January 2021	February 2021	Examiners Report	
	Referendum	Local Planning Authority	March 2021	March 2021	Neighbourhood Plan and supporting information	
	Publication of referendum decision	Local Planning Authority	May 2021	May 2021	Notice of result	

Project Phase	Activity	Lead	Start date	End date	Output / evidence	Comments
	Neighbourhood Plan is made	Local Planning Authority	June 2021	June 2021	Approval of Plan by local planning authority	

Legend

- Water
- Watercourse
- Footpath
- Public Footpath
- Public Road
- Private Road
- Public
- Private

Bradlow and Surrounding Areas

North Grid

Scale

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Bradlow and Surrounding Areas

North Grid

Scale

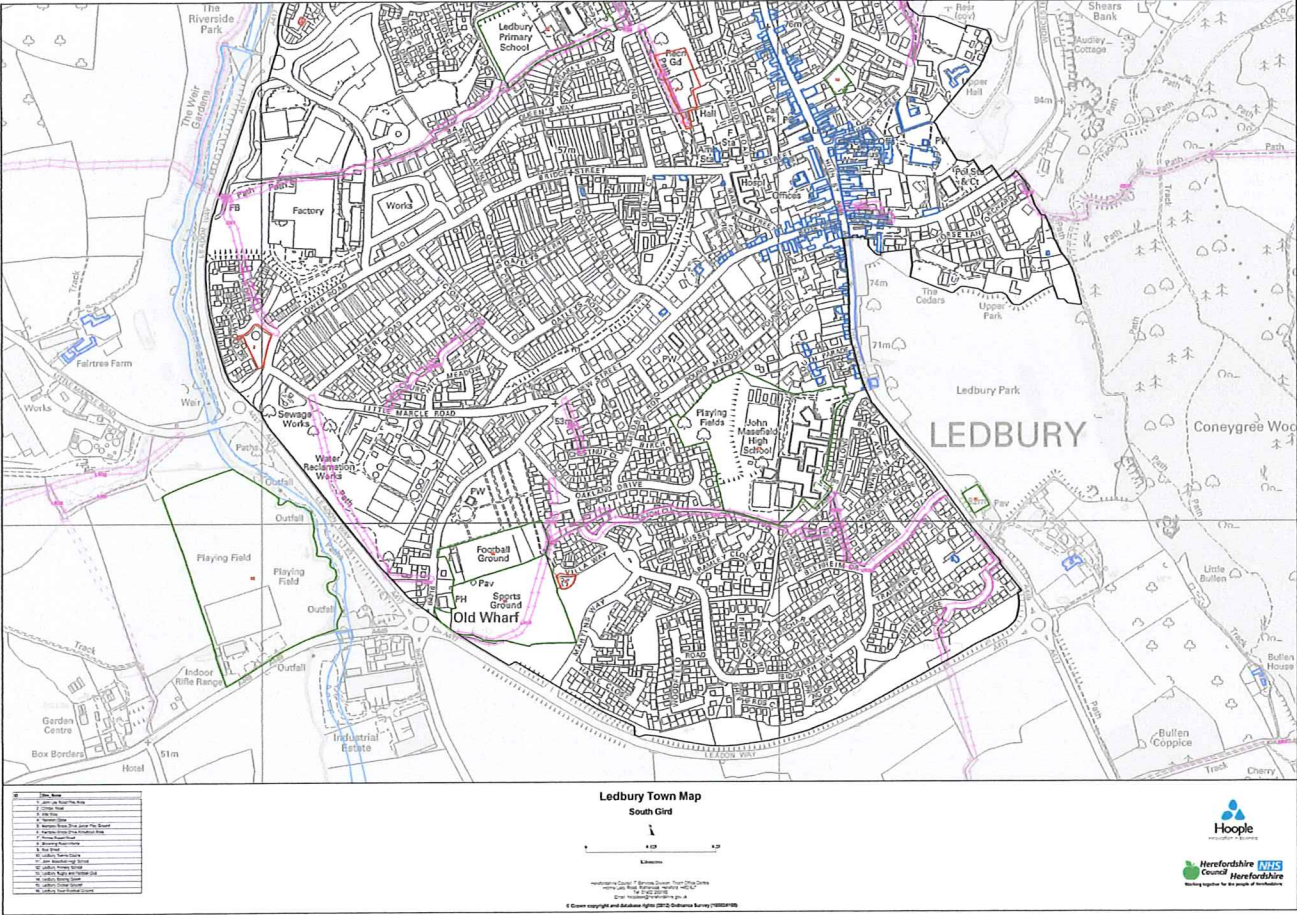
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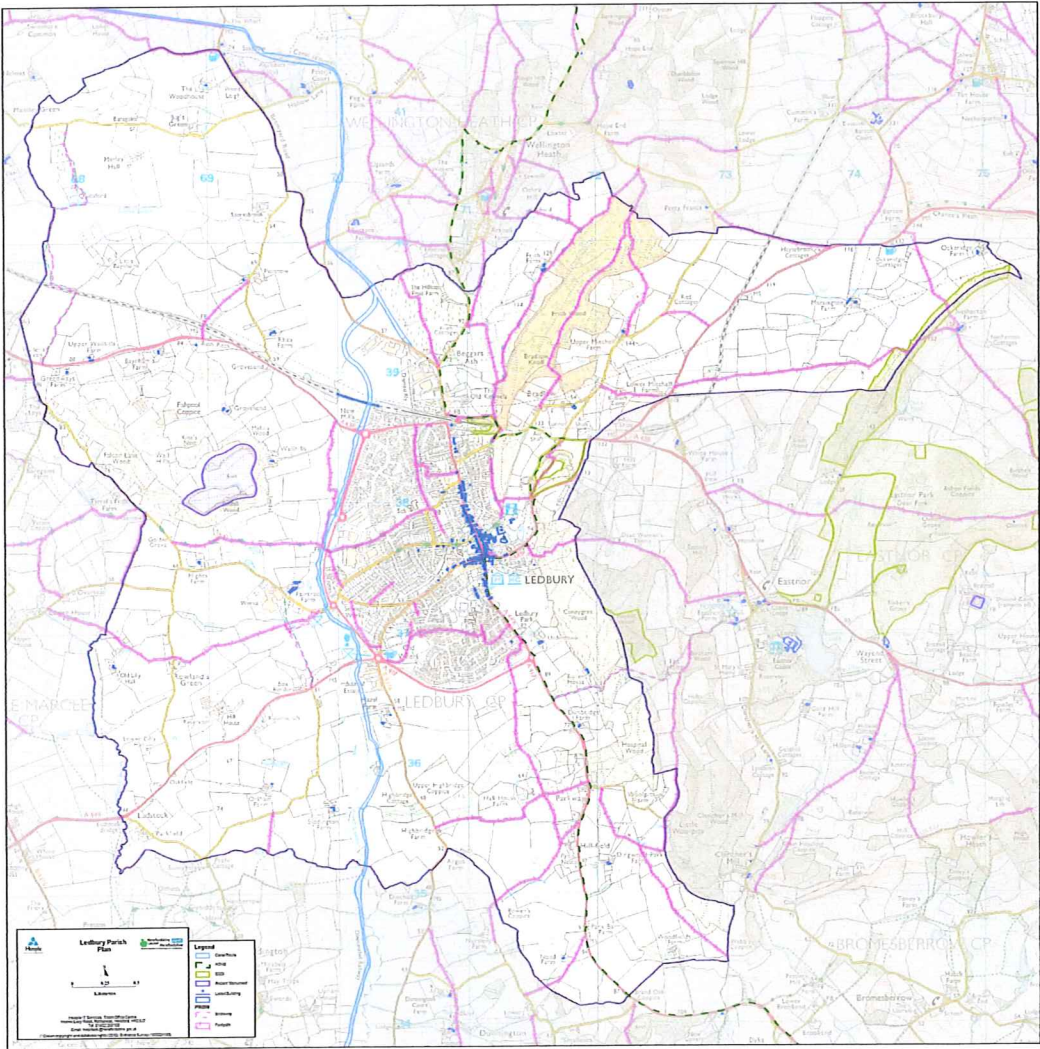
Bradlow and Surrounding Areas

