

Ledbury Neighbourhood Development Plan Reg 14 Consultation

Introduction

National Policy

The National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) set out the Government's planning policies for England and how these are expected to be applied.

At the heart of the NPPF is the principle of sustainable development, which identifies three overarching objectives:

- An economic objective – to build a strong, responsive and competitive economy.
- A social objective – to support strong, vibrant and healthy communities.
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.

Localism Act 2011

The Localism Act of 2011 reformed the planning system to give residents of towns new rights to shape the development of the communities in which they live.

The Influence of the Core Strategy

The next level of planning policy below the NPPF is Herefordshire Council's Core Strategy 2011-2031. The Core Strategy requires that "Ledbury will accommodate 800 new homes balanced with approximately 15 hectares on new employment land during the plan period". Further information particular to Ledbury is contained in Section 4.5 of the Core Strategy.

With completions and planning permissions for around 1,200 dwellings since 2011, including 625 homes to the north of the Viaduct, 415 homes south of Leadon Way, 93 homes on land behind the Full Pitcher, and windfall developments elsewhere, the minimum target of 800 homes set out in the Herefordshire Local Plan Core Strategy for the Neighbourhood Area has been exceeded by around 50%. This has not been matched by the required growth in employment development or community facilities.

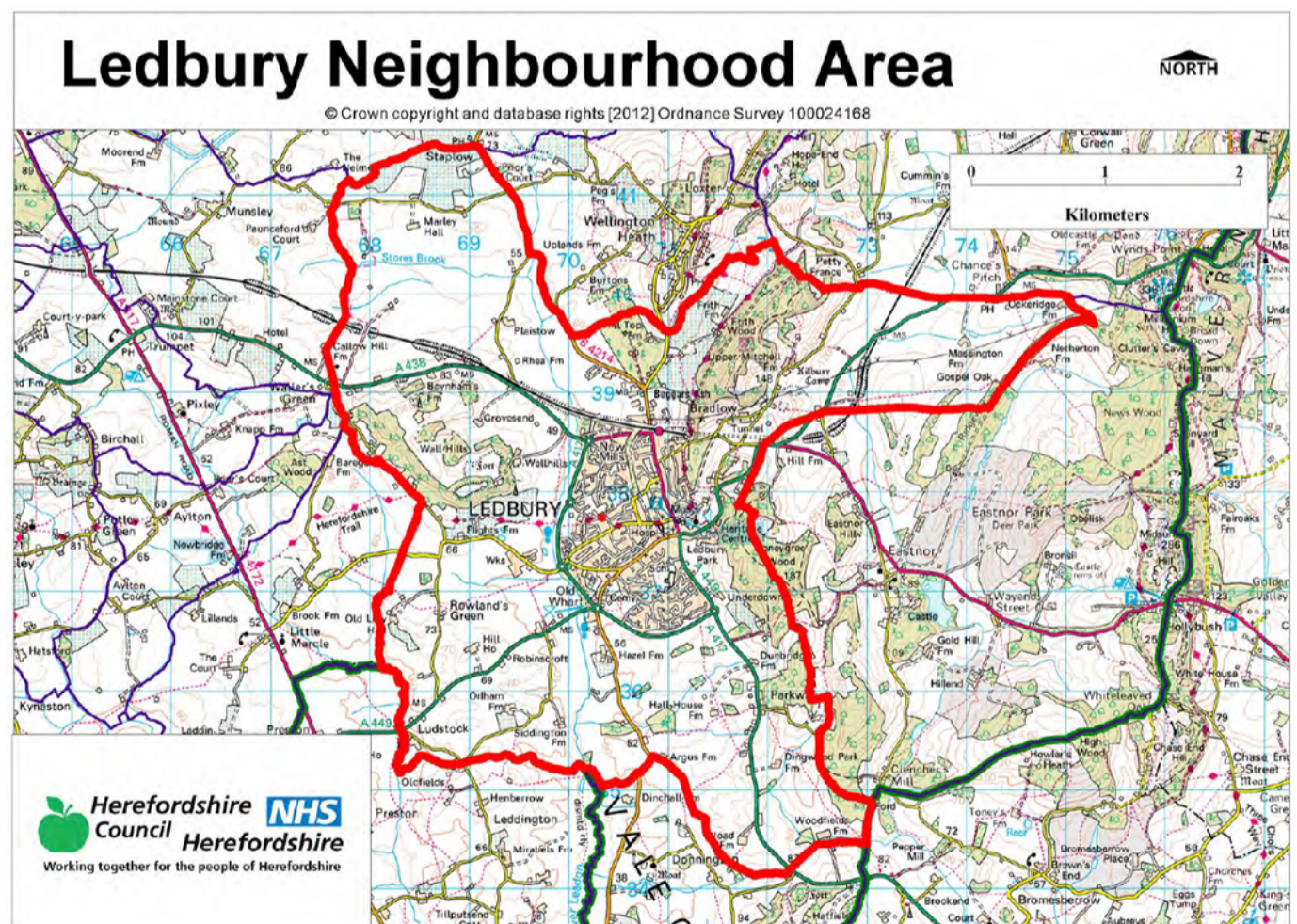
There are two policies within the Core Strategy that relate specifically to Ledbury—LB1 and LB2:

