

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

Meeting 17 – Thursday 28th January 2021 Present: PH; NF; AL; BB	
1 Notes of Meeting 15 & 16 Notes of both meetings were agreed. PH has had a meeting (25 th January) to which all councillors were invited to update them on the NDP objectives and aims, timescale and budget. These were agreed as the way forward.	
2. Issues and Options Paper BB explained that the purpose of the paper was twofold: to clarify higher level issues, rather than go into detail; and to lead onto what to consult on at the consultation stages. i) <u>Land for New Businesses</u> Main issue here is finding 12 ha. employment land. If we can't find it all south of Little Marcle Road, can we find it elsewhere? Will this affect the requirement to find recreational land? <u>Auction Area:</u> This could be included because it is south of Little Marcle Road. BB asked: does it accord with the NPPF and Core Strategy? We need to ask if HC will allow this, but the examiner might say that it doesn't meet the conditions of the Core Strategy. PH is going to contact someone at Pugh's about this and their other site in Market Street. <u>Heineken Land:</u> BB explained urgent need for action and raised the following questions: a) Has Paul Kinnaird got a map of ownership from Clare at Heineken showing extent of land we can have? b) Access could be across the area between the roundabout and their current access (not suitable because of HGV use). Will HC accept this additional route to be used to access both employment and sports land? PH to ask Sam if this will be acceptable and OK with Highways. BB suggested that the area NW of Heineken factory could be included in employment land and we need to find out from CT if this would have an adverse landscape impact. BB also asked if there are any other options further west. <u>Other Land:</u> The Viaduct Site is separate and an additional 3 ha. Heineken has about 7½ hectares, Pugh's amounts to about 1 ha., so we need to find about 3 ha. more. <u>Railway Site:</u> BB referred to the way land by the station is presented. The Market Towns Investment Plan group are looking at this in their interim report, and BB thought referring to this was a better approach than 'a call for sites'. PH to ask Paul Sampson for his notes on this and his update on UBL	<p>PH</p> <p>NF</p> <p>PH</p> <p>PH</p> <p>PH</p>

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>NF asked if the Market Towns Investment group had money for Ledbury. PH said that the fund was quite large, and the railway station plan likely to be included because it is LTC's priority. PH to ask CT to assess the impact/sensitivity of the railway site development.</p> <p>BB pointed out problem of taking employment land from recreation given sensitivity of the land. PH to ask Carl Brace and SB for advice on situation where we don't have enough employment land.</p>	<p>PH</p> <p>PH</p>
<p>ii) <u>Supporting the Town Centre</u></p> <p>Discussed what we mean by town centre. PH's view is that we need to be more precise and include Tesco's and Co-op which are within 3 minutes of town centre, an integral part of it, and essential to other retailers because of the footfall between them. These supermarkets are not on the edge like Aldi, or the proposed Lidl which would take footfall from the town. It was also noted that the conservation area extends to Tesco traffic lights and area opposite the Co-op.</p> <p>BB pointed out that extending the town centre in this way was a fair distance and could lead to questions of change of use in intervening areas. We would also need to consult on such a change to town centre definition.</p> <p>SG agreed to ask Cllr Harvey to write up: a) objectives/what she wanted to achieve; b) options involved. BB suggested that we can then raise these issues at the consultation phase.</p> <p><u>Lawnside:</u> BB asked what is land ownership here and could he have a map of this? PH to ask Cllr Harvey for link to map of this site. It could also be covered in the other work on town centre requested from her.</p>	<p>PH</p> <p>PH</p>
<p>iii) <u>Visitor Experience</u></p> <p>SG discussed the community_need for additional budget hotel accommodation and preference for a peripheral site, perhaps on the 'triangle' at Full Pitcher roundabout. BB suggested only having a general policy on this, pointing out that a hotel provider might not want to locate to a specific site. BB agreed to NF's suggestion to have something in the design criteria to reflect the countryside element and sensitivity of a hotel at the entrance to Ledbury. PH said that Barratt's are now proposing further houses in the area where residential development has already been turned down on grounds of noise from the adjacent cheese factory. BB thought that if this and the Lidl proposal are rejected, the combined area could come forward for office/ business use.</p>	<p>PH</p>

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>iv) <u>Recreation Areas</u> BB is still waiting for Nick Fish's estimates of land they require. NF suggested using original figures produced by Carl Brace for a draft to circulate. SG agreed to use following meeting to list the options already considered for football facilities and forward to BB.</p> <p>v) <u>Children's Play</u> There is a play area near the old cricket pitch site. BB to look at this and be sent details of the development of affordable houses on the old cricket club site.</p> <p>vi) <u>Health and Other Emergency Services</u> BB is aware of issues including LTC preference for medical facilities in town centre and issues around the future location of tri-services.</p> <p>vii) <u>Design Guidance</u> NF acknowledged that BB needs feedback on the Design Guide and she is working on this. BB advised that policies in the NDP are stronger than in appendices and that design guide issues should be in policies. NF asked if we could produce a Design Guide as for the City of Hereford, as SPD. BB said we could do this if it went through proper consultation. It does not have to fit into the NDP timeframe, would be a guide, not policy.</p> <p>viii) <u>Green Infrastructure</u> The footpath network was discussed. BB advised that the canal footpath/cycleway can be in the NDP, but not others. New footpaths can be alluded to but require Highways involvement. Footpaths can always be added in an appendix.</p>	<p>SG</p> <p>PH</p>
<p>3. Date of Next Meeting Next SG meeting with BB. BB to suggest possible dates in week of 8th February.</p>	