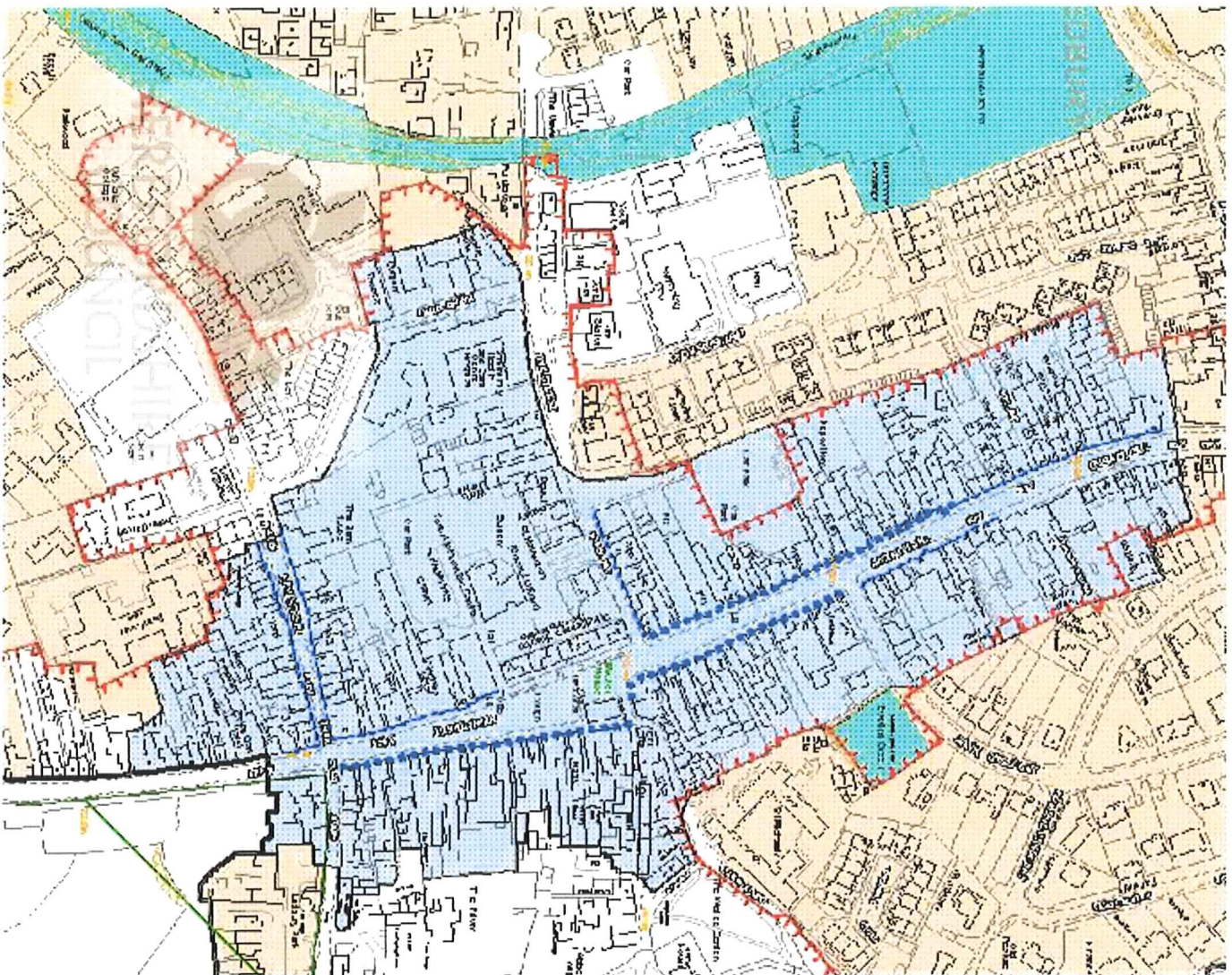
North Grid

Scale

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Inset Map LED 2

Ledbury

- Ledbury Town Boundary (HT)
- Ledbury Town Residential & Retail (R2)
- Ledbury Shopping and Commercial (C2) (HTC2)
- Primary Shopping Frontage (HTC2)
- Secondary Shopping Frontage (HTC2)
- Ledbury Mining Mineral Resources (M2)
- Areas of Outstanding Natural Beauty (AONB) (A1)
- Ledbury Town Area (HTC2)
- Ledbury Town Urban (HTC2)
- Ledbury Town Urban (HTC2)

The Ledbury Town Area is shown in red on the map.

Herefordshire Unitary
Development Plan

March 2007

Scale 1:2000

Information on this map is for reference only. It is not a legal document. It is not a substitute for a professional survey. It is not a substitute for a professional survey. It is not a substitute for a professional survey.

Agenda Item
5

Ledbury NDP LSCA

Preliminary Notes from Meeting of 12th August 2019 for LTC

15th August 2019

A. LSCA FEE PROPOSAL

Revisions

In the light of the discussions at Monday's meeting, and from what I've seen and heard, your parishioners are more than capable of doing a great deal of the work involved in pulling the baseline sections of the LSCA together; they could also help with the baseline info analysis, and the value / sensitivity / capacity judgement process.

If that's the case, the appointed consultants would just need to act as co-ordinators / project managers / advisors / guides / mentors. They'd have to a) set up the LSCA template / write introductory sections / start everyone off; b) clearly explain what needs doing, how, and by when; c) be available to check progress / discuss matters arising / advise as and when required; d) research / write / complete sections which are beyond the expertise of the volunteers; and e) finalise the final draft report / appendices for publication / consultation.