Policy LB1- Development in Ledbury

Ledbury will accommodate a minimum of 800 new homes balanced with a minimum of 15 hectares of new employment land during the plan period. The majority of new housing development will be focussed to the north of the town as set out in Policy LB2 and the strategic location for new employment of around 12 hectares to the west of the town, south of Little Marcle Road.

Policy LB2 - Land north of the Viaduct

Development proposals north of the viaduct in Ledbury will be expected to bring forward the following to achieve a sustainable mixed use urban extension of the town.



Ledbury Neighbourhood Development Plan 2021-2031 (draft)

On the adjacent boards we have listed the objectives and policies in the draft NDP highlighting where significant changes have been made. You can find the policy detail and justification in the draft Ledbury Neighbourhood Development Plan 2021 – 2031: Ledbury Town Council Draft, January 2022, which is on <https://www.ledburytowncouncil.gov.uk/en-gb/ndp-documents> - navigate to Section 2 Consultation documents then Section 2.3 Regulation 14 Consultation. Hard copies can also be seen at Ledbury Town Council offices, Church Lane and in the Library.

How to respond after you have read the draft plan

After you have read the draft plan there are a number of ways you can feed in your comments on the draft Neighbourhood Development Plan and its policies:

1. The Response Form can be completed online (preferred if possible) at https://www.surveymonkey.co.uk/r/LedburyNDP_Reg14

or via the link on the council website

<https://www.ledburytowncouncil.gov.uk/en-gb/ndp-process>

2. It can also be accessed via the QR code.

3. Alternatively, paper copies of the Response Form can be collected from Ledbury Town Council Offices in Church Lane during working hours.



If responding on a paper version, send your comments to Ledbury Town Council either:

- by post to: Freepost LTC NDP (put in an envelope; no stamp required)
- by hand to: Ledbury Town Council Offices (letter box in Church Lane)
- by email to: clerk@ledburytowncouncil.gov.uk

Paper copies of the draft plan are available to view at Ledbury Town Council offices and Ledbury Library.

Ledbury NDP Vision and Objectives / Sustainable development

The Vision:

1. Preserve and Develop Prosperity
2. Preserve and Develop Wellbeing
3. Preserve Quality and Character
4. Widen Employment Base
5. Develop Educational Facilities
6. Develop Sport and Recreation
7. Preserve Environment
8. Nurture the Town Centre

Changes made
following the
consultation in May
2021

Residents told us they would like a settlement boundary including existing and all currently approved permitted developments plus protection for the Riverside Park and areas for recreation and employment southwest of Little Marcle Road.

In order to achieve sustainable development, the NDP does the following, all of which contribute to at least one of the three objectives for sustainable development:

- Defines a settlement boundary in order to ensure that new residential and other relevant development is located in sustainable locations, close to services and amenities.
- Supports appropriate housing growth in order to meet the housing needs of present and future generations.
- Seeks to protect and enhance the historic environment.
- Seeks to protect and enhance the natural environment and surrounding landscape.
- Includes provisions for the protection of biodiversity.
- Protects existing employment and retail provision and proactively seeks to enable new employment areas in order to contribute towards building a strong, responsive and competitive economy.
- Encourages food production in order to create new jobs and contribute to the local economy.
- Protects local green infrastructure and open spaces.
- Proactively promotes the provision of new community infrastructure and protection of existing provision, especially to meet the need for additional playing fields.

