

Ledbury NDP Steering Group (SG) agenda and actions

Members: Cllr Phillip Howells (PH); Nicola Forde (NF); Ann Lumb (AL)
 Consultants: Bill Bloxsome (BB); Carly Tinkler (CT) Samantha Banks,
 Herefordshire Council (SB); WP = Working Party
 Office: Angie Price (the Clerk, AP)
 Action colour code: Red = still to do

<p>Meeting 19 – Tuesday 9th February 2021 Present: PH; NF; AL; BB</p>	
<p>1. Community Gardens PH provided further information about the location of the garden at Underdown and what is being proposed for a community garden and 2 or 3 cabins or similar holiday accommodation. Discussion followed on whether this should be included in the NDP or not. PH would want this preserved as green space. BB pointed out that it is a garden already, whether used by the community or privately, and that provision of tourist accommodation falls under existing policy and is part of the setting of a listed building, not matters of themselves relevant to the NDP. Including the Underdown proposal within the settlement boundary was discussed. BB pointed out that this could promote housing development in the vicinity, which we don't want. The second, Haygrove proposal for a community garden (off the Hereford road) was also discussed. SG agreed that BB should produce a general policy on supporting such community gardens within the green infrastructure.</p>	<p>BB</p>
<p>2. Areas of Opportunity BB presented his map depicting 5 zones or areas of opportunity. It was agreed that PH should sent this to Paul Sampson and John Bannister and also contact the MP to get him onside. The 5 areas were looked at and discussed as follows: i) <u>Opportunity Zone 1 (north)</u> BB said that this area was presented in the Issues and Options paper under 'Landscape and Important Views' because it's a landscape which Wellington Heath wants to protect. AL asked if all the green areas/corridors/zones which we want to protect could be presented together, so that the whole network (north, east, south and west of Ledbury) is clear on both the map and write-up on green infrastructure. PH reminded SG that we were going to consult 5 or 6 neighbouring parishes. BB advised to leave this until the formal consultation phase, unless there is an issue affecting their boundary. We are already in contact with Dymock and Wellington Heath and PH will send letter confirming discussions to date. <u>Area Near Railway Station</u>: BB pointed out associated problem of putting more traffic on the Bromyard Road if this proposal is pursued. He also needs CT's landscape assessment on: a) the smaller site north of the station; b) the</p>	<p>PH</p> <p>PH</p>

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<p>area northwest of UBL; c) the Deeley and Barratt's sites for potential light industry.</p> <p>ii) <u>Opportunity Zones 2 and 3 (southwest)</u> BB referred to the need for 12 ha. land south of Little Marcle Road. He has contacted HC (Carl Brace and Ruth Jackson) and Nick Fish and Steve Onions to ask for their comments on his assessment of potential sites for playing fields. If the playing fields take out some of the commercial land, it may be replaced by land now available on the Deeley and Barratt sites. Here, future development needs to have a buffer and be restricted to light industry consistent with the neighbouring residential area. AL suggested the need for tree planting and NF careful access via Dymock Road, where Lidl would have been located. BB suggested need for such road improvement there to be put to Paul Sampson. PH suggested there should also be investment in high-tech infrastructure to this site.</p> <p>iii) <u>Opportunity Zone 4 (Lawnside)</u> PH reported preference of a senior local GP for a town centre location of future medical facilities. BB suggested putting proposals (listed on map) for Zone 4 to the local MP and the Market Towns' Economic Investment Plan coordinator. PH to provide BB with link to map of ownership at Lawnside.</p> <p>iv) <u>Opportunity Zone 5 (Riverside/Canal Route)</u> BB pointed out that we must ensure that the line of the canal is protected AND a sufficient width of land for the path/cycle way. The NDP can only cover policy for our area, so reference to the route between Staplow and Dymock is not appropriate.</p>	<p>PH</p> <p>PH</p> <p>PH</p> <p>PH</p>
<p>3. Other Issues BB asked SG to consider the questions being suggested in the Issues and Options paper for use at the consultation stage. He has provided ideas to start the process. When the Issues and Options paper is revised, we shall need a meeting with Max to decide and finalise the questions. BB will update the employment topic paper to include the Barratt, Deeley and railway station sites. BB will also produce a separate paper on green infrastructure. <u>Design Guide</u>: NF and AL have feedback and will be asking Paul Kinnaird and Paul Neep for their comments so as to get back to BB as soon as possible. PH asked if there is a reference in the Design Guide to colours/materials/design, as used by Colwall, to meet requirements of the AONB. NF to ask Paul Esrich (AONB) for his comments on the Design Guide.</p>	<p>BB</p> <p>BB</p> <p>NF</p> <p>NF</p>

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<p><u>SEA Scoping Report</u>: to be put on website after the consultation on it.</p> <p><u>Consultation</u>: BB thought PH's suggestion to send an email to various groups asking for comment before the final document goes to consultation was a good idea.</p> <p>SG agreed that an article flagging up the NDP consultation should go to Focus and West of the Hills by 8th March deadline for the April issues.</p> <p>PH proposed that the spreadsheet headings used in the last consultation exercise should be used again. BB added that putting a timeline in would be useful. PH to send this spreadsheet to NF.</p> <p>PH also asked MB to provide a price for her work: a) designing questionnaire; b) coordinating responses on an Excel spreadsheet; c) reporting results.</p>	<p>PH</p> <p>BB</p>
<p>4. Date of Next Meeting Next SG meeting with BB on 23rd February at 2pm.</p>	