The best approach may be as follows:

- Decide whether to adopt a one or two-stage process (see below)
- Establish the budget for the LSCA (just Stage 1, or overall)
- Divide the budget into quarters: based on a 2-year programme, allocate 25% every 6 months. Either keep back or add as extra a 25% contingency until quite late in the day.

Consultants could be paid on an hourly basis, at agreed rates. They'd need to keep and submit regular timesheets so you can see how quickly the budget is being used up, and on what. At the end of each 6 month period - or before if needs be - review and adjust as necessary.

For my own fee submission, I propose the following revised hourly rates (but note they're exclusive of costs - probably allow 5% of total overall budget):

- Practice principals (Carly Tinkler / Ian Singleton) £45 / hour
- Senior landscape architect (TBC e.g. Jen Roberts) £35 / hour
- Junior landscape architect (would probably be Catherine Laidlaw) £20 / hour.

Project Stages

Consider dividing the LSCA into two stages - it may be possible to get grants for each stage, but in any case it's a good idea to build in a pause, and perhaps consult the public at that point.

- STAGE 1: BASELINE - first establish study areas: will probably need a) 'wider' study area stretching from Marcle Ridge to the Malvern Hills, and b) the area shown on the 1:25k OS map base (I'll send the file with the email). Then, gather / record all the available background and baseline landscape / visual information (see Figures below). Carry out public consultation early on. Analyse all the baseline info. When done, can establish preliminary parish-wide levels of landscape / visual value and sensitivity. Write up and publish Stage 1 results. Pause there, and establish scope of Stage 2 Capacity studies.

- **STAGE 2: CAPACITY** - Establish which areas need to be the focus of the more in-depth capacity studies. For example, the residential capacity study will help determine the line of the future settlement boundary, so the study area for that may be larger than the areas in which the capacity for industrial development or recreational use would be assessed. By that point, specific land use requirements, and priorities, should have been established.

Figures

It's always best to capture published / other available landscape and visual baseline info early, and keep on inputting as you go - the first part of this exercise is relatively straightforward.

Sources include <https://magic.defra.gov.uk>, Herefordshire Council and Malvern Hills AONB Partnership. See also 'other inputs' below

Record by hand on OS map bases as well as digitally. For the latter, time / cost (assuming Catherine does the work) would probably be c. 25 hrs so cost @ £20/hr = c. £500. After that she, or perhaps volunteers with her help, can a) add further baseline landscape and visual info as it comes in e.g. gathered through public consultation, and b) produce figures showing the results of the visual studies / other analysis work, and the overall capacity plan (the latter can't be done until the very end).

B. VARIOUS NOTES

Existing / Proposed Land Uses

POSSIBLE LIST OF 'LANDUSE FOCUS' GROUPS

Many different types of land uses and / or 'functions' will need to be considered in the next stage of the NDP. Those which are selected (after the 'baseline' stage - see above) would need to be the subject of a) more in-depth area / site and land use-specific sensitivity studies, and b) land use-specific specific capacity studies.

I think one of the aims of the LSCA process should be to end up with a town (and parish?)-wide 'Future Land Use Zoning Plan', which could form part of the NDP.

It would be good to start marking up blown-up OS maps of the area to show what the existing land uses are, using different colours / symbols for each one. Data from the local Biological Records Centre (BRC) can be really useful for this exercise, as the map normally shows land uses as well as habitat types - example attached to email.

The land uses / functions I've thought of so far are:

- EDUCATION
- HEALTH
- RECREATION / SPORT / ACCESS (incl. play areas and links / routes)
- COMMUNITY SPACES / FACILITIES (excl. recreation, incl. theatres)
- TOURISM / VISITOR ATTRACTIONS / PARKING
- RESIDENTIAL (incl. accommodation / care for people with disabilities / the elderly)
- LIVE / WORK
- AGRICULTURE / HORTICULTURE / ALLOTMENTS
- INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL
- INFRASTRUCTURE / UTILITIES / SERVICES
- ENERGY / ALTERNATIVE ENERGY
- WILDLIFE HABITATS
- FLOOD ZONES

- GREEN INFRASTRUCTURE / ECOSYSTEM SERVICES / NATURAL CAPITAL

See 'Use Classes Orders' for examples of types of uses esp. within Commercial category
https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

At an early stage, find people who are prepared to take a 'leadership' / co-ordination / liaison role for each (or combined) use / function. They would discuss / engage with the NDP / LSCA teams / the community, and with their own 'communities'.