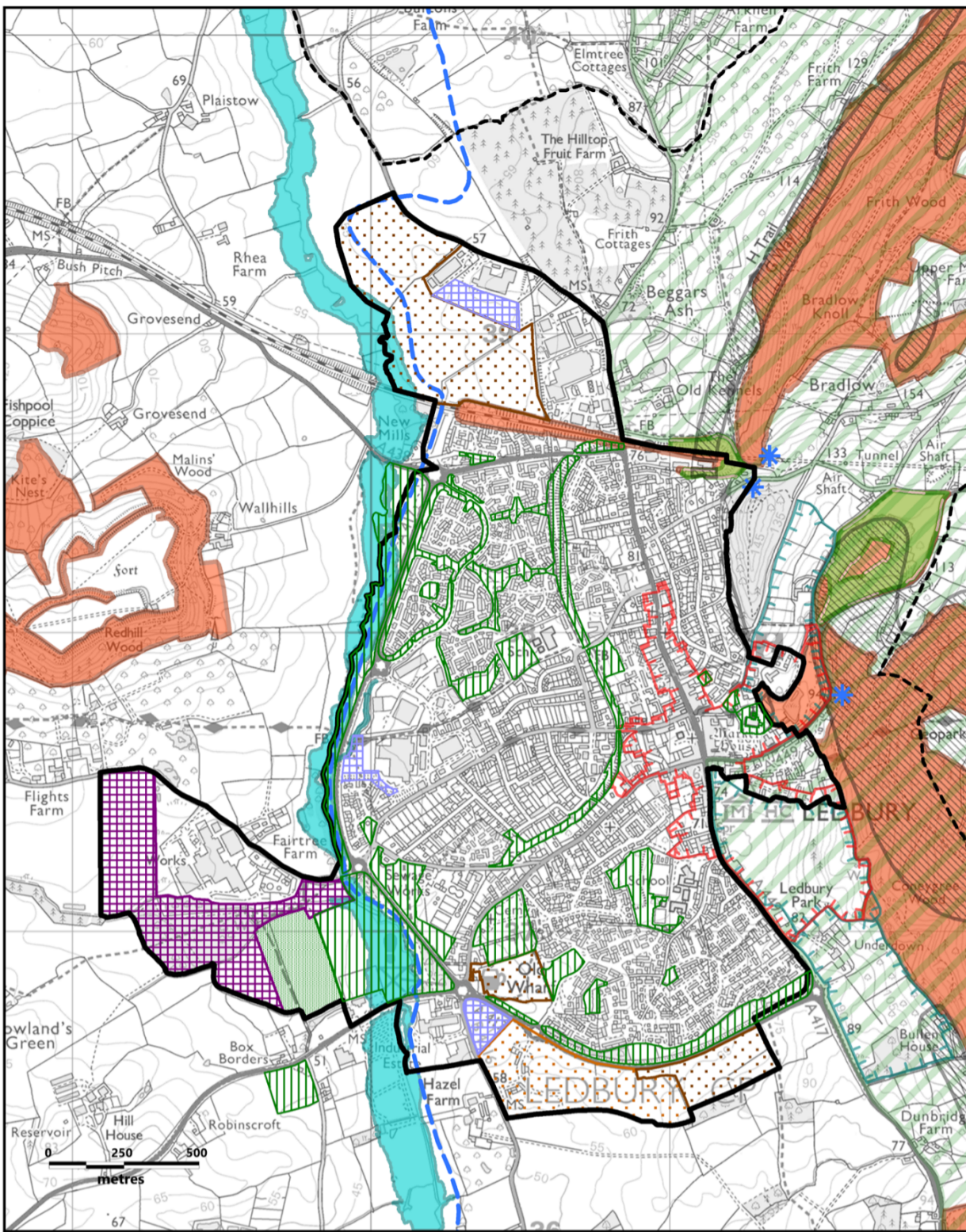
Objective SD1: To respond to the climate change emergency by developing Ledbury as a forward thinking, self-reliant and sustainable lifestyle community.