Community Engagement & Input / Public Consultation

POSSIBLE LIST OF BASELINE STUDY INTEREST GROUPS

The list below is broadly as per the LSCA topic headings:

- LANDSCAPE CHARACTER
- HERITAGE / LANDSCAPE HISTORY / CULTURAL ASSOCIATIONS
- ECOLOGY / BIODIVERSITY
- 'SIGNIFICANT VEGETATION'
- RECREATION / ACCESS / AMENITY
- GREEN INFRASTRUCTURE (but NB GI incorporates all of above)
- VIEWS & VISUAL AMENITY including finding 'Key Views' for potential NDP policy protection (see e.g. Malvern Town, Colwall and Malvern Wells NDPs Visual Studies)

I do think that working this way can result in a sense of ownership and pride.

Ideas include:

- Discuss / engage with local press, schools, colleges, U3A, existing focus / interest / study groups. Set up forums / websites, and create / co-opt existing facebook / other social media groups - get help from youngsters! What do they want to see / do here in the future?
- Launch calls for public's e.g. 'Top-10': assets / features / views / walks / places to sit or play / famous people associated with Ledbury etc. Must show locations on downloadable maps where possible and explain WHY important on attached form (speak to Claire Lawrence at Malvern TC who did Malvern Town NDP's visual study's call for top 10 views).
- Launch art / poetry / other competitions esp. for younger schoolchildren (relating to 'visions' of Ledbury's past / present / future?) - can be linked to national curriculum - see <https://www.ttl.org.uk/>
- Set up community shared folders where baseline information / photos can be dropped into, plus examples of 'good' practice, suggestions and so on.

Grants

You've probably seen this one <https://mycommunity.org.uk/funding-options/community-led-housing/>

Ditto <https://www.princes-trust.org.uk/help-for-young-people/who-else/employment/grants-funding/community-projects> and <https://www.grantsonline.org.uk/news/community-development/> and <https://www.bringingpeopletogether.org.uk/#findOutMore>

Funds are available for community history projects. See <https://www.ohs.org.uk/advice/funding/>

Try Malvern Hills AONB Partnership (Stages 1 & 2, esp. if over two financial years)

Other (Cost-Saving?!) Inputs

- Herefordshire Council - what could they provide FoC or at low cost? For example, parish-wide Historic Environment Record (HER) and BRC searches with reports / plans (see above)? Input into developing local / linking to wider Green Infrastructure / ecosystem / catchment / other strategies?
- Would someone like Roland Close consider acting as a 'hands-off mentor' / advisor through the process? I think such input would be invaluable.

- Ditto local landscape history experts e.g. David Whitehead (wrote Survey of Historic Parks and Gardens in Herefordshire *inter alia*) and David Lovelace (<http://www.bosci.net/> he's great with LIDAR).

Cumulative Effects

Para. 036 of the Natural Environment PPG (revised July 2019) states that '*The cumulative impacts of development on the landscape need to be considered carefully*'. Indeed, recent cases such as *Wealden DC v SSCLG* [2017] EWHC 351 (Admin) have demonstrated that cumulative (or 'in-combination') effects should be considered at a very early stage in the planning process. Need to discuss with the LPA relatively soon esp. in the light of Gladman et al (see below).

Sources of Info / Other Ideas

USEFUL LANDSCAPE INSTITUTE PUBLICATIONS

https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2016/03/A-new-generation-of-garden-cities_a-future-inspired-by-landscape.pdf

https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2015/12/ProfitablePlacesOctober2014_002.pdf

https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2013/11/Public-Health-and-Landscape_FINAL_single-page.pdf

OTHER

- LSCA process could include career advice - landscape / architecture etc! Students could shadow / assist with LSCA
- Para. 036 of the Natural Environment PPG (revised July 2019) is a useful source of reference for several NDP / LSCA-related matters <https://www.gov.uk/guidance/natural-environment>
- <https://www.foodforlife.org.uk/whats-happening/news/news-post/national-food-strategy-prioritises-healthy-food-for-all>
- <https://www.incredibleedible.org.uk/>
- <http://www.fabians.org.uk/wp-content/uploads/2015/03/PlacesToBe-Final1.pdf>
- Which land uses are compatible / can be combined / should be kept separate? For example, sports facilities could have sport-related commercial use adjacent. See work of Dutch architect Herman Herzberger who combined certain uses very successfully e.g. private / public use at De Drie Hoven Old Peoples' Home¹ - very relevant in this day and age.
- Restore canal.

¹ Slightly edited / highlighted excerpt from a website, with additional notes:

'The residential complex "De Drie Hoven" is intended for physically or mentally handicapped people, most of whom have reached an advanced age. All of them need care, and more especially, attention. The main aim was to create an environment in which each person, according to its limitations, would have maximum scope for social intercourse: the basis of a varied social pattern within the confines of a small town.

'The complex consists of a nursing home section, a section where a degree of care is provided, and a section with independent dwellings and central amenities. Because the combination of these very different categories of accommodation was aimed at maximum interchangeability, so that residents whose condition improved or worsened would have to be moved from one section to another as little as possible, it was obvious that the complex had to be conceived not as a conglomerate of separate buildings but as an urban area, in which all amenities would, in principle, be available and accessible to all residents'.

A public thoroughfare runs through the interior of the complex, and the corridors are designed as 'streets', which many residents' front doors face and / or have windows looking onto. The doors are 'stable doors' - residents can choose whether to have them fully shut or half-open, depending on the amount of interaction they want. In the centre there's a public square (or 'village green') with shops, cafes, hairdressers etc., so less mobile residents can still 'go out' with friends / family, or just sit and 'watch the world go by'. There are recreational areas along the street (some with pool tables!), and public gardens outside, beautifully landscaped, where residents can fish in the lake, and grow their own flowers, fruit and veg (or just enjoy seeing someone else do it for once!).

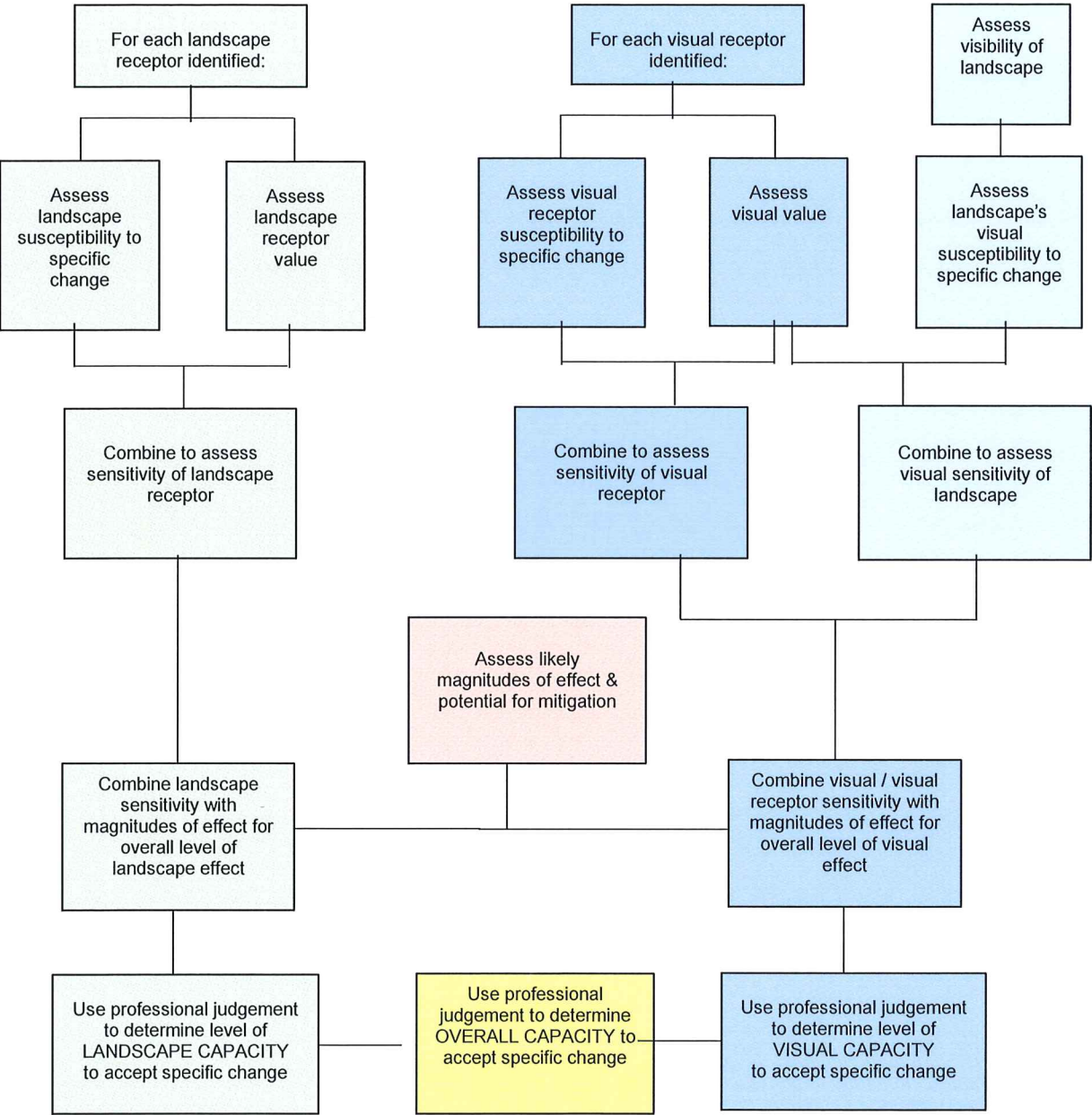
See also <https://housingourmatureelders.wordpress.com/2018/11/09/case-study-de-drie-hoven/>