Policy SD1.1 Ledbury as a Self-Sustaining Community

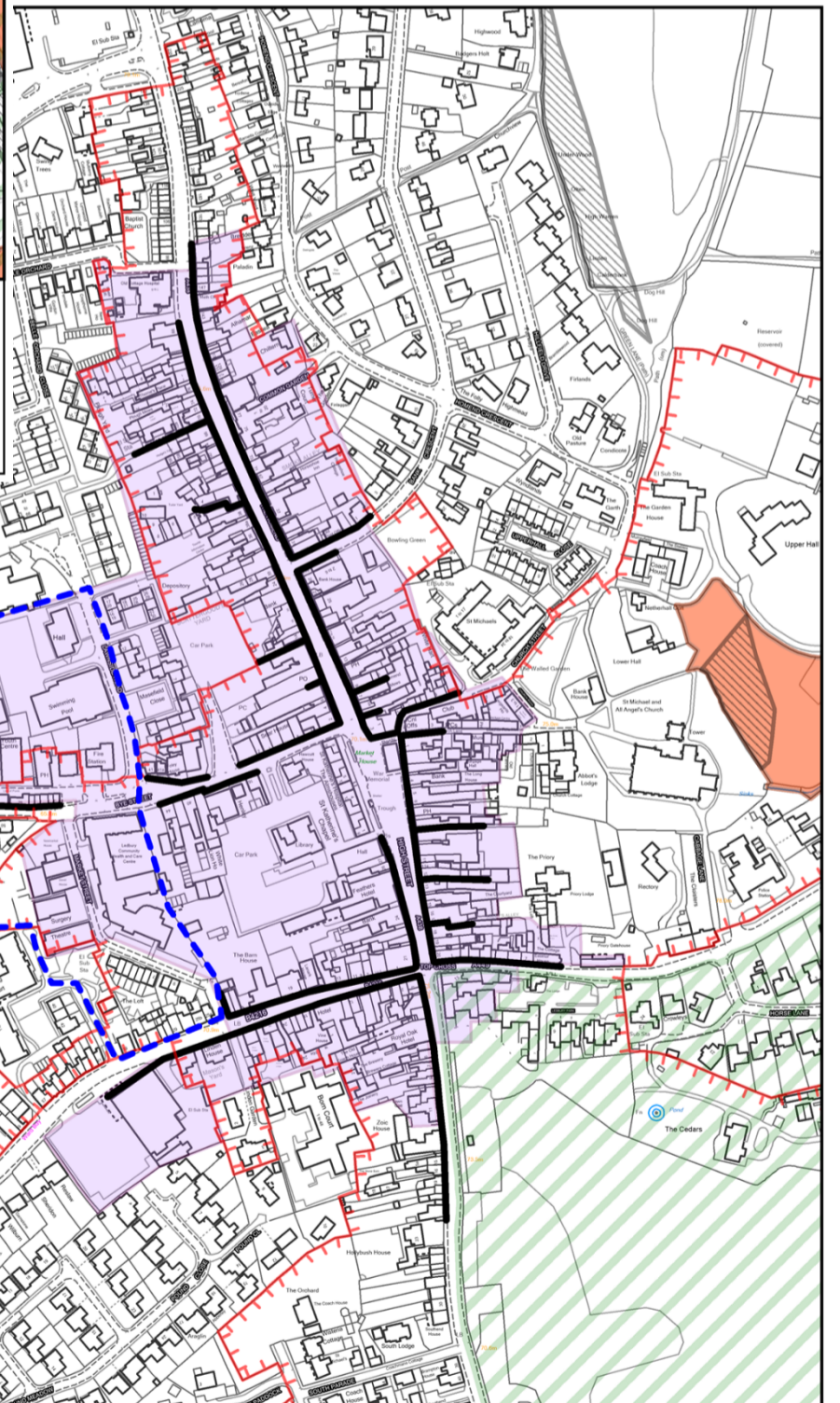
Policy SD1.2 Settlement Boundary

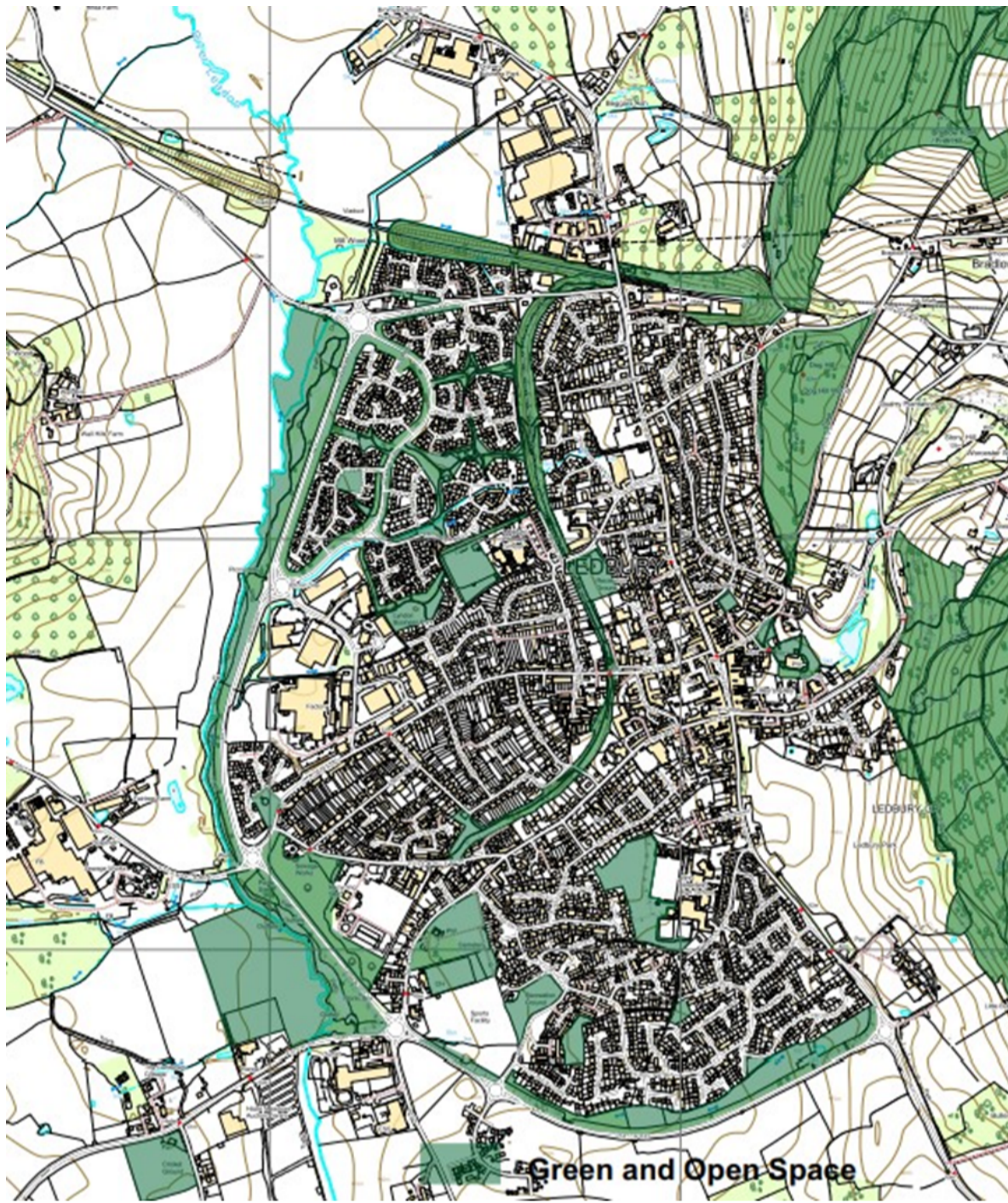
Policy SD1.3 Sustainable Design

Ledbury Town Policies Map



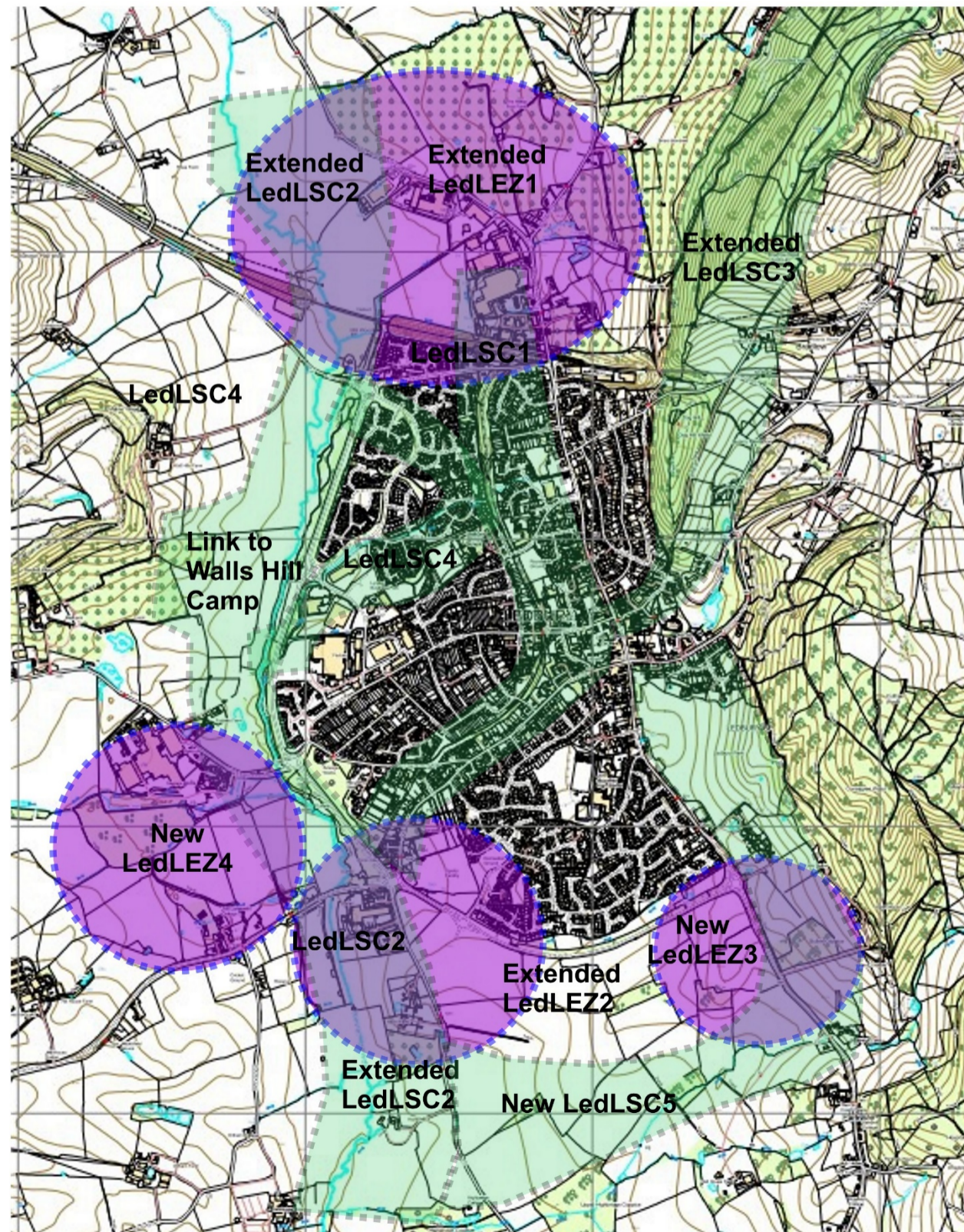
Town Centre Map





Green spaces

Green infrastructure corridors & enhancement zones



Housing - Objectives & Policies No significant changes to these objectives & policies

Objective HO1: To ensure that new housing in Ledbury meets the needs of residents.

Objective HO2: To ensure that all new housing in Ledbury is developed in a sustainable manner.

Policy HO2.1 Reinforcing Balanced Housing Communities

Policy HO2.2 Housing Density

Policy HO2.3 Design Criteria for Residential Development

Objective HO3: To recognise and provide for the growth in the needs of older persons and related specialist housing, as identified in a Study of the Housing and Support needs of Older People in Herefordshire.