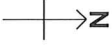
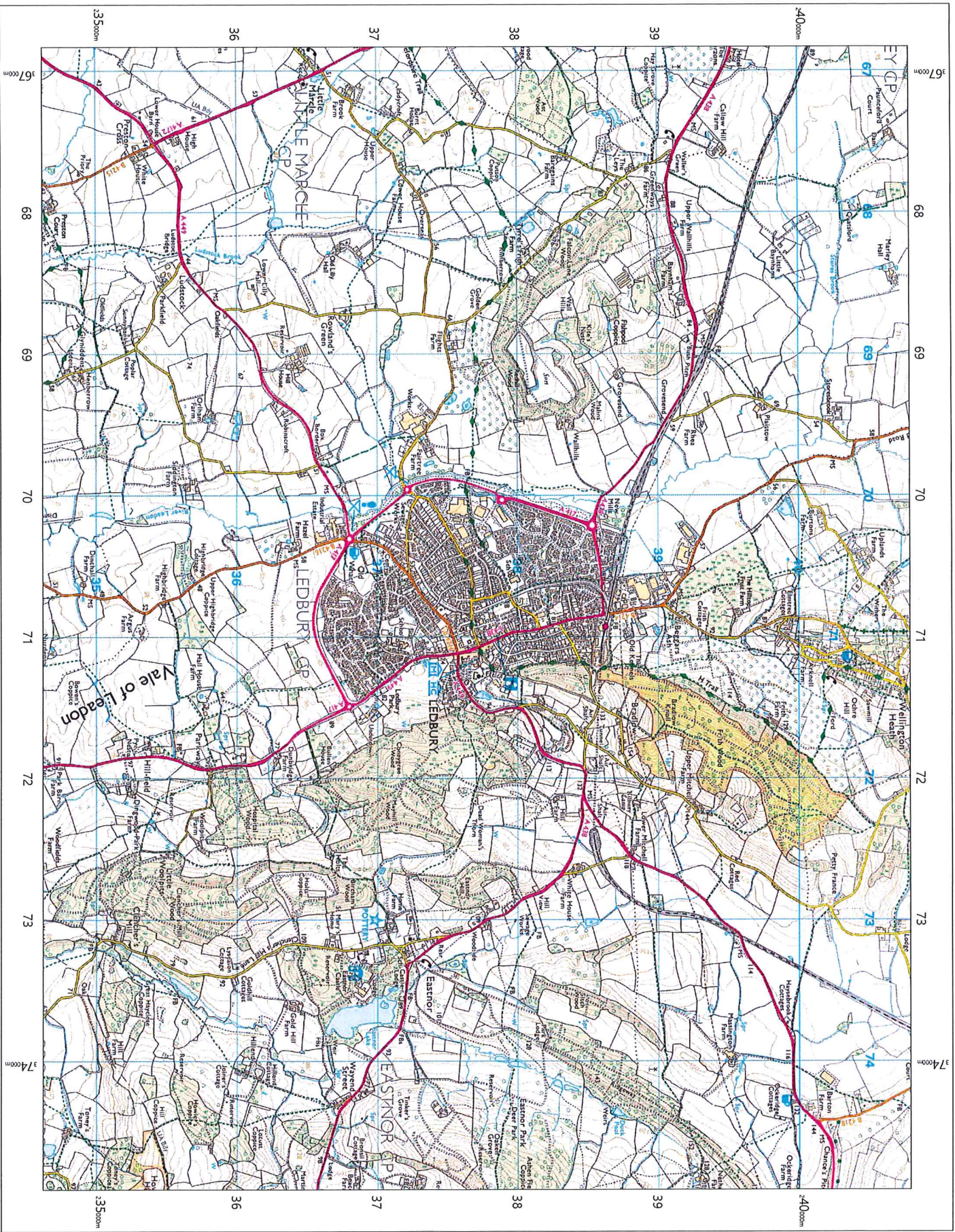
- I think that Herefordshire Archives and Records Service (HARC) used to give talks on old maps and how to read / interpret them - could be invited to Ledbury? Speakers on other LSCA topics could also be invited, to help / motivate the focus groups.
- If the current Gladman / Bovis proposals are granted permission - one or both of them - it will radically alter the existing baseline situation. Sensitivity and capacity levels in those areas 'could go up as well as down', but it's most likely that in planning terms, this part of Ledbury would become the focus for further expansion.
- If they do go ahead, it would have to be accepted that this is a new starting point for the future, so if possible, engage / negotiate hard with the developers to get the best quality scheme possible, that doesn't 'compromise' how the land might be used / protected in future and delivers real long-term benefits. Try and engage with HC's landscape officer Nigel Koch if not done already - he's keen and very good.
- Speak to housing associations who want to build (and have a track-record of delivering) good quality affordable houses, and who are prepared to adopt a 'landscape-led and iterative approach' from A to Z. They may need to enter into 'arrangements' with commercial developers.