Policy HO3.1 Housing for the Elderly

Objective HO4: To provide sustainable and affordable homes for local singles and young families in order to promote balanced communities.

Policy HO4.1 Housing for Young People

Objective HO5: To encourage individual and community based self-build projects.

Policy HO5.1 Self-Build

Employment & Economy- Objectives & Policies Changes made following consultation in Summer 2021

Objective EE1: Strengthen and grow the presence of key employment sectors by a deliverable mix of sustainable employment sites to cater for future growth. In particular, the town wishes to encourage high-quality long-term employment, business start-ups and creative industries.

Policy EE1.1 New Employment Sites – Land South of Little Marcle Road

Policy EE1.2 Small Employment Sites Within and Adjoining the Town

Policy EE1.3 Protecting Existing Employment Land

Objective EE2: Promote and enhance facilities necessary to attract visitors and to encourage tourism.

Policy EE2.1 Promoting Visitor Accommodation

Objective EE3: Promote the Town Centre as the destination of choice for retail, leisure and community activities, in order to enhance the appearance and historic character of the town.

Policy EE3.1 Protection of Shopping Frontages and Primary Shopping Area

Policy EE3.2 Defined Town Centre

Policy EE3.3 Lawnside and Market Street Regeneration and Opportunities Area

Built Environment – Objectives & Policies Changes made following consultation in Summer 2021

Objective BE1: To ensure that Ledbury maintains its character as a rural market town, with new development sympathetic in style and form to the immediate surroundings. Future development will contribute to the preservation of the overall distinctiveness of the town and its setting.

Policy BE1.1 Design

Objective BE2: To promote preservation and enhancement of the Parish's heritage assets and character.

Policy BE2.1 Protecting and Enhancing Heritage Assets

Natural Environment - Objectives & Policies Changes made following consultation in Summer 2021

Objective NE1: To maintain, enhance and increase existing open spaces, trees and hedgerows in order to promote and support wildlife and biodiversity.

Policy NE1.1 Protecting and Enhancing Biodiversity and Geodiversity

Objective NE2: To conserve the landscape and scenic beauty of the Parish.

Policy NE2.1 Conserving the Landscape and Scenic Beauty of the Parish

Policy NE2.2 Protecting Important Views and the setting of the Town

Objective NE3: To promote local food production and encourage small-scale, sustainable producers.

Policy NE3.1 Allotments and Community Gardens in and around Ledbury

Objective NE4: To ensure that agricultural and other economic activity in the countryside does not unacceptably impact on the existing natural beauty, biodiversity and visual appeal of Ledbury and surrounding areas.

Policy NE4.1 Farming Landscape around Ledbury

Objective NE5: To register the historic woods above Ledbury as being community assets, for their historical significance, utility value, contribution to the amenity of the town and wellbeing of residents, as being sources of sustainable wood supplies and as sites of natural beauty and wildlife biodiversity that make Ledbury an attractive tourist destination.

Policy NE5.1 Protecting Ledbury's Woods

Community & Leisure - Objectives & Policies Changes made following consultation in Summer 2021

Objective CL1: To enable improvements to medical, care, emergency, educational and youth facilities commensurate with the needs of the whole community as the town grows.

Policy CL1.1 Community Services and Facilities Proposals for new or expanded community

Objective CL2: To protect and enhance our green and open spaces and playing fields, including the Riverside Park and the Line Bank Town Trail.

Policy CL2.1 Protection of Open and Green Spaces and Playing Fields

Policy CL2.2 Alternative Use of Land South of Little Marcle Road as Playing Fields.

Transport & Infrastructure - Objectives & Policies Changes made following consultation in Summer 2021

Objective TR1: To promote the use of sustainable transport methods such as cycling, walking and public transport as a primary means of getting around the Parish of Ledbury and providing connectivity to neighbouring parishes.

Policy TR1.1 Footpaths & Cycleways

Policy TR1.2 Highway Requirements

Objective TR2: To encourage the use of Ledbury Railway Station as a transport hub for Ledbury and district by improving access and facilities with additional parking.

Policy TR2.1 Ledbury Railway Station