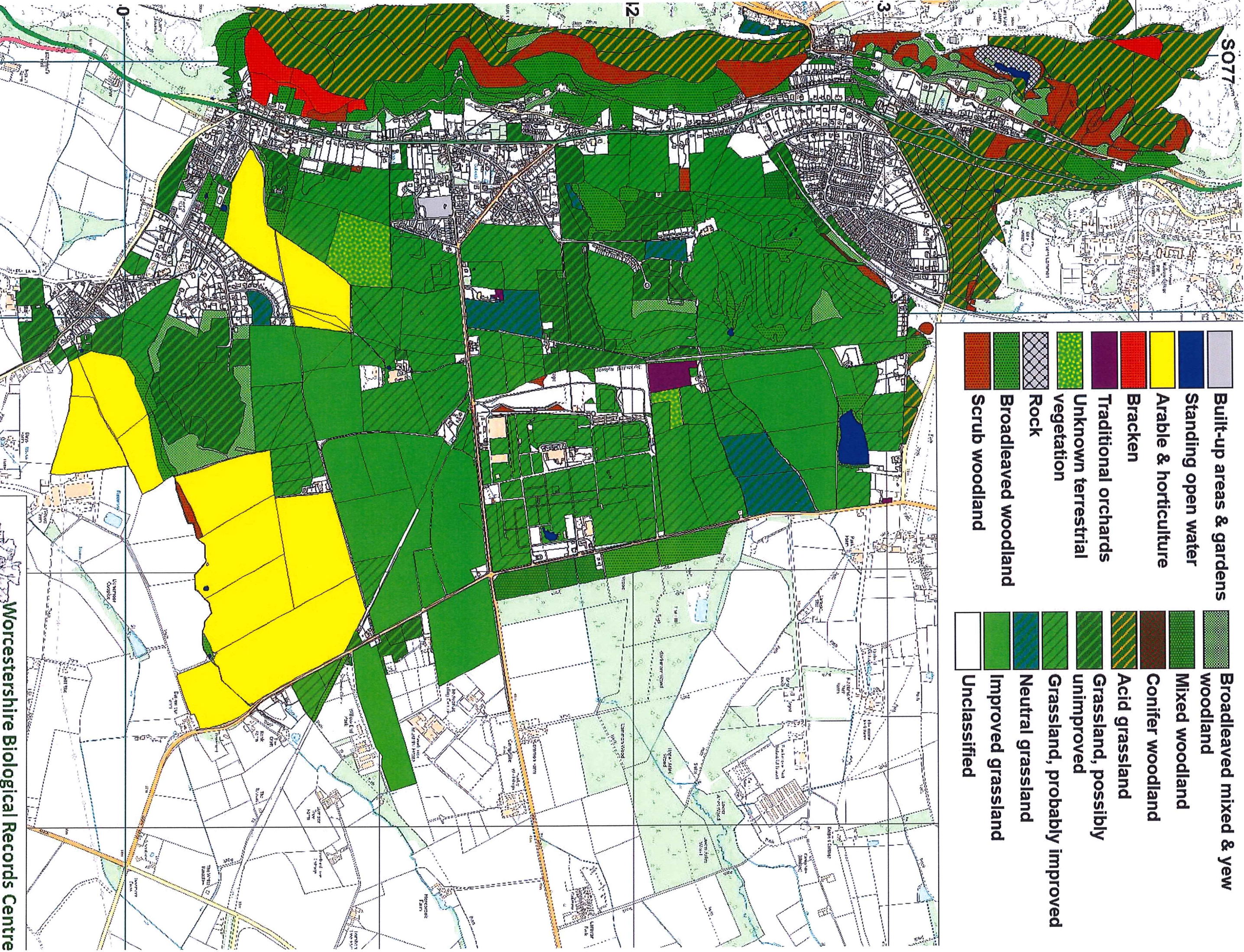
APPENDIX F

LSCA Process Flowchart

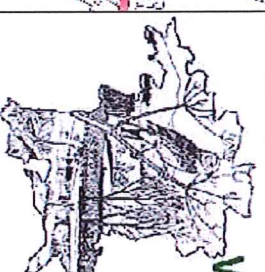
LSCA Process Flowchart







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